

Mayor Patrick McCrory

Rod Autrey
Patrick Cannon
Nancy G. Carter
Mike Castano
Malcolm Graham

Mayor Pro Tem Susan Burgess

Don Lochman
James Mitchell, Jr.
Sara Spencer
Lynn Wheeler
Joe White

CITY COUNCIL MEETING
Monday, June 12, 2000

5:00 p.m.

Conference Center

Dinner Briefing
(See Table of Contents)

7:00 p.m.

Meeting Chamber

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

2000 Council Retreat Priorities

Top Priorities for 2000

Housing Policy and Strategy

Community Safety Strategy: Safest City in America

Road Improvements

Westside Strategy

High Priorities for 2000

Business Corridor Revitalization

Eastside Strategy Plan

Financial Policies

Neighborhood Initiatives

North Tryon Strategy

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Convention Center Hotel

Resource: Tom Flynn

Time: 30 minutes

Attachment 1

2. Airline Leases

Resource: Jerry Orr

Time: 20 minutes

Attachment 2

3. Community Link Website Demonstration

Resources: Julie Hill and Shawn Proffitt

Time: 15 minutes

Attachment 3

4. Charlotte Regional Housing Consortium Agreement

Resource: Stanley Watkins

Time: 10 minutes

Attachment 4

5. Committee Reports by Exception

- Transportation Committee: Providence Road/I-485 Area Plan Update
- Economic Development and Planning Committee: Westside Strategic Plan and Northeast Area Plan
- City Within A City: Charlotte Neighborhood Fund and Reid Park 203(k) Loan Housing Project

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

CONSENT

- 6. Consent agenda items 18 through 37 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

PUBLIC HEARING

7. Public Hearing and Resolution to Close a Portion of Old Mallard Creek Road

Action: A. Conduct a public hearing to close a portion of Old Mallard Creek Road; and
B. Adopt a Resolution to Close.

Staff Resource: Scott Putnam

Policy:

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

Explanation:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this action in accordance with the statute.

Petitioner:

Southstar Holdings-North Carolina, LLC/E. Blanton Hamilton, Jr.

Right-of-Way to be abandoned:

A residual portion of Old Mallard Creek Road

Location:

The western portion of the cul-de-sac of Old Mallard Creek Road

Reason:

In accordance with submitted subdivision plans, the petitioner will remove the existing cul-de-sac and extend Old Mallard Creek Road to connect with IBM Drive. This portion of the cul-de-sac is residual right-of-way and will be incorporated into adjacent property owned by the petitioner to construct additional parking for a proposed restaurant.

Notification:

In accordance with City Policy, the Charlotte Department of Transportation (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 Associations

Norcroft/Sweetwater HOA – Contacted by telephone/No objection

Brookstone Association - Contacted by telephone/No objection

IBM University Research Park Area – Contacted by telephone/No objection

Private Utility Companies – No objection

City Departments

Review by City departments has identified no apparent reason this closing would

- Be contrary to the public interest; or
- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to his property as outlined in the statutes.

Attachment 5

Map

8. Public Hearing and Resolution to Close a Portion of Amble Drive

Action: A. Conduct a public hearing to close a portion of Amble Drive; and
B. Adopt a Resolution to Close.

Staff Resource: Scott Putnam

Policy:

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

Explanation:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this action in accordance with the statute.

Petitioner:

Budd Investment Properties, LLC/Theodore P. Budd

Right-of-Way to be abandoned:

The improved section of Amble Drive terminates just west of this unopened/unimproved portion that is requested to be abandoned. Through the subdivision process the petitioner will dedicate additional right-of-way and construct a cul-de-sac at the end of the remaining portion of Amble Drive.

Location:

From the end of the improved section of Amble Drive approximately 70 feet northeastwardly to its end

Reason:

To incorporate the right-of-way into adjacent property owned by the petitioner to build a commercial office development

Notification:

In accordance with City Policy, the Charlotte Department of Transportation (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 Associations

Derita Woods Association – Contacted by telephone/Association is inactive

Hidden Valley Community Association - Contacted by telephone/No objection

Private Utility Companies – No objection

City Departments

Review by City departments has identified no apparent reason this closing would:

- Be contrary to the public interest; or
- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to his property as outlined in the statutes.

Attachment 6

Map

9. Public Hearing and Resolution to Close a Portion of Sweden Road

Action: A. Conduct a public hearing to close a portion of Sweden Road; and
B. Adopt a Resolution to Close.

Staff Resource: Scott Putnam

Policy:

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

Explanation:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this action in accordance with the statute.

Petitioner:

The Cato Corporation/Richard J. Wilson

Right-of-Way to be abandoned:

Sweden Road is classified as a commercial street. Commercial streets typically require a right-of-way of 60 feet. Sweden Road has an existing right-of-way of 80 feet. Therefore a portion of the right-of-way is considered to be in excess of what is needed.

Location:

A 10-foot portion along the southern boundary running parallel to Sweden Road from Denmark Road approximately 818 feet westwardly towards England Street

Reason:

To incorporate the right-of-way into adjacent property owned by the petitioner to expand parking for a new commercial office building

Notification:

In accordance with City Policy, the Charlotte Department of Transportation (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 Associations

Starmount Neighborhood Association – Contacted by telephone/No objection

Private Utility Companies – No objection

City Departments –

Review by City departments has identified no apparent reason this closing would:

- Be contrary to the public interest; or
- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to his property as outlined in the statutes.

Attachment 7

Map

10. Public Hearing on Providence Road/I-485 Area Plan Update

Action: Conduct a public hearing to receive citizen comments on the draft *Providence Road/I-485 Area Plan Update: Volume 1 Concept Plan*.

Committee Chair: Sara Spencer

Staff Resource: Laura Harmon

Explanation:

In response to concerns about development around the I-485 interchange at Providence Road, the Mecklenburg County Commission directed Planning Commission staff to update the plan for the area surrounding the interchange. At the time, the interchange was in the zoning jurisdiction of both the City and the County. However, the unincorporated portion of the County is now located within the City's extraterritorial zoning jurisdiction (ETJ).

The plan is divided into two reports:

1. *Volume I: Concept Plan* identifies the planning issues, a vision for the area, and plan recommendations. This is the only document that staff is requesting be considered for adoption.
2. *Volume II: Implementation Plan* spells out specific implementation actions needed to realize the vision for the Providence Road interchange area.

The plan recommendations are contained in three sections: Land Use and Community Design, Transportation and Public Facilities. The recommendations are based on the plan vision which is to create a pattern of livable and sustainable communities around the Providence Road and I-485 interchange. These communities will

- be predominantly residential, but will include a limited amount of complementary non-residential development
- be designed in a manner that is compatible with existing neighborhoods
- be linked together by an interconnected network of streets, pedestrian and bicycle paths and parks and open spaces
- incorporate natural features and historic structures into development
- have a transportation system and the public facilities needed to serve the area, especially the residential neighborhoods and
- be designed to foster a sense of community.

The Planning Committee of the Charlotte-Mecklenburg Planning Commission approved the draft plan, after making revisions, at their April 1999 meeting. The Mecklenburg County Commission voted to adopt Volume I (Concept Plan) at their August 17, 1999 meeting.

Committee Discussion:

The Transportation Committee discussed the *Providence Road/I-485 Area Plan Update* at two meetings held on January 10, 2000 and January 27, 2000. At these meetings, a wide range of issues were discussed including the relationship between the plan and zoning, vehicular access from the interchange, wetlands protection, screening along the interstate and the area road network.

The Transportation Committee also discussed four specific issues that were identified during the Planning Commission and County Commission adoption process.

1. a unobstructed view between Jonesville AME Zion Church and Ballantyne Commons Parkway
2. the incorporation of Surface Water Improvement and Management (SWIM) stormwater requirements
3. the appropriate land use for property on the west side of Providence Road, south of Allison Woods Lane
4. the appropriate land use for property between Ballantyne Commons Parkway, I-485 and Providence Road, just west of the AME Zion Church

An overview of the staff, Planning Commission and County Commission recommendations for each of these issues is included in the attachment.

Further concerns, such as pedestrian connections, environmental protection, housing density and plan implementation were expressed by citizens and discussed by the committee. A letter outlining these concerns is included in the attachment. The committee also identified the need to add a guideline concerning traffic calming to the Connectivity and Circulation section of the Residential Guidelines.

The Transportation Committee members in attendance, Sara Spencer, Nancy Carter, Malcolm Graham and Joe White, voted unanimously at the January 27, 2000 meeting to accept the staff recommendations, with the addition of traffic calming language, and to send the plan to the full City Council for public comments. The Transportation Committee will meet again to make its final recommendation after receiving public comments at the June 12 City Council meeting.

Community Input:

The Planning Commission staff worked directly with an 11 member process steering committee to develop a public input process that would allow extensive public participation in updating of the plan. The input process included nine public workshops over a nine month period, with typical attendance of over 50 citizens. The input from citizens was critical in the development of the plan recommendations.

The Citizen Committee identified and discussed key issues at the meetings:

- the amount and pace of new development
- development character and the compatibility of new development with existing neighborhoods
- the loss of trees and open space as the result of development
- area traffic congestion and the inadequacy of the Outer Belt interchange
- the lack of sidewalks and bicycle facilities and
- the need for public facilities, especially schools and parks

At the last two public workshops, the staff's plan recommendations were presented. In addition, the Mecklenburg County Commission received public comments before revising and adopting the plan.

Attachment 8

- *Providence Road/I-485 Area Plan Update* Volume I: Concept Plan and Volume II: Implementation Plan.
- Issues Identification for *Providence Road/I-485 Area Plan Update*
- Letter from Dottie Coplon identifying citizen concerns for *Providence Road/I-485 Area Plan Update*

POLICY

11. City Manager's Report

12. Westside Strategic Plan



Action: A. Approve the Economic Development and Planning Committee's recommendation to adopt the *Westside Strategic Plan Volume 1: Concept Plan* as amended; and

B. Receive as information *Volume II: Implementation Plan and Summary Document*.

Committee Chair: Lynn Wheeler

Staff Resource: Debra Campbell

Explanation:

City Council directed the Planning Commission to develop a strategic plan for the Westside to comprehensively address the area's many social, economic and physical issues. Staff initiated the planning process in May 1997. The *Westside Strategic Plan* encompasses an area generally bound by the Catawba River and Gaston County to the west, York County to the south, Mountain Island Lake to the north and Statesville Road, I-77/I-277 and South Boulevard to the east. This geography is comprised of approximately 145 square miles or almost 93,000 acres.

The plan is divided into three reports:

1. *Volume I: Concept Plan* identifies the planning challenges, a vision for change and overall objectives and recommendations related to the eight issue areas. This is the only document that staff is requesting be considered for adoption.
2. *Volume II: Implementation Plan* spells out specific objectives, implementation strategies and projects for the next five to seven years.
3. The *Summary Report* focuses on the eight key issue areas and summarizes the priority objectives and key strategies from the *Concept and Implementation Plans*.

The plan focuses on eight key issue areas:

1. **Land Use:** Maintain a good balance of land uses and ensure appropriate and well designed development in Airport noise-impacted areas, around the Outer Loop interchanges and other intersections
2. **Image:** Change the negative image often associated with the Westside
3. **Education:** Improve the quality of education and condition of Westside schools

4. **Economic Development:** Retain existing employers and draw new jobs, businesses and quality housing to the area
5. **Neighborhoods/Social Disparities:** Maintain stable neighborhoods; revitalize and improve conditions in the many fragile and threatened neighborhoods and areas showing signs of distress
6. **Transportation:** Improve the transportation system, particularly linking people to jobs, providing transit, pedestrian and bicycle facilities
7. **Public Facilities:** Provide the same level of public facilities--parks, water and sewer service, libraries, post offices, etc. found in other parts of the community
8. **Environment:** Improve environmental quality on the Westside

During the plan development process, periodic updates were given to City Council at their Retreats in 1997 and 1998 and at a Council Workshop on January 4, 2000. Staff held a public meeting on the draft plan on July 22, 1999. The Planning Committee of the Charlotte Mecklenburg Planning Commission voted unanimously to adopt the plan on September 28, 1999 with only minor changes. A public meeting was held for City Council to receive public comments on the plan on May 8, 2000.

Committee Discussion:

The Economic Development and Planning Committee held three meetings to discuss the *Westside Strategic Plan* on December 14, 1999, February 15, 2000 and May 23, 2000. At the December meeting, Committee Members in attendance were Lynn Wheeler, Malcolm Graham, Don Lochman and Nancy Carter. Mayor Pro Tem Susan Burgess also attended. At this meeting, staff provided an overview of the concept plan, key issues and recommendations. Committee Member Graham indicated he wanted to see some type of recommendation related to Johnson C. Smith University (JCSU) and their role in helping to revitalize the Westside and Beatties Ford corridor. He further stated the plan was incomplete without a reference to JCSU. The committee also requested that staff arrange a tour of the area so they could better understand issues and needs of the Westside. The Committee toured the Central Southwest and Northwest portions of the Westside on February 4, 2000.

Committee Members in attendance at the second meeting on February 15, included Lynn Wheeler, Malcolm Graham, Don Lochman, Patrick Cannon and Nancy Carter. At this meeting, staff provided an overview of the issue areas where staff, the study group and Planning Commission disagreed. The committee then voted separately on each item. (See attachment).

The Committee held its final meeting to act on the plan on May 23, 2000. At that meeting Committee Members Lynn Wheeler, Nancy Carter and Don Lochman attended. Council Member James Mitchell also attended the meeting. The discussion focused on comments received at the May 8, 2000 public meeting. Five speakers spoke at the community meeting. Generally, all five speakers spoke in support of the plan. However, a request was made

by Linda Boozer from the Eagle Lake Community to amend the language in the plan on Page 24 Area #10 (Eagle Lake Community north of Shopton Road) to read that the area should be maintained as residential and replace the word until to unless there is a neighborhood buyout.

The Committee voted to respond to the specific request from Ms. Boozer regarding the Eagle Lake Community.

Land Use

1. *Page 24 Area #10 (Eagle Lake Community north of Shopton Road)*

- Staff Recommendation: Amend the Southwest District Plan that currently shows this area as low density single family to business/office park uses. The area is located in the 70 and 65 dnl noise contours. Adjacent areas are recommended to transition to nonresidential. It is also near the location of proposed intermodal facility and other airport/business park related uses.
- Amended Staff Recommendation: Maintain existing recommendation on Southwest District Plan map which calls for single family residential. Retain as residential **unless** a buyout of the entire neighborhood can be accomplished. (Amended based on comments at the May 8, 2000 public meeting.)
- Neighborhood Recommendation: Retain as single family residential and show on land use map as single family **unless** a buyout of the entire neighborhood can be accomplished.
- Council Committee Recommendation: Voted 3-0 to support staff's amended recommendation to maintain as single family and to amend the plan to read **unless** rather than until the neighborhood is bought out.

The Committee also asked staff how medical facilities could be legislated in the area. Staff's response was that these uses could not be legislated. However, the plan identifies the need for such facilities; and, staff and other non-profits could work with public hospitals like Carolina Medial Center and encourage them to locate on the Westside (such as Biddle Pointe at Beatties Ford Road in the Five Pointes Area).

Finally, the Committee, at the request of Sue Friday, voted 3-0 to delete her name from the list of study group members for the Southwest District Plan Amendment Study Group. She made the request because she resigned from the group early in the process.

The Committee then voted 3-0 to recommend the plan be adopted by Council as amended. (See complete list of amendments in attachment)

Community Input:

A 35 member citizens committee, with representatives from the Central, Northwest and Southwest portions of the study area, was formed to work with staff during the eight-month plan development process. In total more than 20 meetings were held during the eight month process. Additionally, a 12-member citizens group was formed to develop specific land use recommendations (Southwest District Plan Amendment Study Group) for areas impacted by airport noise resulting from the expansion of Charlotte Douglas International Airport. The work of that citizens committee has been included in the *Westside Strategic Plan*. Finally, a staff steering committee provided technical support and information to staff and the study group.

On May 8, a public meeting was held for Council to receive public comments. Several hundred flyers were sent to study group members, neighborhood and business organizations, property owners and staff. Five people attended and spoke at the meeting. A summary of their comments are discussed above.

Attachment 9

- Plan Amendments and Committee Recommended Changes
- Summary of May 8, 2000 Community Meeting Public Comments
- *Westside Strategic Plan* Volume I: Concept Plan, Volume II: Implementation Plan and the Summary Document.

13. Northeast Area Plan

Action: A. Approve the Economic Development and Planning Committee recommendation to adopt the *Northeast Area Concept Plan*, as amended; and

B. Receive as information the *Northeast Area Implementation Plan*.

Committee Chair: Lynn Wheeler

Staff Resource: Kathy Cornett

Explanation:

Because of significant growth and development in both Mecklenburg and Cabarrus counties, the Charlotte-Mecklenburg Planning Commission and the Board of County Commissioners directed Planning staff in May 1999 to begin a study of the area located between U.S. 29 and the proposed Mallard Creek/I-485 interchange. The boundaries are defined as the Cabarrus County line to the north, the creek line past U.S. 29 to the east, Mallard Creek Church Road to the south and Mallard Creek Road and portions of Ridge, Johnston-Oehler and Odell School roads to the west. A significant amount of this area is within the boundaries of the City's extraterritorial jurisdiction (ETJ).

Although the plan addresses a number of issues affecting the study area, it is primarily centered around the following issue areas:

- Land Use/Zoning/Urban Design
- Transportation/Mobility
- Parks/Open Space
- Environmental Quality

Process

Staff worked with an inter-jurisdictional team consisting of representatives from Mecklenburg County Engineering, Mecklenburg County Parks and Recreation, the Charlotte-Mecklenburg Utilities Department (CMU), Charlotte Department of Transportation (CDOT), Cabarrus County Planning Department and the Charlotte-Mecklenburg Planning Commission. Three community meetings were held as part of the plan development process. The Planning Committee of the Charlotte-Mecklenburg Planning Commission approved the draft plan after making revisions at their January 18, 2000 meeting.

The Mecklenburg County Commission received public comments on the plan on February 1. The County Commission approved the plan as presented by staff with two amendments at the March 7, 2000 meeting. In summary, these amendments allow for the option of research type uses in Areas 2 and 3 and on two parcels at the intersection of Galloway and Mallard Creek Roads in Area 1 (refer to Map 5, page 35 and Table 5, page 32). The amendments also stipulate that the retail uses allowed as part of Areas 2 and 3 be an integral part of the mixture of uses.

Committee Discussion:

The Economic Development and Planning Committee received an overview of the plan at their February 15, 2000 meeting. Committee Members Lynn Wheeler, Nancy Carter, Patrick Cannon, Malcolm Graham, Don Lochman attended. Council Member James Mitchell was also in attendance. Issues raised included transportation, transit corridor and station locations, and employment opportunities. The committee took a bus tour of the study area on March 29th.

The committee approved the plan, 4-0, at their April 18 meeting with Committee Members Lynn Wheeler, Nancy Carter, Malcolm Graham and Don Lochman in attendance. Mayor Pro Tem Susan Burgess also attended the meeting. Council discussed the plan at their May 8 dinner meeting workshop. Because property owners, the University Research Park and UNCC expressed concern about the change from research to residential and non-residential land uses between Mallard Creek Church Road and Stony Creek (specifically Areas 1, 2 and 3 – see Table 5, page 32 and Map 5, page 35), Council referred the plan back to the Economic Development and Planning Committee.

At Council's request, the committee reviewed the land use recommendations for Areas 1, 2 and 3 at their May 23 meeting with Committee Members Lynn Wheeler, Nancy Carter, and Don Lochman in attendance. Council Member James Mitchell also attended the meeting.

Land Use Issues

1. *Page 32, Table 5 - Area #1*

- Planning Committee Recommendation: Amend the Northeast District Plan to single family (up to 4 DUA) uses.
- Board of County Commissioners' Recommendation: Amend the Northeast District Plan, which currently shows this area as research, to single family uses (up to 4 DUA) with the exception of two parcels at the intersection of Galloway and Mallard Creek roads, which would be shown as a mix of research and residential (up to 4 DUA) uses.
- Staff Recommendation: Amend the Northeast District Plan to single family (up to 4 DUA) uses. Given the amount of existing single family development north of Galloway Road (the Lexington, Fountain Grove, Homewood Acres and Mallard Woods subdivisions), it would be difficult to integrate research and single family uses, and the proposed land use for this area should remain low density residential.
- Council Committee Recommendation: Voted 3-0 to support staff's recommendation of single family (4 DUA).

2. *Page 32, Table 5 - Area #2*

- Planning Committee Recommendation: Amend the Northeast District Plan to include a mix of office and retail uses provided that the retail not exceed 75,000 square feet and prohibits drive thrus and outparcels. The site plan must be integrated and the uses should relate architecturally.
- Board of County Commissioners' Recommendation: Amend the Northeast District Plan, which currently shows this area as research, to include a mix of office, research and retail uses with the stipulation that the retail be developed as an integrated part of the mixed use area rather than as a separate shopping center.
- Amended Staff Recommendation (April 18, 2000): Amend the Northeast District Plan to a mix of office, research and retail uses provided that the retail not exceed 75,000 square feet, be limited to two outparcels, prohibit drive thrus. The site plan must be integrated and the uses should relate architecturally. The intention is to create a mixed-use environment that includes a circulation pattern that accommodates pedestrians. Staff's position is that drive thrus would significantly compromise pedestrian and driveway safety. In addition, the current guidelines for Neighborhood Centers prohibit drive thrus for retail uses.
- Council Committee Recommendation: Voted 3-0 to support staff's recommendation for a mix of office and retail uses provided that retail not exceed 75,000 square feet, be limited to two outparcels and the site plan must be integrated and the uses should relate architecturally. The language about drive thrus was deleted.

3. *Page 32, Table 5 – Area 3*

- Planning Committee Recommendation: Amend the Northeast District Plan, which shows this area as research, to a mix of residential (up to 8 DUA), retail and research uses with the retail not to exceed 100,000 square feet.
- Board of County Commissioners' Recommendation: Amend the Northeast District Plan, which shows this area as research, to a mix of residential (up to 8 DUA), retail and research uses with the retail not to exceed 100,000 square feet. Expanded Area #3 to include the parcel between Area #3 and the Claybrooke subdivision.
- Amended Staff Recommendation (March 7, 2000): Amend the Northeast District Plan, which shows this area as research, to a mix of residential (up to 8 DUA), retail and research uses with the retail not to exceed 100,000 square feet. Expand Area #3 to include the parcel between Area #3 and the Claybrooke subdivision.
- Council Committee Recommendation: Voted 3-0 to support the Board of County Commissioners' recommendation and amended staff recommendation.

Please note that because all three of these areas are within the City's ETJ, the final plan will reflect City Council's approved land use recommendations.

The Implementation Plan serves as a guide for staff in implementing the Concept Plan.

Community Input:

- The plan was developed by an inter-jurisdictional staff team.
- The team had discussions with representatives from the University Research Park, the University City Area Council, Charlotte-Mecklenburg Schools, UNCC, property owners and developers during the plan's development.
- Three public meetings were held at Mallard Creek Presbyterian Church – May 25, October 5 and November 9. Approximately 80 people attended each of these meetings. Issues were raised about land use/zoning/urban design, transportation and mobility, parks and greenways and environmental quality.
- The Planning Committee invited the public to speak about the plan at their December meeting.

Attachment 10

- *Northeast Area Concept Plan*
- *Northeast Area Implementation Plan*

14. Charlotte Neighborhood Fund



Action: A. Approve City Within A City Committee recommendation to make a three-year funding commitment of \$750,000 to the Charlotte Neighborhood Fund; and

B. Enter into a one-year Memorandum of Understanding for \$250,000 with the Enterprise Foundation to administer the Charlotte Neighborhood Fund.

Committee Chair: Rod Autrey

Staff Resource: Stanley Wilson

Policy:

The *CWAC Strategic Plan* supports increasing homeownership opportunities in threatened and fragile neighborhoods to foster neighborhood stabilization. The City's *Consolidated Plan* for expending federal housing funds identifies strengthening neighborhoods and community organizations as a priority.

Explanation:

The Charlotte Neighborhood Fund (CNF) is a partnership between the City, the Enterprise Foundation, major local banks, Fannie Mae and local community development corporations (CDCs) engaged in housing production. The purpose of CNF is to provide funding and technical assistance to help local CDCs increase affordable housing production.

Under CNF, funds are used to partially support CDCs' operating cost and the Enterprise Foundation provides training and technical assistance to improve the CDCs' governance, staff capability and project development. The CNF currently supports the Belmont, Grier Heights, Lakewood, Northwest Corridor, Reid Park and Wilmore CDCs. In order to be a part of CNF, CDCs have to be certified as a Community Housing Development Organizations (CHDO) pursuant to federal regulations.

The CNF's 2000-2002 (calendar year) funding goal is \$3 million. The City's commitment of \$750,000 represents 25% of the three year funding goal. For 2000, the City is asked to approve \$250,000. The CNF will provide up to \$100,000 (annually) in operating support to each CDC as approved by the CNF Advisory Board.

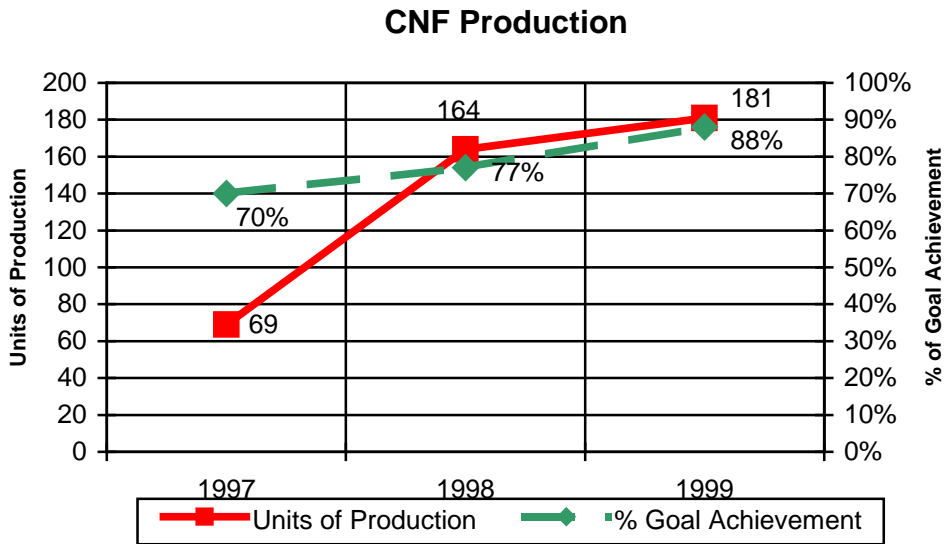
The 2000 performance goal of the CNF is 173 units of acquisition, rehabilitation and new construction. Reid Park and Belmont are not included in the 2000 housing production goals, and they are not slated to receive operating funds at this time. Future funding for both Reid Park and Belmont is pending the reorganization of the two entities.

The CNF has also established non-housing production goals to improve the planning, governance, financial management and project development skills of CDCs (see the attached 2000 Performance Goals). The Enterprise Foundation plans to start a special program at UNCC to address developing and managing a non-profit organization engaged in community revitalization.

The Charlotte Neighborhood Fund will be required to provide quarterly reports outlining the progress of the CDCs.

Background:

Over the past three years City Council has approved a \$200,000 annual contribution to the CNF. Banking partners, Fannie Mae and the Knight Foundation have contributed an additional \$712,658 over the three-year period. The Enterprise Foundation has contributed an additional \$453,000. When combined with the City’s three year contribution of \$600,000 the total funding from 1997 to 1999 was \$1,765,658. The CNF has leveraged 2.5 private dollars to every City dollar invested. CDC production (acquisitions, rehabilitations and new construction) was 69 units in 1997, 164 units in 1998 and 181 units in 1999. Percent of annual goal achievement increased from 70% to 88% during the three-year period.



A summary of the CNF's production activities over the previous three-year funding cycle is provided below:

Activities	January 1, 1997 to December 31, 1999		
	Goal	Actual	Achievement
Lease Purchase – new construction	6	5	83%
Home Ownership – rehabilitation	63	61	97%
Home Ownership – new construction	93	41	44%
Rental Housing – rehabilitation	113	53	47%
Rental Housing – new construction	158	98	62%
Land Acquisition	85	156	184%
Total	518	414	80%

(See attachment for individual CDC performance by year.)

Committee Discussion:

On May 25, 2000, the City Within A City Committee received information on the funding request for the Charlotte Neighborhood Fund. The Committee's discussion focused on the national track record of the Enterprise Foundation in providing technical assistance to CDCs; and single-family housing production of the local CDCs. The Committee voted unanimously to recommend the funding request to Council. Committee Members present were Rod Autrey, James Mitchell, Sara Spencer and Mike Castano. Committee Member Patrick Cannon was absent.

Funding:

HOME Funds

Attachment 11

- Map of CNF CDC Neighborhoods
- CNF Investors – Past and Proposed
- CNF 2000 Performance Goals
- CNF 1997, 1998 and 1999 Performance By CDC
- CNF 2000 Memorandum of Understanding
- CNF 2000 Budget
- CNF Advisory Board

15. New Arena



Action: Approve the Economic Development and Planning Committee recommendation to establish a process and time line for the New Arena Project.

Committee Chair: Lynn Wheeler

Staff Resource: Pam Syfert, Mac McCarley and Curt Walton

Policy:

- 96 Parameters for Decision-Making
- 98 Amending Agreement
- 99 Property Tax/Referendum Resolution

Explanation:

The Economic Development and Planning Committee recommends the following actions relative to the process and time line for the new arena project:

- Staff develop the framework for a specific proposal for the construction and operation of a new arena.
- The City Manager secure the services of a Certified Public Accountant to review the Hornets' finances. This review will take place in conjunction with the City's arena consultant, Craig Skiem.
- Work toward a draft Letter of Intent from the City to the Charlotte Hornets by July 24, 2000. The Letter of Intent will include the parameters of the new arena financing and operations plan.
- Work toward a Memorandum of Understanding between the City and Charlotte Hornets by December 31, 2000, which is the deadline established in the 1998 Amending Agreement.

Committee Discussion:

The Economic Development and Planning Committee met on June 6, 2000 and received the attached presentation. Committee Members Wheeler, Graham, Cannon and Lochman were in attendance. Mayor Pro Tem Burgess and Council Member Mitchell also attended.

The Committee unanimously recommended the staff framework for a proposal, review of the Hornets' finances and working towards a Memorandum of Understanding by December 31, 2000. The Committee voted 3 to 1 (Wheeler, Graham, and Cannon) to recommend a Letter of Intent by July 24. Council Member Lochman dissented, stating that July 24 was an unrealistically aggressive target date given the amount of information that was unknown at this time.

Committee Schedule:

The Committee set a meeting for June 14 to hear from staff about the process for requesting legislative authority to hold a referendum on the arena issue, as well the specifics of a staff proposal for construction and operation of a new arena.

On June 26, the Committee will report back to the full Council the results of the June 14 committee meeting.

Note:

On May 22, 2000, Council requested that information going to the Economic Development and Planning Committee regarding the new arena be distributed to the full Council at least 48 hours prior to the meeting. Because of the timing of the June 12 business meeting and June 14 Committee meeting, staff will be unable to make the 48 hour advance material distribution; however, the full Council will receive the information the Committee receives by FAX prior to the June 14 meeting.

Funding:

Funding for the Certified Public Accountant and the arena consultant will come from the New Arena capital account which was established in 1997. The balance is \$81,627.

Attachment 12

- Three Council policy actions relative to the new arena
- Presentation material from the June 6 Economic Development and Planning Committee
- Mayor/Council Questions from Ray Wooldridge's May 22, 2000 presentation

BUSINESS

16. Workforce Development Board – Chief Elected Official Agreement



Action: A. Approve an agreement between the Chief Elected Official (CEO)/Mayor and the Charlotte-Mecklenburg Workforce Development Board (WDB), which enables the City to be in compliance with the federal requirements of the Workforce Investment Act (WIA); and

B. Approve an amendment to extend the current contractual agreement between the City of Charlotte and the Charlotte Mecklenburg Workforce Development Board in the amount of \$38,252 to administer workforce development services from July 1, 2000 to September 30, 2000.

Staff Resource: Stanley Watkins

Policy:

The City Within A City and Economic Development Focus Areas emphasize preparing people for quality employment and meeting the workforce needs of employers. Workforce development activities are part of the City's overall neighborhood revitalization strategy and are coordinated with partner agencies through the Workforce Development Board.

Explanation:

The Workforce Investment Act of 1998 requires the establishment of a local agreement between the CEO/Mayor and the WDB for the purpose of describing the roles and responsibilities of each party relative to the implementation of the Workforce Investment Act (WIA).

The WIA is designed to ensure that employment, training, literacy and vocational rehabilitation programs in the United States are consolidated, coordinated and improved. WIA was enacted in August 1998; however, it officially took effect in North Carolina on January 1, 2000. This Act provides the framework for reforming current workforce development programs and allows State and local area agencies to pursue new and different strategies for implementation. In FY2001, the City is expected to receive \$1,304,731 in WIA funds, \$1,730,009 in Welfare-To-Work funds and has budgeted \$780,000 in local funds to support workforce development.

Under the recommended agreement, the WDB is primarily charged with providing policy, planning and oversight for local workforce development initiatives and addressing workforce development issues. The City will serve as the administrative entity and provide administrative and staff support during the transition period.

Under the current contract, the WDB provides administrative, technical and professional services in connection with activities being operated and funded through WIA. The City is requesting an extension on this contract, which allows the WDB to continue providing these services.

A contract amendment is necessary at this time because final performance standards have not been received from the North Carolina Division of Commerce. Once performance standards have been approved by the WDB, the staff will bring forth a FY2001 Contract between the City and the WDB.

The total amount requested is \$38,252, which will cover staff salaries (Executive Director and Administrative Officer III), fringe benefits, travel, bookkeeping services and miscellaneous expenses for a 90 day period from July 1, 2000 to September 30, 2000.

Background:

The WDB adopted the WIA Strategic Five-Year Plan on July 15, 1999 and City Council approved it on November 8, 1999. The plan outlines the local approach in the development of a workforce investment system.

The WIA Strategic Five-Year Plan outlines the following five priority goals:

1. Implement the Workforce Investment Act
2. Promote the importance of life-long learning
3. Focus community attention and resources on minimizing barriers to employment
4. Increase accountability and
5. Expand community-wide awareness and support of workforce development issues, policies, and initiatives.

The WDB is a 24-member private sector led board, consisting of 13 private and 11 public sector representatives. WIA replaced the Job Training Placement Act (JTPA), which has been in effect since 1981.

Funding:

Workforce Investment Act Funds

Attachment 13

- Workforce Development Board and Chief Elected Official Agreement
- Executive summary of WDB Strategic Plan
- Workforce Development Board Membership
- WDB 90-Day Budget

17. Reid Park 203(k) Loan Housing Project



Housing Strategy

Action: A. Approve \$970,000 to purchase the 16 unit Reid Park 203(k) loan housing project on Amay James Avenue. The City will pay off the outstanding loan balance of \$670,000; and

B. Authorize the City Manager to negotiate a contract, up to \$300,000, with the Charlotte-Mecklenburg Housing Partnership to complete the development, manage, market and sell the 16 units.

Committee Chair: Rod Autrey

Staff Resource: Stanley Watkins

Policy:

The City's FY2001 Consolidated Housing Action Plan identifies a need for affordable, safe and decent housing for low-income families. The plan, which was approved by City Council on March 24, 2000 establishes guidelines for the expenditure of federal housing funds and recommends as a priority maintaining existing affordable housing for low and moderate-income families.

Explanation:

This action allows the City to acquire the Reid Park 203(k) Loan project in order to complete and sell the 16 units. The rehabilitated units are targeted to provide homeownership opportunities for low to moderate-income residents in Reid Park. The project consists of 16 units (6 duplexes, 1 triplex and one single-family house).

The City will acquire the units from Reid Park Community Development Corporation and pay off the HUD insured Section 203(k) loan used to originally finance the acquisition and rehabilitation of the units. A Section 203(k) loan is a HUD guaranteed loan designed to promote the rehabilitation of single-family housing units. The City is working with the Charlotte-Mecklenburg Housing Partnership to manage and complete the rehabilitation of the units as well as handle the sale of the homes to low to moderate-income individuals.

The City's assumption of the project will be funded with federal HOME funds. The cost to pay off the existing mortgage is approximately \$670,000, given an August closing date and pending final figures from HUD. An additional \$300,000 will be required for rehabilitation, development, project management, sales and marketing of the 16 units and any unforeseen liabilities. The total project cost is projected to be \$970,000. The units will be priced to recover City expenditures.

Options for the Project include:

1. Take no action. If no action is taken, the project may be boarded up for 14-18 months while the foreclosure is in process.
2. Assume the loan. If this action is taken, the City would not be able to undertake the project in the manner intended by the neighborhood (condominium development).
3. Pay off the loan and complete the project. Support for this action includes:
 - The project helps meet the need for affordable housing in Reid Park, which is a targeted City Within A City (CWAC) neighborhood;
 - Six units are 95% complete;
 - Completion of the project protects the current City investment in the Reid Park neighborhood; and
 - The project analysis shows that the City will come close to break even or incur minimal loss on the project to make the homes affordable to low and moderate income families.
 - Avoids units from going through foreclosure and being boarded up.

Background:

In 1998, the Reid Park CDC received a HUD 203(k) guaranteed loan in the amount of \$823,000 from the Regional Investment Corporation (RIC) to acquire and rehabilitate the units. Under the 203(k) program, the repayment to the lender is guaranteed by the U.S. Department of Housing and Urban Development, (HUD). The units were intended to be sold as condominium units to Reid Park residents.

During the course of the project, rehabilitation costs were higher than anticipated and the CDC learned that 203(k) loan provisions prohibited the units from being sold as condominiums. In March 2000, Reid Park CDC's board requested technical and financial assistance from the City. The CDC could no longer meet its mortgage obligations, it was no longer receiving reimbursements from the lender, RIC, and the project was stopped and headed for foreclosure. RIC has since sold the loan to Alliance Mortgage.

Committee Discussion:

The CWAC Committee received a status report on the Reid Park 203(k) Loan project on May 25, 2000. The Committee reviewed the circumstances associated with the project. Councilmember Autrey discussed the role of the City Auditor and stated that the completion of this housing project and the operation of the Reid Park CDC were two different issues. Committee Members Rod Autrey, Sara Spencer, Mike Castano and James Mitchell were present. Committee Member Patrick Cannon absent.

City Council received a status report on the Reid Park 203(k) Loan Project at the Workshop session on June 5, 2000. Council's discussion focused on improving the oversight and accountability of the CDC Boards, developing a long-term strategy for reviewing and auditing these organizations, and determining whether condominiums or single-family housing were the best type of housing for low-income residents.

Community Input:

The Reid Park CDC has requested that the City assume responsibility for the project.

Funding:

Federal HOME Funds

Attachment 14

- Letter from Reid Park CDC requesting assistance
- Slide Presentation
- Project proforma
- Map and Pictures of Reid Park Project

Introduction to CONSENT

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

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

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

Minority and Women Business Development Program (MWBD) Abbreviations:

BBE - African American

ABE - Asian American

NBE - Native American

HBE - Hispanic

WBE - Non-Minority Women

Contractors and Consultants

All contractors and consultants selections follow the Council approved process unless explained otherwise.

CONSENT I

18. Various Bids

A. Davidson Street Median

E&PM

Recommendation: The City Engineer recommends the low bid of \$389,999.55 by Ferebee Corporation of Charlotte, North Carolina. This contract will provide for the construction of a landscape median on Davidson Street from 6th to 11th Street. This project is part of the infrastructure improvements included in the First Ward Master Plan approved by City Council in 1997.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$7,650	2%	2%
WBE	\$9,382	2%	1%

MWBD Compliance: Yes.

B. Smithfield Church Road Sidewalk Improvements E&PM

Recommendation: The City Engineer recommends the low bid of \$159,606.72 by United Construction of Charlotte, North Carolina. This project is part of the ongoing sidewalk improvements program. The project will construct sidewalk along Smithfield Church Road from Park Road to Laxton Drive. The sidewalk will serve two schools on Smithfield Church Road (Quail Hollow Middle and Smithfield Elementary).

MWBD Status:	Amount	% of Project	Project Goals
ABE	\$159,606.72	100%	0%

MWBD Compliance: Yes. United Construction will self-perform.

**C. FAR Part 150 Residential Sound Insulation Program
Aviation**

Recommendation: The Aviation Director recommends the low bid of \$342,489 by Moretti Construction of Charlotte, North Carolina. This project will provide storm windows, storm doors, ceiling insulation, sound baffling and other sound attenuation measures for 55 residences in the Toddville, Tuckaseegee Road and Shopton Road areas, who are participating in the sound insulation program. This is part of the federally approved FAR Part 150 Noise Compatibility Program.

MWBD Status:	Amount	% of Project	Project Goals
BBE			
WBE			
NBE			
DBE Total:		0%	10%

MWBD Compliance: Yes. Moretti met the good faith effort requirements.

**D. International Concourse Expansion – Steel Procurement
Aviation**

Recommendation: The Aviation Director recommends the low bid of \$ 319,351.00 by Hardwick Co., Inc. of Birmingham, Alabama. This contract will purchase the architectural steel trusses for the international concourse expansion. The current delivery schedule for this type of steel is thirteen (13) weeks. Prepurchase of the steel accommodates the aggressive construction schedule.

MWBD Compliance: Yes. There are no known MWBD vendors.

E. 24-Inch Water Main To Serve Lancaster Highway (U.S. 521) CMU

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$318,866.04 by Sanders Utility Construction Company, Inc. of Charlotte, North Carolina. This project consists of approximately 3,997± feet of 24-inch water pipe and various other appurtenances to be installed within the road rights-of-way of Lancaster Highway, Winghurst Drive, and Providence Road West.

MWBD Status:	Amount	% of Project	Project Goals
WBE	\$318,866.04	100%	5%

MWBD Compliance: Yes. Sanders Utility is a certified WBE and will self-perform on this project.

F. Franklin Water Treatment Plant Upgrade CMU

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low combined multi-prime bid of \$29,469,830 as follows:

General

Pizzagalli Construction Company of South Burlington, Vermont for the bid amount of \$24,665,000.

Electrical

Energy Erectors, Inc. of Leesburg, Florida for the bid amount of \$4,804,830.

These improvements will renovate many areas of the old plant, and will also enable plant operators to produce treated water at a higher rate in order to meet increasing water demands for the City.

MWBD Status - Pizzagalli:

	Amount	% of Project	Project Goals
ABE	\$144,000	1%	4%
HBE	\$177,000	1%	4%

MWBD Status – Energy Erectors:

MWBD Status:	Amount	% of Project	Project Goals
ABE	\$0	0%	2%
HBE	\$0	0%	2%
WBE	\$0	0%	2%

MWBD Compliance: Yes. Pizzagalli and Energy Erectors met the good faith effort requirements.

G. Copying, Printing and Shredding Services for City Facilities **BSS**

Recommendation:

The BSS Key Business Executive recommends the low bid of .032 cents per copy by IKON Office Solutions, Inc. of Charlotte, North Carolina. This contract will upgrade all city copiers to digital technology and will offer departments the ability to send documents to copiers using the computer network. This contract also contains mailroom services for the Law Enforcement Center and courier services for Charlotte Mecklenburg Utilities. The contract is for three years with two possible extensions of one year each.

MWBD Compliance: Yes. IKON Office Solutions, Inc. will self perform.

H. Airport Terminal Building Air Conditioning Equipment Aviation

Recommendation: The Aviation Director recommends the low bid of \$488,000 by Cam-Ful Industries of Charlotte, North Carolina for air conditioning equipment for the terminal building related to the five gate additions to Concourse A.

MWBD Status:	Amount	% of Project	Project Goals
WBE	\$73,640	14.5%	8%

MWBD Compliance: Yes.

19. Resolution of Intent to Abandon Street and Set Public Hearing for McCall Street

Action: A. Adopt the Resolution of Intent to abandon McCall Street; and

B. Set a Public hearing for July 24, 2000.

Attachment 15
Map

20. Resolution to Authorize Public Auction of City Equipment

Action: A. Declare specific vehicles, equipment, various parts and supplies and other miscellaneous items as surplus; and

B. Approve a resolution authorizing them for sale at public auction on Saturday, June 24, 2000 at 10:00 a.m.; and Saturday, July 1, 2000 at 10:00 a.m. The auction

Attachment 16

List of surplus property

21. Refund of Certain Taxes

Action: Approve adoption of resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of \$27,483.97.

Attachment 17

- Resolution
- List of Refunds

CONSENT II

22. Nuisance Action Resolution

Action: Approve a resolution authorizing the Chief of Police to initiate nuisance actions on behalf of the City of Charlotte.

Explanation:

The Police Department has identified several properties that have become sites for illegal activity. These properties adversely impact the quality of life for the neighborhood where they are located. Some of the activities that constitute a nuisance include, but are not limited to, repeated acts that disturb public order (violent crimes, discharge of firearms, etc.); prostitution; selling or distributing lewd and obscene matter; illegal possession or sale of alcoholic beverages or controlled substances and gambling.

State law was amended to allow cities to bring nuisance actions against the owners of real properties that are associated with this type of activity. Prior to the amendment, only the State could bring a nuisance action. A nuisance action is filed in Superior Court against the owner of property that is associated with repeated criminal activity or breaches of the peace. If the property is determined to be a nuisance, a court can close the property and, in some circumstances, tear the property down.

This resolution allows the Chief of Police, acting in his official capacity and on behalf of the City of Charlotte, to initiate nuisance actions against these properties. Any such actions will be taken after consultation with the City Attorney.

23. Contract with ADT for Uptown Camera System

Action: Approve a contract with ADT Security Systems, Inc., in the amount of \$143,858.52 for the purchase of a camera system to be used in the uptown area.

Explanation:

The Police Department is purchasing nine cameras and two monitoring stations to be used in the Uptown area as a deterrent to criminal activity. The cameras will be used in public areas and parking lots. They will enable police to respond more rapidly to crimes in progress and allow them to identify and investigate suspicious persons or vehicles before a crime occurs. The cameras will help police reduce larcenies from vehicles in uptown parking lots and decks. Larceny constitutes approximately 80% of the crime in the uptown area. The camera system will also aid both Police and CDOT in better management of traffic and special events in the uptown area.

The system will consist of nine closed circuit television cameras in seven locations. The camera sites will include Duke Energy, the Carillon Building, the Government Center, and the Holiday Inn. The primary monitoring station will be at Old City Hall.

The cameras will be monitored a minimum of 40 hours per week with the monitoring periods determined by crime patterns in the uptown area. All operational procedures will be in compliance with federal case law regarding the operation of surveillance equipment. Tapes will be maintained in compliance with the North Carolina Public Records Statutes.

Each of the bids contained an additional cost for maintenance of the system but the Police Department has decided to bid the maintenance on a separate contract.

Community Input:

Uptown businesses and Charlotte Center City Partners are in strong support of the cameras and see them as a complement to the in-house security systems already in place at many Uptown locations.

Funding:

Funding for the camera system will come from the 1998 Local Law Enforcement Block Grant. There will be an additional cost for maintenance, which will be bid separately. In addition, there will be a cost of \$11,300 for the installation of the fiber to connect the camera sites and the monitoring station and a fee of \$3,000 per month for the fiber network. The first year of these costs will be covered by the block grant; subsequent years will be covered through the Police Department's budget.

24. First Ward Infrastructure Agreement – Amendment #2



Action: Approve Amendment # 2 to the Infrastructure Agreement with the Bank of America Community Development Corporation (BoACDC) in the amount of \$199,358.25 for the installation of an underground electric trunk line in the Garden District of First Ward.

Explanation:

The First Ward Master Plan, adopted by City Council in June 1997, provides for the construction of various street improvements in First Ward. City Council approved funding for these improvements in the FY99 Capital Investment Plan.

In order to better coordinate construction, the Council approved an agreement (the Infrastructure Agreement) in September 1999 in which Bank of America CDC would construct some of the infrastructure improvements

and the City would reimburse BoACDC for the costs. In addition, BoACDC would make other associated improvements at no cost to the City.

A principal design goal in the First Ward Master Plan is the elimination of overhead utility lines. All utilities in the new areas being developed by BoACDC will be underground. Another key feature of the First Ward Plan is trees in the planting strips along Davidson Street. The removal of overhead wires from Davidson Street will allow the trees to grow to a height higher than utility lines. The City and BoACDC have developed a plan to remove the electric trunk line that currently runs overhead along Davidson Street. The BoACDC has committed funding for putting approximately half of the line underground if the City can fund the other half.

The total cost of this work is approximately \$520,000. The City's share would be \$258,126.25, which includes the \$199,358.25 covered by this amendment and a payment of \$58,768 to Duke Power for wiring installation. Funds for the City's share are available in the First Ward account from cost savings on the infrastructure. Removal of the overhead utilities on Davidson Street will also complement the Davidson Street median project beginning construction this summer.

Background:

Amendment #1 to the agreement was for rehabilitation of water lines while other construction is occurring, with funding provided by Utilities.

Funding:

Economic Development Capital Investment Plan

25. North Graham Street Sidewalk

Action: Approve the agreement for \$124,851.20 with Kimley-Horn and Associates, Inc. for engineering design services for North Graham Street Sidewalk Project.

Explanation:

Funding for North Graham Street Sidewalk project was included in the 1998 voter-approved sidewalk bonds.

This agreement will provide engineering design services for new sidewalk on the east side North Graham Street between Interstate 85 and Sugar Creek Road and for two retaining walls along North Graham near Johnson Road.

MWBD:

HBE: 25%

WBE: 2%

Funding:

Transportation Capital Investment Plan

26. Pence Road Streetscape & The Plaza Streetscape Projects

East Side Strategy

Action: Approve the agreement for \$254,255 with USInfrastructure of Carolina, Inc. (USI) for engineering and streetscape design services for the Pence Road Streetscape and The Plaza Streetscape Projects.

Explanation:

This agreement will provide for the design of streetscape improvements including curb and gutter, sidewalks with planting strips and trees on The Plaza from 500 feet west of W.T. Harris Boulevard to Plott Road and on Pence Road from Montezuma Trail to Holly Hill Road.

These projects are included in the Eastside Strategic Plan.

MWBD:

ABE: 100%

Funding:

Economic Development Capital Investment Plan

27. Municipal Grounds Maintenance, Renewal #2

Action: Approve renewal #2 to the municipal grounds maintenance agreement with Accolade Designs for \$186,832.31.

Explanation:

This renewal will continue grounds maintenance work for seventeen City locations including the CMGC, Marshall Park, Old City Hall, and Settler's Cemetery. Accolade Designs' work to date has been exceptional.

Council originally approved a three-year contract on March 25, 1996, for \$504,899.87. The contract has provisions for two one-year renewals. Renewal #1 was awarded for \$184,071.24 on July 29, 1999 and included four additional locations. Renewal #2 is based on current rates plus a 1.5% increase for inflation (based on the consumer price index).

Funding:

Engineering and Property Management Operating Budget

28. Old Statesville Road Widening – Design Phase



Road Improvements

Action: Approve amendment for \$576,619.30 with Post, Buckley, Schuh & Jernigan, Inc. (PBS&J) for engineering design services for the Old Statesville Road Widening Project.

Explanation:

Funding for the Old Statesville Road Widening project was included in the November 1998 voter-approved \$98.3 million street bonds.

The original agreement was approved November 23, 1998, for planning services with PBS&J for \$264,658.00.

This amendment will provide funds for design services to widen Old Statesville Road from Sunset/Statesville Road to the City limits (north of David Cox Road).

MWBD:

HBE: 3.3%

ABE: 3.8%

Funding:

Transportation Capital Investment Plan

29. Brookshire Boulevard Widening – Design Phase



Road Improvements

Action: A. Adopt a budget ordinance appropriating \$200,000 from 1998 Street Bonds; and

B. Approve agreement for \$273,519.95 with Consoer Townsend Envirodyne Engineers, Inc. (CTE) for engineering design services for Brookshire Boulevard (NC16) Widening Project.

Explanation:

Funding for the Brookshire Boulevard (NC16) Widening project was included in the November 1998 voter-approved \$98.3 million street bonds.

The original agreement was approved November 23, 1998, for planning services with CTE for \$159,961.

This agreement will provide funds for design services to widen Brookshire Boulevard to six through lanes from Interstate 85 to north of Hoskins Road.

Funding:

Transportation Capital Investment Plan

30. Albemarle Road / Harris Boulevard Interchange – Design Phase



Action: Approve agreement for \$639,300 with Barbara H. Mulkey Engineering, Inc. (BHM) for engineering design services for the Albemarle Road / Harris Boulevard Interchange Improvement Project.

Explanation:

Funding for the Albemarle / Harris Interchange Improvement project was included in the November 1998 voter-approved \$98.3 million street bonds.

The original agreement was approved November 23, 1998 for planning services with BHM for \$213,795.

This agreement will provide funds for design services to construct an interchange at the junction of Albemarle Road and W.T. Harris Boulevard.

MWBD:

WBE: 95%

Funding:

Transportation Capital Investment Plan

31. Charlotte/Douglas Air Cargo Center-Site Preparation

Action: A. Award a construction contract, to the low bidder, Blythe Construction, Inc., totaling \$917,855 for Cargo Area Site Preparation; and

B. Adopt a budget ordinance appropriating \$1,185,855 to fund this project.

Explanation:

The Airport has developed 50 acres of new parking area for cargo airplanes and 400,000 sq. ft. for new cargo buildings, representing an investment of \$38 million over the past 10 years. This contract will provide sitework to permit the construction of an additional three aircraft parking spaces and 100,000 sq. ft. of additional cargo buildings.

The budget ordinance funds the following:

Contract Amount	\$917,855
Quality Assurance Testing	50,000
Engineering	93,000
Inspection Services	25,000
Project Contingency	100,000
Total	\$1,185,855

Beyond the contract amount of \$917,855, an additional \$268,000 provides for quality assurance testing, engineering, inspection services and project contingency.

The Airport Advisory Committee recommends this action.

MWBD:	Amount	% of Project	Project Goals
BBE	\$105,000	11.00%	0%
WBE	\$55,800	6.07%	0%
Total	\$160,800	17.07%	15%

MWBD Compliance: Yes.

Funding:

Aviation Discretionary Fund Balance

32. Communications System Management Upgrade

Action: Award software maintenance contract to Motorola Communications and Electronics in the amount of \$901,782.

Explanation:

The Public Safety radio system needs to be upgraded in order to maintain its proper operation. Motorola no longer maintains or upgrades the current system. The upgrade will provide Police and Fire dispatch centers the ability to track and respond to individual Fire and Police officers who have initiated an individual emergency on their radio.

New hardware will be installed at the radio control site along with selected upgrades at tower sites. This project will require eleven months and approximately 6,000 man-hours to complete.

Funding:

Government Facilities Capital Investment Plan

33. McAlpine Creek Wastewater Management Facility Expansion Amendment

Action: Approve Amendment #5 for \$739,672 with HDR Engineering for design and construction management services on the McAlpine Creek Wastewater Management Facility (WWMF) Expansion project.

Explanation:

Amendment #5 will provide for extended construction management and inspection services by HDR for the McAlpine Creek WWMF Expansion to 64

million gallons per day project due to the general contractors inability to complete the project on time. This amendment will extend the services by 12 months, from July 2000 through July 2001.

With this amendment, the HDR contract will increase from \$7,389,209 to \$8,128,881.

Since the contractor has exceeded the construction period, Utilities will pursue additional cost from him and/or his bonding company.

Funding:

Sewer Capital Investment Plan

34. McAlpine Creek Wastewater Management Facility – Anaerobic Digester and Gas Handling Improvements – Change Order #1

Action: Approve Change Order #1 for \$150,000 with State Utility Contractors, Inc. for repair work on the McAlpine Creek Wastewater Management Facility Anaerobic Digester Mixer.

Explanation:

Change Order #1 will provide labor and equipment to repair the mixer in anaerobic digester number three. The mixer mixes sludge in a 120-foot diameter anaerobic digester that contains approximately 1.5 million gallons of sludge. The mixer shaft became detached from the mixer on the inside of the enclosed anaerobic digester.

The digesters are the most critical component of the treatment plant's solids processing. The digesters accept raw sewage sludge and stabilize it over a 30-day period. This process produces a product that can be recycled through an inexpensive land application program.

On February 28, 2000, City Council approved a construction contract with State Utility Contractors for \$4,865,720.

With this change order, the State Utility contract amount will increase from \$4,865,720 to \$5,015,720.

MWBD:

NBE: 2%

Funding:

Sewer Capital Investment Plan

35. Street Maintenance Resolution

Action: Adopt a resolution to transfer maintenance for a portion of Prosperity Church Road from the North Carolina Department of Transportation (NCDOT) to the City of Charlotte.

Explanation:

The Charlotte Department of Transportation requests transfer of maintenance from NCDOT for a portion of Prosperity Church Road to facilitate construction of a roadway improvement project. The project includes widening and resurfacing and is being managed by the City's Engineering and Property Management Department. This street is not on NCDOT's primary road system and qualifies for maintenance under the City's Street Maintenance Policy.

Funding:

Powell Bill Fund

Attachment 18

Map

36. Property Transactions

Action: Approve the following property acquisitions (A-I) and adopt the condemnation resolutions (J-K).

For property transactions A-G, 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 in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition cost are eligible for Federal Aviation Administration reimbursement.

Acquisitions:

- A. Project:** Airport Master Plan Land Acquisition
Owner(s): N.C. Department of Transportation
Property Address: 7801 Mountain View Road
Property to be acquired: .865 acres
Improvements: vacant land

- Purchase Price:** \$10,800
Zoned: R3
Use: Vacant Land
Tax Value: \$4,919
Tax Code: part of 113-153-07
- B. Project:** Airport Master Plan Land Acquisition
Owner(s): N.C. Department of Transportation Property Address:
9037 Walkers Ferry Road
Property to be acquired: 12.233 acres
Improvements: Vacant land
Purchase Price: \$121,850
Zoned: R3
Use: Vacant Land
Tax Value: \$173,662
Tax Code: part of 113-134-08
- C. Project:** Airport Master Plan Land Acquisition
Owner(s): N.C. Department of Transportation Property Address:
9611 Garrison Road
Property to be acquired: 8.79 acres
Improvements: Vacant land
Purchase Price: \$53,450
Zoned: R3
Use: Vacant Land
Tax Value: \$72,542
Tax Code: part of 141-121-35
- D. Project:** Airport Master Plan Land Acquisition
Owner(s): T. Haughton Pardee living trust
Property Address: 8436 Freeman Drive
Property to be acquired: .459 acres
Improvements: Vacant land
Purchase Price: \$7,500
Zoned: RMH
Use: Vacant land
Tax Value: \$3,040
Tax Code: 113-103-08
- E. Project:** Airport Master Plan Land Acquisition
Owner(s): Michael Vaugh Player
Property Address: 8212 Bell Avenue
Property to be acquired: .395 acres
Improvements: Mobile home
Purchase Price: \$21,000
Zoned: RMH
Use: Mobile home
Tax Value: \$2,800
Tax Code: 113-101-08

- F. Project:** Airport Master Plan Land Acquisition
Owner(s): William C. and Betty Jo Yarborough
Property Address: 9617 Dixie River Road
Property to be acquired: 1.06 acres
Improvements: Warehouse
Purchase Price: \$400,000
Zoned: I1
Use: warehouse
Tax Value: \$280,440
Tax Code: 113-154-04
- G. Project:** Airport Master Plan Land Acquisition
Owner(s): Charles W. Crowe
Property Address: 8737 Midwood Drive
Property to be acquired: 1.52 acres
Improvements: Vacant land
Purchase Price: \$37,000
Zoned: R3
Use: Vacant land
Tax Value: \$14,040
Tax Code: 113-361-49, 113-361-50, 113-361-61
- H. Project:** 24-inch Water Main along W. T. Harris Blvd./Albemarle Road, Parcel #34
Owners(s): Walter H. Fox, Jr.
Property Address: 7026 Albemarle Road
Property to be acquired: 2,697 sq.ft. (0.06 ac.) permanent easement plus 1,709 sq.ft. (0.04 ac.) temporary construction easement
Improvements: Landscaping
Purchase Price: \$10,600
Remarks: The areas are needed for construction of a 24-inch water main along W. T. Harris Boulevard/Albemarle Road. Acquisition price is based on an independent, certified appraisal.
Zoned: B-2
Use: Burger King Fast Food Restaurant
Total Parcel Tax Value: \$723,290
Tax Code: 109-181-14
- I. Project:** 24-inch Water Main along W. T. Harris Boulevard/Albemarle Road, Parcel #40
Owners(s): Camden Operating L.P., Delaware Limited Partnership
Property Address: Albemarle Road
Property to be acquired: 10,147 sq.ft. (0.233 ac.) permanent easement plus 5,600 sq.ft. (0.129 ac.) temporary construction easement
Improvements: Landscaping
Purchase Price: \$15,150
Remarks: The areas are needed for construction of a 24-inch water main along W. T. Harris Boulevard/Albemarle Road. Acquisition price is based on an independent, certified appraisal.

Zoned: R17MF
Use: Apartments
Total Parcel Tax Value: \$6,298,160
Tax Code: 109-184-02

Condemnations:

- J. Project:** 24-inch Water Main along W. T. Harris Boulevard/Albemarle Road, Parcel #38
Owner(s): Allen H. Tate, Jr. & any other parties of interest
Property Address: 7212 Albemarle Road
Property to be acquired: 6,189 sq.ft. (0.142 ac.)
Improvements: Landscaping
Purchase Price: \$14,700
Remarks: The areas are needed for the construction of a 24-inch water main along W. T. Harris Boulevard/Albemarle Road. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: 06CD
Use: Office
Total Parcel Tax Value: \$345,190
Tax Code: 109-181-18
- K. Project:** Monroe Road/Sharon Amity Intersection Road Improvements, Parcel #11
Owner(s): Crown Stations, Inc. (Formerly Crown Central Finance Corporation, Formerly Crown Central Leasing Corporation) and any other parties of interest
Property Address: 5343 Monroe Road
Property to be acquired: 13,373 sq.ft. (0.307 ac.) fee simple and temporary construction easement.
Improvements: Paved parking lot, sign, and foundation pool
Purchase Price: \$154,800
Remarks: This area is needed for the intersection improvements at Monroe Road and Sharon Amity Road. The compensation was established by two independent, certified appraisals and a review appraisal. City has yet to reach a negotiated agreement with property owner.
Zoned: B-1
Use: Convenience Store
Total Parcel Tax Value: \$449,940
Tax Code: 161-065-03

37. Meeting Minutes

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

- **May 1 Legislative Breakfast, Retreat Review, Council Workshop and Citizens Forum**
- **May 8 Business Meeting**
- **May 18 Budget Retreat**
- **May 18 Zoning Meeting**