

**Mayor Patrick L. McCrory**

Nancy G. Carter  
Harold Cogdell, Jr.  
Malcolm Graham  
Don Lochman  
James E. Mitchell, Jr.

**Mayor Pro Tem Patrick De'Angelo Cannon**

Patrick Mumford  
Sara S. Spencer  
John Tabor  
Lynn Wheeler  
Joe White

**CITY COUNCIL MEETING**  
**Monday, March 25, 2002**

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**5:00 p.m.**

**Conference Center**

**Dinner Briefing**  
**(See Table of Contents)**

**6:30 p.m.**

**Meeting Chamber**

- **Invocation**
- **Pledge of Allegiance**
- **Citizens Forum**

**7:00 p.m.**

- **Awards and Recognitions**
- **Formal Business Meeting**



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

### 1. Carolina Theatre-Extend Option to Purchase

**Resource:** Curt Walton, Budget & Evaluation

**Time:** 15 minutes

**Synopsis of Presentation:**

- The ASC has the right to purchase the Carolina Theatre through June 30, 2002.
- The ASC has appointed a Cultural Facilities Task Force to assess both short- and long-term cultural facility needs.
- The task force will not complete its work prior to June 30, 2002.
- Therefore, the ASC is requesting the purchase option be extended from June 30, 2002 to June 30, 2003 to allow the Carolina Theatre to be considered as part of the assessment process.

**Future Action:**

Council will be asked to approve the purchase option on April 8, 2002

### 2. Transit Station Area Joint Development Principles

**Resource:** Tim Gibbs, Charlotte Area Transit System

**Time:** 15 minutes

**Synopsis of Presentation:**

The Transit Station Area Joint Development Principles are a broad framework for implementing transit supportive development in transit station areas consistent with the Centers and Corridors land use vision and the 2025 Integrated Transit/Land Use Plan.

The Principles were adopted by the MTC on February 27, 2002. In adopting the Principles, the MTC urged other local government entities in Mecklenburg County (including the seven municipalities, the County Board of Commissioners and the School Board) to adopt them and utilize them in their land use, infrastructure and facility planning efforts.

**Future Action:**

Item number 12 on this agenda is for Council action on the Transit Station Area Joint Development Principles.

**Attachment 1**

- Charlotte Area Transit Station Area Joint Development Principles
- Metropolitan Transit Commission Resolution 2002 – 04 from February 27, 2002 adopting the Station Area Joint Development Principles

**3. South Corridor Light Rail Project**

**Resource:** Ron Tober, Charlotte Area Transit System

**Time:** 25 minutes

**Synopsis of Presentation:**

At the February 2002 Metropolitan Transit Commission (MTC) meeting, the MTC approved moving forward with Continuing Preliminary Engineering (CPE) for the South Corridor Light Rail Transit Project and authorized the CATS Chief Executive Officer to take forward a contracting action to the Charlotte City Council.

The dinner presentation will provide a status report on the South Corridor Light Rail project and describe why continuing the preliminary engineering is necessary to achieve a June 2006 opening date.

**Future Action:**

Item number 29 on this agenda is for Council action on a contract amendment with Parsons Transportation Group for approximately \$8.4 million for Continuing Preliminary Engineering and an application to the Federal Transit Administration for grants from previously earmarked funds to cover 50% of the cost of the contract amendment.

**Attachment 2**

Metropolitan Transit Commission Resolution 2002 - 03 authorizing Continuing Preliminary Engineering in the South Corridor

**4. Convention Center Rail Corridor Improvement Project**

**Resource:** Jim Schumacher, Engineering & Property Management

**Time:** 10 minutes

**Synopsis of Presentation:**

Following the City Council's decision on February 25 to proceed with trolley improvements in the Convention Center, Engineering has been working with the Convention Center staff to develop a schedule for the

construction. Construction activity is significantly constrained by limiting the work to “off-hours” in the building and minimizing activity during upcoming large conventions. Jim Schumacher will describe the contracting strategy that has been developed to speed the work as much as possible, while also providing flexibility to coordinate the contractor’s work with activity in the Convention Center. The plan involves contracting with a construction management firm.

**Future Action:**

Item number 15 on this agenda is for Council action on using a construction management firm for this project.

**5. Committee Reports by Exception**

Restructuring Government: Convention Center and Visitors  
Marketing Advisory Committee, Membership and Charge



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

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

**CONSENT**

- 6. Consent agenda items 18 through 44 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.**

**REZONING PETITION**

- 7. Rezoning Petition 2002-19**  
This item will be included in the Friday, March 22<sup>nd</sup> Council-Manager Memo.

## PUBLIC HEARING

### 8. Public Hearing and Resolution to Close a Portion of Wendwood Lane

**Action:** A. Conduct a public hearing to close a portion of Wendwood Lane; and  
B. Adopt a Resolution to Close.

**Staff Resource:** Scott Putnam, Transportation

**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 Council action in accordance with the statute.

**Background:**

The developer has proposed to realign a portion of Wendwood Lane in conformance with Charlotte-Mecklenburg Land Development Standards to facilitate the Sterling Magnolia multi-family development. The conditional site plan for this development was approved by the City Council on September 23, 1999 (rezoning petition 99-39). The Resolution to Close provides that the abandonment shall not be effective and the document may not be released for recording until the developer obtains a multifamily plan approval from the Charlotte-Mecklenburg Planning Commission, the right-of-way for the realigned portion of Wendwood Lane is conveyed/recorded, the street is built in conformance with City standards, and the City accepts the street for maintenance. In the event that the developer fails to obtain the approval within one year, this conditional abandonment approval shall be void.

**Petitioner:**

Clay Grubb on behalf of Sterling Mint LLC

**Right-of-Way to be abandoned:**

A portion of Wendwood Lane

**Location:**

Beginning approximately 140 feet east from the intersection of Randolph Road and Wendwood Lane continuing eastwardly approximately 600 feet to its end. The area encompasses approximately 9,750 square feet.

**Reason:**

To incorporate the residual right-of-way resulting from the proposed realignment of a portion of Wendwood Lane into adjacent property owned by the petitioner in conformance with the conditional site plan for the property

**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**

Not applicable

**Neighborhood/Business Associations**

Sedgewood Circle/Meadowbrook – No objections  
 Hillsboro Acres Neighborhood Watch – No objections  
 Wendover Hills HOA – No objections  
 Eastover Residents Association – No objections  
 Grier Heights Community Improvement Organization – No objections

**Private Utility Companies** – No objections. Easements are provided to utility companies to maintain their existing facilities as requested.

**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 3**

Map  
 Resolution

**9. Public Hearing and Resolution to Close a Portion of South Gardner Avenue**

**Action: A. Conduct a public hearing to close a portion of South Gardner Avenue; and**

**B. Adopt a Resolution to Close.**

**Staff Resource:** Scott Putnam, Transportation

**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 Council action in accordance with the statute.

**Petitioner:**

Carolina Paper Board Corporation, Division of Caraustar/Gary Drinnon

**Right-of-Way to be abandoned:**

A portion of South Gardner Avenue

**Location:**

Beginning approximately 200 feet from Chamberlain Avenue and continuing southwardly approximately 345 feet to its end.

**Reason:**

To incorporate the right-of-way into adjacent property owned by adjoining property owner for future expansion. The petitioner will construct a turnaround at the termination of the existing street, upon approval of the abandonment.

**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**

Wikoff Color Corporation – No objections

**Neighborhood/Business Associations**

Lakewood Community Organization – No objections

Eleanore Heights Community Association – No objections

Biddleville Residents & Friends – No objections

Tarlton Hills (CHA) – No objections

Washington Heights Community – No objections

Seversville Community Organization – No objections

Wesley Heights Community Association – No objections

McCrorey Heights – No objections

**Private Utility Companies** – No objections. Easements are provided to utility companies to maintain their existing facilities as requested.

**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 4**

Map

# POLICY

## 10. City Manager's Report

## 11. Optimist Park Neighborhood Plan



**Action: Adopt Volume I: Concept Plan of the Optimist Park Neighborhood Plan.**

**Committee Chair:** Lynn Wheeler

**Staff Resource:** Melony McCullough, Planning Commission

### **Explanation:**

The draft Optimist Park Plan was developed in response to growing concerns by residents about the “threatened” status of this neighborhood, as well as the potential impact of growth and development in the Center City, First Ward, and other nearby areas on the community. This plan will serve as a policy guide for development/redevelopment in the Optimist Park Neighborhood.

Recommendations in the plan address the following key issues:

1. Public Safety and Crime Prevention
2. Land Use and Urban Design
3. Transportation and Infrastructure
4. Community Appearance

The Plan is divided into two parts, Volume 1: *Concept Plan* and Volume 2: *Implementation Plan*.

1. *Volume I: Concept Plan* identifies planning challenges and includes goals and recommendations for improving the overall area. This is the only document considered for adoption on this agenda.
2. *Volume II: Implementation Plan* outlines implementation strategies.

If approved, Volume I: *Concept Plan* would update land use recommendations in the *Central District Plan*. Key recommendations in the plan include:

1. Continuing community policing program and increasing police visibility.
2. Protecting and enhancing the existing single family residential core.
3. Improving the physical relationship between residential and nonresidential land uses.
4. Redeveloping scrap yards and other industrial land uses with a mixture of residential, civic, office, and retail land uses.

5. Implementing traffic calming measures to reduce speeding in the neighborhood and improving pedestrian safety.
6. Improving linkages between the neighborhood and employment opportunities.

**Committee Discussion:**

The Economic Development and Planning Committee discussed the draft plan at their February 6<sup>th</sup> meeting. Staff provided background information and highlighted key recommendations in the plan. The committee enthusiastically endorsed the plan and thanked staff, the neighborhood leader, and others for their commitment and hard work in developing this plan. Committee members Lynn Wheeler, Patrick Cannon, Nancy Carter, Malcolm Graham, and Don Lochman were present and unanimously recommended that the plan move forward for public comment.

**Community Input:**

The process for developing the Optimist Park Neighborhood Plan was initiated in the spring of 2000 and began with a public meeting to receive input from interested citizens. At this meeting, volunteers agreed to serve on a study group and work with City and County staff to develop a plan for this neighborhood. The study group had 22 members that included residents, property owners, elected officials, and representatives from religious institutions and nonprofit organizations. The study group met a total of nine times to develop this plan.

The Planning Committee held a meeting to receive public input on January 15<sup>th</sup>. City Council received public comments on this plan at their February 25<sup>th</sup> meeting. At the public meeting, two representatives from the neighborhood spoke in favor of the plan. One property owner stated that while he supports the plan, he does not support the land use recommendation in the plan for a single family home that he owns to be changed from business to mixed residential.

**Attachment 5**

Optimist Park Neighborhood Plan

## 12. Transit Station Area Joint Development Principles



**Action: Adopt a resolution approving the Transit Station Area Joint Development Principles.**

**Staff Resource:** Tim Gibbs, Charlotte Area Transit System

### **Explanation:**

On February 27, 2002, the Metropolitan Transit Commission (MTC) adopted a resolution in support of the Transit Station Area Joint Development Principles as attached. These principles are a broad framework for implementing transit supportive development in transit station areas. In adopting the Principles, the MTC urged other local governmental entities in Mecklenburg County (including the seven municipalities, the County Board of Commissioners and the School Board) to adopt them and utilize them in their land use, infrastructure and facility planning efforts.

At the October 19, 2001 Council meeting, CATS staff made a presentation describing efforts that were underway to develop these principles. During that presentation, it was stated that the principles were to be used by local governments to support certain types of development at transit stations to help achieve selected public policy objectives and priorities consistent with the Centers and Corridors land use vision and the 2025 Integrated Transit/Land Use Plan.

The Transit Station Area Joint Development Principles will provide a framework for developing more specific policies or strategies. City staff will be working to develop these policies over the next six months and will be bringing them to Council for their adoption. The Transit Station Area Joint Development Principles are as follows:

#### 1. **Public Facilities**

Encourage complementary public facilities (such as schools, parks/open space, libraries and social service organizations) at or near transit stations to serve both transit users and surrounding neighborhoods.

#### 2. **Public Infrastructure**

Provide the basic public infrastructure within available jurisdiction resources in station areas (such as water and sewer and sidewalk facilities) needed to serve transit supportive development. At selected stations or in selected portions of the station areas, prioritize and provide for additional infrastructure improvements to serve as a catalyst for new transit supportive development.



**3. Housing**

Support the development of housing, which is affordable to a broad cross-section of the workforce and community, and provide a variety of housing choices near transit stations.

**4. Joint Public/Private Development**

Develop public/private partnerships aimed at promoting transit-oriented development, zoning, and land use in transit station areas to enhance transit system ridership and provide services for those living and working around transit stations.

**5. Private Sector Development Incentives**

Provide incentives, establish partnerships with the private sector, encourage targeting of incentives to promote significant demonstration projects, and remove barriers to allow for appropriate transit-oriented development in station areas.

**6. MarketPlace Venues**

Encourage the location and retention of a healthy mix of private transit supportive businesses in transit stations.

The implementation of the Principles and subsequent policies will have a critical impact on the implementation of the Long-Range Transit Plan. This will require review and modification of existing programs and standards.

**Community Input:**

The Citizen's Transit Advisory Group reviewed the Principles and made suggestions that were incorporated into the text adopted by the MTC. Additional community input will occur during the development of the subsequent policies.

**Attachment 6**

Resolution

**13. Convention Center and Visitors Marketing Advisory Committee, Membership and Charge**

**Action: Approve the Restructuring Government Committee's recommendation of a "2-2-2-1-1-1" Marketing Advisory Committee membership and a charge to facilitate horizontal integration of planning, research, measurement, sales and marketing of convention center and visitor promotion in Charlotte.**

**Committee Chair:** Joe White

**Staff Resource:** Ron Kimble, City Manager's Office

**Explanation:**

On December 10, 2001, the Charlotte City Council approved the new marketing model for monies attributed to convention center and tourism marketing. The new model puts in place the following:

1. Routing of all convention center marketing monies through the Convention Center Authority
2. A requirement that the Convention Center Authority subcontract with the Convention and Visitors Bureau for at least 70% of these funds
3. A continuation of the direct contract relationship of the City to the Convention and Visitors Bureau for all visitor and tourism promotion monies
4. The establishment of a new Marketing Advisory Committee (MAC) to review performance goals, performance measures and budgets for convention and visitor marketing dollars

The City Council referred the implementation of this new model to the Restructuring Government Committee, with the expressed intent to use the Committee of Eight (four Authority members and four Bureau members) plus one representative from the Hospitality and Tourism Alliance to make implementation recommendations.

The Committee of Eight met on four occasions since the first of the year to formulate these recommendations. They engaged the Duke Energy Business Process Review Team (free of charge) to conduct an assessment of marketing operations for improvement purposes. The Duke Energy Team did an excellent job of identifying ways in which collaboration and strategic planning could advance productivity of the overall marketing efforts for the involved organizations.

The Committee of Eight identified the recommended charge of the MAC to be a facilitator for horizontal integration of planning, research, measurement and sales and marketing of convention center and visitors promotion in Charlotte. The attached graphical depictions show where the current state of marketing rests, compared with a preferred state of marketing for enhanced productivity. The MAC would be responsible for facilitating the development of improved strategies in the areas of sales and marketing, asset utilization, business and performance measurement, customer satisfaction, and possibly branding and reputation enhancement.

The Committee of Eight also evaluated two possible MAC board sizes and membership before finalizing its recommendation. Those two options are referred to as a "2-2-2-1-1-1" and a "3-3-3-1-1." They are described in greater detail in the attachments. It is important to note that a new Charlotte Area Hotel Association made up of the 10-12 largest Center City Convention Center Hotels is in the process of forming, and will hold their organizational meeting in the next four weeks or so. They expect at that time to adopt a charter, adopt bylaws, and file their application for 501(C)(6) status with the IRS.

Since this new entity has made known its intent to organize, the Committee of Eight took this into consideration as it made its recommendation for the “2-2-2-1-1-1” model. This model consists of 2 representatives from the Authority, 2 from the Bureau, 2 from the Hospitality and Tourism Alliance, and 1 each from the City, the Westin Hotel and the new Charlotte Area Hotel Association.

The Committee of Eight’s recommendation for the “2-2-2-1-1-1” was made by an 8-1 vote and the basis of their vote was to choose a smaller, more efficient board, a board respectful of all interests, and a board of volunteers who are ready, willing, and able to work hard, be engaged and add value.

**Committee Discussion:**

The Restructuring Government Committee met on Monday, March 18, 2002 to consider the Committee of Eight’s recommendation. Discussion centered around whether or not the soon-to-be created Charlotte Area Hotel Association should be officially recognized. The “2-2-2-1-1-1” would allow them to have one designated slot on a nine-member Marketing Advisory Committee. The Restructuring Government Committee voted unanimously (White, Lochman, Cogdell, Spencer) for the Committee of Eight’s recommendation. Committee member Graham was absent.

**Community Input:**

Significant input from the marketing stakeholders in Charlotte has been considered by virtue of the Committee of Eight’s work. This comes after 17 months of study on this issue.

**Attachment 7**

Current and Future State Information  
 “2-2-2-1-1-1” and “3-3-3-1-1” Options for Marketing Advisory Committee Membership

**14. 2002 Budget Process and Calendar Amendment**

**Action: Approve the Budget Committee recommendation to amend the process for development of the FY2003 Operating Budget and the FY2003-2007 Capital Investment Plan.**

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

**Explanation:**

This action amends the 2002 Budget process and calendar by adding an optional budget retreat from 4:00 pm to 6:00 pm on Tuesday, May 21<sup>st</sup>. The budget retreat will allow additional time for discussion between the Manager and the Council on budget alternatives.

**Committee Discussion:**

The Budget Committee met on Monday, March 18<sup>th</sup> and unanimously (Committee members Wheeler, Carter, Mumford, Cogdell and Tabor) recommended an amendment to the budget process for 2002. Council Member Lochman was also present. The Committee also changed the time of the last Budget Committee meeting from 1:30 pm on Monday, April 8<sup>th</sup> to 4:00 pm on Tuesday, April 9<sup>th</sup> due to a scheduling conflict.

**Attachment 8**

Budget Calendar

## BUSINESS

### 15. Convention Center Rail Corridor Improvement Project

This item will be included in the Friday, March 22<sup>nd</sup> Council-Manager Memo.

### 16. Nominations to Boards and Commissions

**Action: Nominate citizens to serve as specified.**

#### A. HOUSING TRUST FUND ADVISORY BOARD

Nominate citizens to fill five categories as outlined:

One appointment will represent the Banking/Finance industry and will serve two years.

One appointment will represent Development/Construction and will serve three years.

One appointment will represent the Legal industry and will serve two years.

One appointment will represent the Real Estate industry and will serve three years.

One appointment will represent a neighborhood and will serve three years.

#### Attachment 9

Applications

### 17. Appointments to Boards and Commissions

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

#### A. CHARLOTTE MECKLENBURG PUBLIC ACCESS CORPORATION

This item was deferred on January 14, January 28, February 11 and February 25.

Vote for one citizen to serve a term beginning immediately, serving until June 2002 and then serving the next full, two year term to replace Rahman Kahn. The category is General Public.

Anja Benbow by Council member Cannon

William Bunting by Council member Tabor  
Sunita Kumar by Council member Lochman

One appointment beginning immediately and serving until June 2003.  
Nominee must represent a financial organization. Alfredo Marquetti  
has resigned.

Kelvin Carter by Council member Cogdell

**Attachment 10**  
Applications

## Introduction to CONSENT

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

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

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

Contracts awarded to Minority and Women Business Development (MWBD) certified companies are noted. The MWBD abbreviations are as follows:

ABE-Asian American

BBE-African American

HBE-Hispanic

NBE-Native American

WBE-Non-Minority Women

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

Contractors and Consultants

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

## CONSENT I

### 18. Various Bids

#### A. Audiovisual Upfit for the Police and Fire Training Academy

**E&PM**

**Recommendation:** The Key Business Executive for the City Engineering and Property Management Department, and the BSS/Procurement Services Director recommend award of a contract to the low bidder, Inter Technologies Corporation of Blacksburg, Virginia in the amount of \$310,224.70. This will be a one-time, lump sum contract for furnishing audiovisual equipment for the new Charlotte Police and Fire Training Academy.

#### B. Crushed Stone

**CDOT**

**Recommendation:** The Key Business Executive for the Charlotte Transportation Department and the BSS/Procurement Services Director recommend award of contract for crushed stone to Martin-Marietta of Charlotte, North Carolina in the estimated amount of \$537,630, on a unit price basis. This will be a one-year contract, with

approved option to renew for two additional years in one-year increments.

**C. North Graham Street Sidewalks, Phase II E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$275,146.72 by Carolina Site Concepts of Charlotte, North Carolina. This project was included in the 1998 transportation bonds as part of the minor sidewalk improvement program. The work includes sidewalk construction on the east side of North Graham Street from I-85 to Sugar Creek Road and will complete sidewalk construction on this corridor.

**D. Albemarle Road Streetscape E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$199,731.40 by United Construction of Charlotte, North Carolina. This economic development project will construct new sidewalks, wheelchair ramps, and planting strips along Albemarle Road from Sharon Amity to Regal Oaks Drive. This project is included in the FY00 Capital Investment Plan.

**MWBD:** United Construction is an ABE firm.

**E. East District "A" Median Maintenance-FY2002 E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$122,672 by Whitecaps Lawncare of Charlotte, North Carolina. This project consists of median turf and landscape maintenance for East District "A" that is bounded by North Tryon Street/Highway 29, W.T. Harris Boulevard and Independence Boulevard. The contract period is three years with two, optional one-year renewals.

**F. East District "B" Median Maintenance-FY2002 E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$190,349.28 by ABM Landscaping of Charlotte, North Carolina. This project consists of median turf and landscape maintenance for East District "B" which is bounded by W.T. Harris Boulevard/Highway 29, City limits and Independence Boulevard. The contract period is three years with two, optional one-year renewals.

**G. South District "A" Median Maintenance-FY2002 E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$263,948.06 by Whitecaps Lawncare of Charlotte, North Carolina. This project consists of median turf and landscape maintenance for South District "A" that is bounded by Tryon Street/York Road, Tyvola



Road/Fairview Road/Rama Road, and Independence Boulevard. The contract period is three years with two optional one-year renewals.

**H. South District “B” Median Maintenance - FY2002 E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$101,098.80 by Whitecaps Lawncare of Charlotte, North Carolina. This project consists of median turf and landscape maintenance for South District “B” which is bounded by York Road, Tyvola Road/Fairview Road, Carmel Road, and the City limits. The contract period is three years with two optional one-year renewals.

**I. South District “C” Median Maintenance - FY2002 E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$140,382 by Dixie Lawn Service, Inc. of Charlotte, North Carolina. This project consists of median turf and landscape maintenance for South District “C” which is bounded by Carmel Road/Fairview Road/Rama Road, Independence Boulevard, and the County line. The contract period is three years with two optional one-year renewals.

**J. Fire Station 34 E&PM**

**Recommendation:** The City Engineer recommends the base low bid and Alternate #4 for \$1,637,260 by American Eastern Builders, Inc. of Charlotte, North Carolina. This project consists of the construction of Fire Station 34 located on Grier Road to serve the recently annexed area in northeast Charlotte-Mecklenburg. The area has been served by a temporary fire station since July 2001. The scheduled project completion date is February 10, 2003.

**MWBD:** American Eastern Builders, Inc. is a WBE firm.

**K. Charlotte-Mecklenburg Government Center E&PM  
2<sup>nd</sup> Floor Conference Center**

**Recommendation:** The City Engineer recommends the low bid of \$237,358 by American Eastern Builders, Inc. of Charlotte, North Carolina. This is Phase II of a two-phase project to provide more effective and efficient utilization of space in the CMGC. The Phase I work, which has been completed, included the conversion of meeting rooms to needed office spaces on the 1<sup>st</sup> floor for Revenue and Internal Audit. The Phase II work includes the construction of new conference rooms and connecting corridors on the 2<sup>nd</sup> floor. This will consolidate the meeting rooms and improve operations and maintenance.

**MWBD:** American Eastern Builders, Inc. is a WBE firm.

**L. State Right-Of-Way Mowing E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$268,186.09 by Todd Landscape Service, Inc. of Charlotte, North Carolina. This project provides for the mowing of shoulders of NC state highways within the city limits of Charlotte. The contract period is three years with two optional one-year renewals.

**M. I-77/277 Landscape Weed Control FY02 E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$252,037.50 by Caddell Turf Maintenance Inc. of Charlotte, North Carolina. This project consists of providing weed control for various areas along the Interstate 77 and Interstate 277 corridors.

**N. Charlotte Vehicle Operations Center E&PM**

**Recommendation:** The City Engineer recommends the low bid of \$2,257,529.95 by Ferebee Corporation of Charlotte, North Carolina. This project will construct a 16-acre vehicle driving range facility to train City employees in defensive driving techniques and skills. The facility will provide a field and classroom controlled training environment for employees. Improved training will result in better driver skills and should reduce the number of vehicular accidents involving Police, Fire, CATS and other City Employees.

City Council deferred action on this item on February 25. Additional information about this project was sent to Council in the March 15<sup>th</sup> Council-Manager Memo.

**O. Sanitary Sewer Construction-Reedy Creek Tributary #2 Utilities**

**Recommendation:** The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$217,670.25 by Dellinger, Incorporated of Monroe, North Carolina. This project consists of approximately 3,393+ linear feet of 12-inch gravity sewer pipe, 13 four-foot manholes, and various other appurtenances and erosion controls.

## 19. Public Auction for Disposal of 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, April 13, 2002 at 10:00 a.m.; and Saturday, April 20, 2002 at 10:00 a.m. The auctions will be held at the City-County surplus property facility located at 3301 North I-85 Service Road.**

### Attachment 11

List of property to be declared as surplus

## 20. Refund of Property Taxes

**Action: Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessor error in the amount of \$11,220.66.**

### Attachment 12

Resolution

List of Refunds

## CONSENT II

### 21. FY02 Annual Financial Audit Services Contract

**Action: Approve a contract with Deloitte & Touche LLP for \$113,500 to provide audit services for the fiscal year ending June 30, 2002.**

**Staff Resource:** Greg Gaskins, Finance

**Explanation:**

State law requires that the City engage a certified public accountant at the end of each fiscal year to audit the accounting records, evaluate internal controls and audit the annual financial report.

In FY 2000 Council approved an audit contract with Deloitte & Touche for four years. The first year fee was \$106,000. Increases in subsequent years fees were to be limited to the increase in the Consumer Price Index (CPI) or less.

Their third year fee of \$113,500 reflects a 3.18% increase over FY2001 and is slightly below the change in the CPI.

**Funding:**

Various funds (General, Water and Sewer, Aviation, Public Transit, Neighborhood Development, Employment and Training, Risk Management and Storm Water).

### 22. Declaration of Withdrawal for an Alleyway Running off Providence Road

**Action: Adopt a resolution stating that the 15-foot alleyway running off Providence Road is not part of the adopted street plan (thoroughfare plan).**

**Staff Resource:** Scott Putnam, Transportation

**Policy:**

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

**Explanation:**

According to North Carolina General Statute 136-96, a right-of-way not utilized within 15 years of dedication can be abandoned through the recording of the Declaration of Withdrawal with the Register of Deeds. The statute requires the City to adopt a resolution stating the right-of-way to be abandoned is not part of a proposed street plan. This unused and unopened alleyway is not part of any such plan; therefore, the City has determined that

all necessary requirements of the statute will have been met by adopting the resolution. Charlotte-Mecklenburg Utilities (CMU) has no existing utilities within the area to be abandoned that would require an easement.

**Petitioner:**

John M. and Anne B. Barry

**Right-of-Way to be abandoned:**

An alleyway running off Providence Road between Dartmouth and Hermitage on the in-bound side of Providence Road

**Location:**

From Providence Road westwardly approximately 494 feet

**Reason:**

To incorporate the right-of-way into adjacent property owned by the petitioner

**Attachment 13**

Map

**23. Fire Station 35**

**Action: A. Allow the apparent low bidder, T.K. Browne of Charlotte, North Carolina, to withdraw its bid of \$1,443,140 due to a bid error as required by NCGS 143-129.1; and**

**B. Award contract for Fire Station 35 to next lowest bidder, W.G. Holden Construction Company, Inc. of Charlotte North Carolina in the amount of \$1,558,689.08.**

**Staff Resource:**

David Garner, Engineering & Property Management

**Explanation:**

NCGS 143-129-1 allows a bidder to withdraw a bid without forfeiture of the bid security due to certain bid errors including an unintentional omission of a substantial quantity of work. T.K. Browne, the apparent low bidder, requested withdrawal of its bid due to substantial omission of work. Upon review of T.K. Browne's original work papers, the City's Architect, Gantt Huberman Architects, and City staff including Legal, believe the claim to be true and believe the bid was submitted in good faith.

This project consists of the construction of Fire Station 35 located on Pavilion Boulevard to serve the recently annexed area in the northeast Charlotte-

Mecklenburg. The area has been served by a temporary fire station since July 2001. The scheduled project completion date is February 10, 2003.

## 24. Parkwood-Plaza Intersection Improvements

**Action: A. Approve budget ordinance transferring transportation capital investment funds totaling \$300,000; and**

**B. Approve Change Order #1 to the Parkwood-Plaza Intersection Improvements Contract with Blythe Construction, Inc. for \$204,000.86**

**Staff Resource:** Imad Fakhreddin, Engineering and Property Management

### **Explanation:**

The budget ordinance transfers \$300,000 from Minor Roadway Improvement projects to the Parkwood-Plaza project. These funds are available from completed projects.

The Parkwood-Plaza Intersection Improvement project adds an inbound left turn lane on The Plaza at Parkwood, and an outbound right turn only lane on Parkwood at The Plaza. It also provides a pedestrian refuge median on Parkwood between McDowell and The Plaza, in addition to sidewalk and landscaping.

Council awarded the original contract to Blythe Construction, Inc. on April 09, 2001 for \$725,587.56.

This change order will provide funds for:

- overruns in undercut excavation due to poor sub-grade material;
- additional milling necessary to achieve proper roadway cross slope;
- additional asphalt due to extra milling and asphalt patch at median curb;
- additional curb, sidewalk and drives due to field changes; and
- removal of existing trolley tracks not shown on the original survey.

### **Funding:**

Transportation Capital Investment Plan

### **Attachment 14**

Budget Ordinance

## 25. Stream Restoration Services

**Action: Approve Amendment #1 for \$250,000 to the agreement for engineering services with CH2M Hill, Inc. for stream restoration services.**

**Staff Resource:** Tim Richards, Engineering & Property Management

**Explanation:**

The quality of many of Charlotte's streams has deteriorated due to erosion and urban pollution. As Charlotte Storm Water Services works to reduce flooding with Capital Improvement Projects, state and federal environmental regulatory agencies require that the City perform stream restoration to offset the possible negative environmental effects of the Capital Improvement Projects. Stream restoration is the process of converting a deteriorated stream to a more natural and healthy system. The benefits of stream restoration include beautification, improved water quality, increased green space, and improved wildlife habitat.

On March 27, 2000, the City approved the original agreement with CH2M Hill for \$125,000 as one of three contracts to provide stream restoration design services to offset possible negative environmental effects of Capital Improvement Projects.

This amendment will provide funding to continue those services for various City projects, including preparing a mitigation credit proposal for Edwards Branch Watershed Improvement project, design for the Winterfield Tributary restoration and support for stream restoration ranking.

**Funding:**

Storm Water Capital Investment Plan

## 26. Charleston/Monroe Storm Drainage Improvements

**Action: Approve amendment #2 for \$548,271 with US Infrastructure of Carolina, Inc. for the engineering design phase of the Charleston/Monroe Storm Drainage Improvements.**

**Staff Resource:** Tim Richards, Engineering & Property Management

**Explanation:**

The Charleston/Monroe Storm Drainage Improvement project will reduce street and house flooding in the neighborhood bounded by Sharon Amity

Road, Holbrook Drive, Jerilyn Drive, Doncaster Drive and Worcaster Place and contributes to the main stem of McMullen Creek. Council approved the original agreement on August 28, 2000 for \$119,470 for the planning phase services. The City Engineer approved a first amendment to the agreement for analysis of storm drainage system alternatives on January 22, 2001 for \$40,530.

At the time of approval of the original agreement, an amendment was anticipated for design services. This amendment for design services includes finalizing design and preparing construction drawings for the storm drainage infrastructure improvements.

**Community Input:**

Community input will be carried out using the City's citizen involvement process.

**MWBD:** US Infrastructure of Carolinas is an ABE firm.

**Funding:**

Storm Water Capital Investment Plan

## 27. Architectural Services for Fire Station #10 Replacement

**Action: Approve contract with ADW Architects, P.A. in the amount of \$237,200 for architectural services for replacement of Fire Station #10.**

**Staff Resource:** David Garner, Engineering & Property Management

**Explanation:**

Existing Fire Station #10 (2136 Remount Road) will be replaced with a new, 15,000-square foot, four-bay, one story station. The new station will be on a 3.8-acre parcel on the north side of Wilkinson Boulevard between Highland and Weyland Avenues. The existing station was constructed in 1957 and has inadequate space and outdated internal layout in several critical areas. The HVAC needs to be replaced, parking is inadequate, female baths are needed and the apparatus bay cannot accommodate modern vehicles. A study determined that replacement is more cost effective than renovation.

**Funding:**

Government Facilities Capital Investment Plan



**28. Transit Grant Resolution and Budget Ordinance**

**Action:** **A. Adopt a resolution authorizing a ratification of the filing of the application with the North Carolina Department of Transportation (NCDOT) to apply and receive grant funds for transit assistance, and authorize CATS Chief Executive Officer to execute funding agreements with this agency; and**

**B. Adopt a budget ordinance appropriating \$8,200,000 from the Transit Fund to the Transit Capital Fund for this project.**

**Staff Resource:** Dee Pereira, Charlotte Area Transit System

**Policy:**  
 The 2025 Transit/Land Use Plan which calls for changing the area’s land use patterns to concentrate development in major corridors and implement high capacity transit services in these corridors.

**Explanation:**  
 This action authorizes the acceptance of funds for the South Corridor Transitway project from the North Carolina Department of Transportation (NCDOT).

CATS will participate in funding the cost of advanced light rail work in the South Corridor up to \$8.2 million. In order to coordinate with the schedule for Charlotte’s Historic Trolley project, some of the Light Rail program construction must be completed early. Since the schedule for the advanced light rail construction does not coincide with the federal process for the South Corridor Transitway project, it does not qualify for federal funding at this time. Therefore, the Director of the Charlotte Area Transit System negotiated with the State to fund up to 50% of the \$8.2 million cost of the Advanced Light Rail Project. The North Carolina Board of Transportation approved this request based on cost reductions that will occur as a result of the trolley and light rail work being completed at the same time.

A financial summary of the grant applications is as follows:

NCDOT	\$4,100,000
CATS	<u>\$4,100,000</u>
TOTAL	\$8,200,000

**Funding:**  
 The budget ordinance estimates and appropriates federal and state grant funding and transfers the City’s local match appropriated in the FY 2001/FY 2002 budgets.

**Attachment 15**

- Resolution
- Budget Ordinance

**29. South Corridor Continuing Preliminary Engineering**

**Action:**

- A. Approve an amendment to an existing contract with Parsons Transportation Group for an amount up to \$8,456,000 to continue preliminary engineering phase for the South Corridor to 45% design level;**
- B. Adopt a resolution authorizing the City Manager and CATS CEO to submit grant applications and execute funding with the Federal Transit Administration (FTA) and NCDOT for FY 2002 transit assistance; and**
- C. Adopt a budget ordinance appropriating \$10,320,000 from the Transit Fund to the Transit Capital Fund for this project.**

**Staff Resource:** Ronald Tober, Charlotte Area Transit System

**Policy:**

A goal of the 2025 Transit Land Use Plan calls for the implementation of a light rail transit system for the City's South Corridor.

**Explanation:**

On February 27, 2002, the Metropolitan Transit Commission (MTC) adopted a resolution approving CATS to move forward with Continuing Preliminary Engineering on the South Corridor LRT Project during public review of the Draft Environmental Impact Statement. Continuing Preliminary Engineering will prevent a delay of up to four months in completion of the Project, which could cost as much as \$4 million, by allowing design and engineering work on the South Corridor to go forward while awaiting Federal approval to proceed with the Project. CATS has submitted an application to the Federal Transit Administration for formal approval to use grant funds for Continuing Preliminary Engineering.

The request is for Council approval to amend the existing Preliminary Engineering Contract and to receive federal funds to continue design work for the South Corridor to the 45% design completion level. This effort will include continuing project management, preliminary design and engineering for facilities, civil and structural elements, station finishes, and vehicle engineering.

**Background:**

On October 10, 2000, the City executed a \$5.8 million agreement with the Parsons Transportation Group for preliminary engineering which advanced

the South Corridor design to the 30% design completion level. The existing grant for preliminary engineering is \$6,234,000.

**Funding:**

In order to amend the existing grant to include Continuing Preliminary Engineering for the South Corridor, amounts equal to the FTA, NCDOT and CATS share of the project must be advanced to the Transit Capital Fund from the Transit Fund as follows:

FTA	\$5,160,000
NCDOT	\$2,580,000
CATS	\$2,580,000
Total:	\$10,320,000

**Attachment 16**

Resolution

Budget Ordinance

**30. Agreement for Trip Planning Software**

**Action: Approve an agreement with Giron Inc. to provide a Trip Planning Software program for CATS fixed route services and authorize the Chief Executive Officer of CATS to execute an agreement for an amount not to exceed \$250,000.**

**Staff Resource:** Olaf Kinard, Charlotte Area Transit System

**Explanation:**

The overall objective of the trip planning software application for the Charlotte Area Transit System (CATS) is to provide improved customer information on all fixed transit route services and accommodate a higher volume of customer inquires. Customers can call in and provide the address of where they are and where they want to go, or just mention major landmarks in the Charlotte region. CATS customer service representatives will then enter the information and the trip planning system will provide up to 6 different ways that customers can get to their destination via a CATS route. Once a customer chooses a trip that meets their needs, an itinerary is developed which can be mailed, faxed or e-mailed to the customer with a map and detailed instructions. Eventually, CATS will procure the complementary product that allows this function to be accessed from CATS' website.

CATS' telephone inquiries increased 48% in FY01 to over 810,283 customer calls; and year-to-date customer calls are up 45%. Traditionally, transit related calls average one minute and thirty-six seconds per customer. The trip planning software is projected to lessen the time required for trip planning inquiries, while increasing the accuracy of information provided customers.

The firm of Giro, Inc. was selected pursuant to a competitive Request For Proposal (RFP) procurement process. This was an advertised solicitation. The request for proposals was advertised in the Charlotte Observer and Passenger Transport. There were two responses to the RFP from the following firms:

Giro, Inc.  
Trapeze Software Group, Inc.

A technical evaluation committee comprised of CATS Marketing, Bus Operations Division and Administration staff evaluated the proposals against the following criteria:

- work plan for providing, implementing and supporting the proposed system
- capability for implementing the system
- experience and qualifications of the firms
- references

The technical proposals accounted for 70% of the total evaluation and the proposed price accounted for the remaining 30% of the evaluation.

Pursuant to the guidelines established by FTA Circular 42201D, competitive negotiations were conducted with Giro, Inc. and Trapeze Software Group, Inc. At the conclusion of the negotiations, CATS staff requested best and final offers from the firms. As a result of the evaluation of the best and final offers, the proposal submitted by Giro, Inc. was determined to be the most responsive proposal to the RFP.

**DBE%:0%**

Race Neutral Measures were applied to this solicitation. No specific Disadvantaged Business Enterprise Goal was applied to this project. CATS approved DBE Goal Methodology for Fiscal Year 02, identifies that six percent (6%) of the overall 15.6% be attained through Race Neutral measures.

**Funding:**

CATS Capital Investment Plan

## 31. Transit Bus Procurement

- Action:**
- A. Approve a five-year contract with the Gillig Corporation for high floor 40-foot suburban buses, low floor 40-foot buses, low floor 30-foot buses and related equipment;**
  - B. Approve the purchase of up to 22 high floor 40-foot suburban buses and 14 low floor 40-foot suburban buses from the Gillig Corporation in FY2002 for an amount not to exceed \$11,800,000.**
  - C. Approve a resolution certifying compliance with the competitive procurement proposal requirements.**

**Staff Resource:** Keith Parker, Charlotte Area Transit System

**Policy:**

This action is consistent with the 2025 Transit/Land Use Plan and Countywide Transit Services Study for the continued development and expansion of the transit system in the county and region-wide.

**Explanation:**

The contracts with Gillig Corporation are for the purchase of three different types of buses over the next five years. The high floor 40-foot suburban buses are designed with amenities, such as upholstered seating and reading lights, to provide comfortable service on the express routes where customers ride for longer periods of time. The low floor 40-foot buses are designed to provide quick and easy access for the high volume ridership on local routes. The low floor 30-foot buses are smaller vehicles designed to provide service for the hubs at the Beatties Ford, Eastland and Arrowood locations.

Buses, purchased over a five-year period, will be used to expand local and express services and provide new feeder services for the South Corridor light rail line. The number of buses that will be purchased each year are in compliance with CATS approved Five-Year Capital Program.

In FY2002 CATS plans to purchase 22 high floor 40-foot suburban buses and 14 low floor 40-foot buses from the Gillig Corporation for an amount not to exceed \$11,800,000.

The Metropolitan Transit Commission and Transit Services Advisory Committee recommend these actions.

**DBE Compliance:**

Gillig Corporation is in compliance with the Federal Transit Administration's (FTA) regulation 49 CFR Part 26.45 which requires DBE certifications from Transit Vehicle Manufacturers as a condition of being authorized to bid on transit procurements funded by FTA.

**Summary of Bids:**

Pursuant to a Council approved transit procurement process authorized in Section 8.87 of the City Charter, CATS issued a Request for Proposal (RFP) and advertised the RFP in the monthly publication of *Passenger Transport* on October 29, 2001 to purchase up to 235 buses over the next five years. On February 19, 2002, proposals were received as indicated below:

<b>High Floor 40-foot Suburban Bus</b>	<b>Low Floor 40-foot Bus</b>	<b>Low Floor 30-foot Bus</b>
Orion Bus Industries	Orion Bus Industries	Orion Bus Industries
Gillig Corporation	Gillig Corporation	Gillig Corporation
National Bus Sales & Leasing	New Flyer of America	New Flyer of America
		Chance Coach, Inc.
		El Dorado National, Inc.
		Orion (alternate proposal)

In compliance with the City's competitive proposal procurement procedures that conform with applicable federal and state laws and reflect applicable state and local laws and regulations, an evaluation committee of six members from CATS Operations/Management and Bus Operations Division scored each proposal against criteria established by the RFP. Technical evaluation accounted for 55% and cost accounted for 45% of the total score.

Gillig Corporation received the highest score as the most responsive proposal offering the best value for the high floor 40-foot suburban buses at a unit cost of \$311,582 and the low floor 40-foot suburban buses at a unit cost of \$297,898.

Gillig Corporation and Chance Coach, Inc. were scored within a competitive range for the low floor 30-foot bus and negotiations, as permitted in competitive proposal procurements, were conducted with both firms. Both firms were invited to and delivered a Best and Final Offer (BAFO) on March 13, 2002. Based on the BAFO, the Evaluation Committee recommends award to Gillig Corporation who submitted the most responsive proposal offering the best value for the low floor 30-foot buses at a unit cost of \$272,658.

**Funding:**

CATS FY 2002 Capital Program Funds

**Attachment 17**  
Resolution

### 32. Workforce Development Board (WDB) Contract

**Action: Approve an amendment to the WDB contract to increase funds available for youth services by \$617,533, allowing the WDB to contract with vendors to serve youth.**

**Staff Resource:** Tom Warshauer, Neighborhood Development

**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 for adults and youth are part of the City's overall neighborhood revitalization strategy and are coordinated with partner agencies through the Charlotte-Mecklenburg Workforce Development Board (WDB).

**Explanation:**

On June 25, 2001, Council approved a \$1,729,367 contract with the WDB to deliver adult and youth employment services to the Charlotte-Mecklenburg area. At that time, Council did not allocate the full funding available under the Workforce Investment Act because the WDB had two existing contracts in place for youth services. One was with the Charlotte-Mecklenburg School System (CMS) and the other was with Bridge Jobs Program, a local non-profit serving employment needs for youth out of school. Both contractors have performed successfully and the WDB intends to renew those contracts.

The new contract with CMS will be in the amount of \$430,599. CMS will serve 161 at risk youth (100 new, 61 carryover) to prevent dropouts. This is at a cost of \$2,675 per student. The program includes a year round educational component and a summer employment program.

The previous contract with CMS was for \$198,665 to serve sixty-five (65) 9<sup>th</sup> grade youth, which included summer employment opportunities. Of the 65 youth that participated in the program, 61 of those students (93.8%) are now enrolled in the 10<sup>th</sup> grade at CMS.

The remaining \$186,934 in WDB youth funds will be used by the Bridge Jobs Program for 75 youth out of school at a cost of \$2,492 per youth. The previous contract with Bridge in the amount of \$171,340 provided educational and placement services for 50 out of school youth. Of that total, 15 participants have completed requirements for a high school diploma and 28 obtained full or part-time employment.

**Background:**

On June 12, 2000, Council approved an agreement between the WDB and the Chief Elected Official outlining their respective roles and responsibilities. Under the agreement, it is the responsibility of the WDB to implement WIA services according to State guidelines and monitor the performance of WIA contractors. Council granted the WDB authority on June 25, 2001 to directly

contract with vendors. The City is responsible for fiscal management and compliance associated with the WDB contract.

**Community Input:**

Youth Council, WDB Executive Committee, WDB

**Funding:**

Federal, U.S. Department of Labor, Workforce Investment Act of 1998 (as amended August 11, 2000)

**Attachment 18**

Approved WDB Budget and proposed WDB Budget

### 33. Sewer Rate Methodology Change

**Action: Approve an ordinance amending City Code Chapter 23, Water And Sewer Rate Structure Methodology, to establish a volume limit (sewer cap) for the multi-family user classification at 11 CCF (100 cubic feet) per dwelling unit to be effective May 1, 2002.**

**Staff Resource:**

Doug Bean, Utilities

**Explanation:**

On July 1, 1994, the City implemented a block rate structure designed to conserve water and to recover the additional cost associated with meeting the excess summer demand due to nonessential lawn watering. Council approved a revision to this structure in March 2001 that provided an even stronger financial incentive to conserve. A portion of the approved revision was implemented in May 2001 and the second part will be implemented in May 2002.

Along with the original water block rate implementation in 1994, a sewer volume limit (cap) was also implemented for residential users. This means residential users do not pay a sewer charge after the first 18 CCF (13,465 gallons) of metered water usage, recognizing that not all water usage is returned to the sewer.

Multi-family users (apartment buildings with a single master meter) were excluded from the cap based on the assumption that they had very little nonessential usage such as lawn watering that would not be returned to the sewer system.

Since 1994 more multifamily structures with master meters have been built that have “nonessential” usage, mainly lawn watering. Multi-family users are charged the same type of increasing “block” water rates as residential users, but with lower cut-offs for the blocks.



Over the past year Utilities have discussed with developers and the apartment association the need for considering a sewer volume cap for the multi-family classification.

Utilities staff made a recommendation to the Utilities Advisory Committee that a sewer volume cap of 11 CCF per dwelling unit be established for the multi-family classification and the Committee approved the recommendation with an implementation date of May 1, 2002. It is estimated that the new multi-family sewer volume cap of 11 CCF (which compares to a residential cap of 18 CCF) will have minimal revenue impact.

### **Attachment 19**

Proposed Ordinance

## **34. Mallard Creek Water Reclamation Facility (WRF) Expansion-Contract Amendment With Black & Veatch**

**Action: A. Approve a budget ordinance appropriating \$774,000 from Utilities Revenue Bonds to Mallard Creek Wastewater Treatment Plant Expansion; and**

**B. Approve Amendment #3 for \$774,000 with Black & Veatch LLP for engineering services at the Mallard Creek WRF Expansion Project.**

**Staff Resource:** Doug Bean, Utilities

### **Explanation:**

The original \$4,118,109 contract with Black & Veatch was approved by Council on November 10, 1997 to provide construction administration and inspection services for the Mallard Creek WRF expansion from 6 to 12 million gallons per day (MGD) project. The project was broken into two phases, an expansion from 6 to 8 MGD as a first phase and a second phase expansion from 8 to 12 MGD. The contract period was for a three-year period. The construction contractor is significantly behind schedule and will likely not finish until November of 2002. As a result, additional construction management and inspection services are needed. The purpose of Amendment #3 is to appropriate funds to compensate the engineering consultant for these services.

Since a majority of the extended construction period lies on the contractor's inability to meet the schedule, we anticipate recovery of some, if not a large portion, of the additional service cost through liquidated damages.

With this amendment, the contract with Black & Veatch will increase from \$5,745,722 to \$6,519,722. Amendment #1, in the amount of \$96,800 was

approved by the City Manager on September 30, 1998 and Amendment #2, in the amount of \$1,530,813, was approved by Council on September 11, 2000.

**Funding:**

Sewer Capital Investment Plan

**Attachment 20**

Budget Ordinance

**35. Consolidated Influent Pumping Station at McAlpine Creek WWMF-Professional Services Contract**

**Action: Approve a contract with HDR Engineering, Inc. of the Carolinas for \$523,088 to provide preliminary design services for the Consolidated Influent Pumping Station at McAlpine Wastewater Management Facility.**

**Staff Resource:**

Doug Bean, Utilities

**Explanation:**

This contract will provide for the preliminary design of the consolidated influent pumping station (CIPS) project at the McAlpine Creek Wastewater Management Facility. There are two factors driving the project. The first is an increase in dry weather and peak wet weather flows that the WWMF will incur as a result of the proposed McAlpine Creek Relief Sewer project. The second factor is the need to replace the existing North and South Plant Pumping Stations that have been in operation since the late 1960s. The purpose of this phase of the project is to carefully evaluate all feasible options for future design and construction of the CIPS project.

A future contract for final design and construction administration services will be presented to Council for approval in the fall of 2002.

The Engineering firm of HDR was selected to perform this work in accordance with Council's approved selection process. Fifteen firms were contacted with a Request for Qualifications. Of these fifteen, nine proposals were received and three were short-listed and subsequently interviewed before HDR was selected.

**Funding:**

Sewer Capital Investment Plan

### 36. Water and Sewer Main Construction Street Main Extensions Renewal

**Action: Approve Renewal #1 for \$828,361.20 with UW2 Contractors, Incorporated for continued construction of FY 01 Contract #110 water and sewer street main extensions.**

**Staff Resource:** Doug Bean, Utilities

**Explanation:**

This renewal will enable Utilities to continue construction throughout the City of Charlotte and Mecklenburg County for applicants who have requested water and sewer main street main extensions.

The contract document provides for renewal of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and workmanship. This renewal will increase the contract amount for FY01 Contract #110 from \$828,361.20 to \$1,656,722.40.

**Funding:**

Water and Sewer Capital Investment Plan

### 37. FY02 Contract G-Water & Sewer Service Installations-Budget Ordinance and Contract Award

**Action: A. Approve a budget ordinance appropriating \$2,250,000 to New Water Service Installations from Water and Sewer Operating Fund Balance (\$1,500,000) and from New Sewer Service Installations (\$750,000); and**

**B. Award a contract to B.R.S., Incorporated of Richfield, North Carolina for their low bid of \$2,259,741 for installation of water and sewer services.**

**Staff Resource:** Doug Bean, Utilities

**Explanation:**

This work was initially funded at \$7,650,000 for installation of water services; however, an additional \$2,250,000 is requested to allow for award of this contract.

This project consists of various water and sewer connection installations as requested by CMU customers. Over the past year, the request for new connections has exceeded the ability of City staff to install these connections in a timely manner. Current workload requires a customer to wait 12 to 14 weeks for new service installations. This contract will allow customers to receive service within 4 weeks of request without adding staff.

In addition to this contract, City staff and informal contracts will also install a portion to the water and sewer service connections.

**Funding:**

Water and Sewer Capital Investment Plan

**Attachment 21**

Budget Ordinance

### 38. Airport Paging System Change Order

**Action: Approve a change order to Aneco Electrical Construction in the amount of \$263,714 for installation of equipment for the paging system for Concourse D and installation of cable for a closed circuit television system in Concourse E.**

**Staff Resource:**

Jerry Orr, Aviation

**Explanation:**

This change order will provide cable needed to support the closed circuit television system in Concourse E and install equipment for the paging system in the Concourse D expansion.

The Airport Advisory Committee recommends this action.

**Background:**

August 23, 1999 - Council approved issuance of \$51,054,800 in General Airport Revenue Bonds to construct additional gates on Concourses A and D and construct a new Concourse E.

October 10, 2000 - Council awarded a contract in the amount of \$3,797,300.00 to construct a new Federal Inspection Service Facility, construct Concourse E and expand Concourse D and the terminal building.

August 27, 2001 - Council approved a change order to Aneco Electrical Construction in the amount of \$379,829 for communication wiring for Concourse E.

January 14, 2002 - Council approved a change order to Aneco Electrical construction in the amount of \$374,243 for communication wiring to operate airline computer systems and the airport's flight information display systems on Concourse D.

**Funding:**

Airport Capital Investment Plan

### 39. Airport Lease Agreement with Continental Airlines

**Action: Approve a lease with Continental Airlines for space at Charlotte/Douglas International Airport.**

**Staff Resource:** Jerry Orr, Aviation

**Explanation:**

In 1985, when the City first issued Airport Revenue Bonds, airlines that operated at the Airport were given the opportunity to enter into long-term leases. All airlines that have signed such long-term leases are eligible to rent space at the terminal and to share in a certain percentage of Airport revenues. In return, the signatory airlines guarantee payment of the Revenue Bonds. Current signatory airlines are US Airways, American, United, Delta and Northwest.

Continental began service at Charlotte in May 1996 and subleased space from other carriers until Concourse A was expanded in 2001. Continental now wishes to become a signatory airline. As a result, it will pay a fixed rent, even if it decreases its operations at the Airport, and it will become a guarantor of the Airport Revenue Bonds. Continental will pay landing fees, rent for facilities, and maintenance and operating expenses. The first year contract estimate is more than \$100,000.

The term of the Master Lease is through 2016.

The Airport Advisory Committee recommends this action.

### 40. Federal Express Lease Agreement

**Action: Approve a 6.5 year lease between the City and Federal Express Corporation for office/warehouse space at Charlotte/Douglas International Airport. The lease rate is \$79,077 per year.**

**Staff Resource:** Jerry Orr, Aviation

**Explanation:**

In 1979, the Airport built a 12,090 square foot building consisting of office and warehouse space located in the area now known as the Charlotte Air Cargo Center. Federal Express leased the premises for operation of their express parcel service. The original lease had a term of 10 years, which expired in 1989. Federal Express has continued to lease the premises since their current lease extends through 2003.

Federal Express desires to execute a new lease that extends through September 2008. Federal Express wishes to make this lease end on the same date as its lease on another cargo building at the Airport. In addition, Federal Express wants to renew at its current lease rate and does not want to

wait until 2003 when the current lease expires to renew. The lease rate would remain \$79,077 per year.

The Airport Advisory Committee recommends this action.

#### **41. Airport Building Systems Services Contract**

**Action: Approve amendment of the service contract with Johnson Controls, Inc. for building management and fire alarm systems maintenance at the Airport. This amendment increases annual expenditures from \$215,856 in the first year of the contract to \$244,260 for the second year of the contract, and to \$265,464 for the third year.**

**Staff Resource:** Jerry Orr, Aviation

**Explanation:**

Airport personnel perform routine maintenance and service of building systems. More complex elements of the building automation systems requiring specialized tools and training are maintained through a contract with Johnson Controls. This contract amendment provides preventive maintenance for building management system components, which have been and are being installed as part of the Concourses A, D, and E expansion projects. The existing contract runs for three years with an option to renew for two additional one-year terms.

**Funding:**

Airport Operating Budget

#### **42. Airport Elevator/Escalator Maintenance Service Contract**

**Action: Approve amendment of the service contract with Otis Elevator Company for the maintenance of certain elevators, escalators, and moving sidewalks at the airport. This amendment is for five years with the option to exercise two, one-year renewals at an initial monthly cost of \$9,542.45 increasing to \$23,531.45 at the end of the warranty periods for the new installations. Monthly cost is adjusted annually based on changes in labor and material indexes.**

**Staff Resource:** Jerry Orr, Aviation

**Explanation:**

Otis Elevator Company has provided maintenance for elevators, escalators, and moving sidewalks in the Airport since 1991. The existing contract, which

expires in June 2006, covers service for three elevators, four escalators, and two moving sidewalks. This contract amendment provides for the addition of seven elevators, nine escalators, and eight moving sidewalks, which are being installed by Otis as part of the Concourses D and E Expansion Project. Additionally, Otis will provide daily walk-thru inspections of all their equipment.

The remaining escalators, elevators, and moving sidewalks will continue to be maintained by Schindler Elevator Corporation.

The Airport Advisory Committee recommends this action.

**Funding:**

Airport Operating Budget

### 43. Property Transactions

**Action: Approve the following property acquisitions (A-W) and adopt the condemnation resolutions\* (X-000).**

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

**Acquisitions:**

- A. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** George and Effie Nickols  
**Property Address:** Garrison Road  
**Property to be acquired:** 2.348 acres  
**Improvements:** Vacant land  
**Purchase Price:** \$147,700  
**Zoned:** I1  
**Use:** Vacant land  
**Tax Value:** \$71,350  
**Tax Code:** 141-131-13

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

- B. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** C G C Leasing Inc.  
**Property Address:** 9521 and 9623 Dixie River Road  
**Property to be acquired:** 1.629 acres  
**Improvements:** Two commercial buildings  
**Purchase Price:** \$557,879  
**Zoned:** I1R3  
**Use:** Commercial  
**Tax Value:** \$322,960  
**Tax Code:** 113-154-01
- C. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** John Belk ET AL  
**Property Address:** 8124 Cathey Drive  
**Property to be acquired:** .327 acres  
**Improvements:** Vacant land  
**Purchase Price:** \$16,250  
**Zoned:** RMH  
**Use:** Vacant land  
**Tax Value:** \$2,240  
**Tax Code:** 113-103-02
- D. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Jimmy Renegar & Gloria Coltharp  
**Property Address:** 7607 Rupp Road  
**Property to be acquired:** .649 acres  
**Improvements:** Commercial buildings  
**Purchase Price:** \$335,000  
**Zoned:** I1  
**Use:** Warehouses  
**Tax Value:** \$191,870  
**Tax Code:** 113-142-07 and 113-142-09
- F. Project:** Sharon Amity at Lyttleton Drive, Parcel #4  
**Owner(s):** Sarah Elizabeth Brewer Abernathy, Executrix  
**Property Address:** 1009 North Sharon Amity Road  
**Property to be acquired:** 4,927 sq.ft. (0.113 ac.) of Fee Simple plus 575 sq.ft. (0.013 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$15,000  
**Remarks:** This acquisition is required for the Sharon Amity at Lyttleton Drive Project. Compensation was established by an independent, certified appraisal and an appraisal review.  
**Zoned:** R-3  
**Use:** Single Family Residential  
**Tax Code:** 157-202-04  
**Total Parcel Tax Value:** \$50,120



- G. Project:** Old Statesville Road Widening, Parcel #58 and #61  
**Owner(s):** E. C. Griffith Company  
**Property Address:** 7416 and 7600 Old Statesville Road  
**Property to be acquired:** 137,911 sq.ft. (3.168 ac.) of Fee Simple Acquisition  
**Improvements:** None  
**Purchase Price:** \$206,500  
**Remarks:** This acquisition is required for the Old Statesville Road Widening Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** B-1  
**Use:** Business/Vacant  
**Tax Code:** 043-062-04 and 043-088-13  
**Total Parcel Tax Value:** \$98,010
- H. Project:** Albemarle Road Streetscape, Parcel #10  
**Owner(s):** Spiro Tsiarus and Ilias Kalopitas  
**Property Address:** 6416 Albemarle Road  
**Property to be acquired:** 1,879 sq.ft. (.043 ac.) of Permanent Sidewalk Easement plus 607 sq.ft. (.014 ac.) of Temporary Construction Easement  
**Improvements:** Landscaping  
**Purchase Price:** \$11,375  
**Remarks:** This acquisition is required for the Albemarle Road Streetscape Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** B-2  
**Use:** Restaurant/Commercial  
**Tax Code:** 133-171-17  
**Total Parcel Tax Value:** \$635,390
- I. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #22  
**Owner(s):** Selwyn Avenue Presbyterian Church, Charlotte, North Carolina Presbyterian Church, USA  
**Property Address:** 2929 Selwyn Avenue  
**Property to be acquired:** 599 sq.ft. (.014 ac.) Land (Fee Right-of-Way), 1,656 sq.ft. (.038 ac.) of Permanent Sidewalk and Utility Easement, plus 2,020 sq.ft. (.046 ac.) of Temporary Construction Easement  
**Improvements:** Asphalt Pavement, Concrete Walkways, Landscaping and Maple Tree  
**Purchase Price:** \$34,380  
**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** R-3  
**Use:** Church and Church Offices

**Tax Code:** 175-094-25  
**Total Parcel Tax Value:** \$2,414,580

- J. Project:** Albemarle Road Streetscape, Parcel #15  
**Owner(s):** Carolina Motor Club, Inc.  
**Property Address:** 6600 AAA Drive  
**Property to be acquired:** 11,286 sq.ft. (0.259 ac.) of Permanent Easement plus 1,573 sq.ft. (0.036 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$13,600  
**Remarks:** This acquisition is required for the Albemarle Road Streetscape Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** 015CD  
**Use:** Office  
**Tax Code:** 103-261-11  
**Total Parcel Tax Value:** \$1,039,300
- K. Project:** Grier Road/Rocky River Road Intersection Improvements, Parcel #1  
**Owner(s):** John B. McLaughlin and Margaret A. McLaughlin  
**Property Address:** 8735 Grier Road  
**Property to be acquired:** 63,078 sq.ft. (1.448 ac.) of area to be acquired in Fee Simple, plus 88 sq.ft. (0.002 ac.) of Permanent Easement, plus 4,468 sq.ft. (0.103 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$45,450  
**Remarks:** This acquisition is required for the Grier Road/Rocky River Road Intersection Improvements Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** R-5  
**Use:** Residential  
**Tax Code:** 105-082-03  
**Total Parcel Tax Value:** \$107,150
- L. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #7  
**Owner(s):** Leonard G. Kornberg and Wife, Kenna C. Ray-Kornberg  
**Property Address:** 3020 Selwyn Avenue  
**Property to be acquired:** 327 sq.ft. (.007 ac.) of Fee Simple plus 841 sq.ft. (.019 ac.) of Permanent Sidewalk Easement, plus 1,003 sq.ft. (.023 ac.) of Temporary Construction Easement  
**Improvements:** Concrete Walk, Grassed Area, Various Plants, Sprinkler Head and Flagstone Wall  
**Purchase Price:** \$29,000

**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. Compensation was established by an independent, certified appraisal and appraisal review.

**Zoned:** R-5

**Use:** Single Family Residential

**Tax Code:** 175-151-31

**Total Parcel Tax Value:** \$257,510

- M. Project:** 2001 Annexation Back Creek Church Road Trunk G&H, Parcel #25
- Owner(s):** Fred A. Teeter and Wife, Jessie G. Teeter
- Property Address:** 3101 Rocky River Road
- Property to be acquired:** 17,167 sq.ft. (0.394 ac.) of Permanent Easement plus 23,071 sq.ft. (0.530 ac.) of Temporary Construction Easement
- Improvements:** None
- Purchase Price:** \$10,525
- Remarks:** This acquisition is required for the 2001 Annexation Back Creek Church Road Area Trunk G&H Project. Compensation was established by an independent, certified appraisal review.
- Zoned:** R-3
- Use:** Vacant
- Tax Code:** 105-031-27
- Total Parcel Tax Value:** \$181,710
- N. Project:** 2001 Annexation Mount Holly-Huntersville Road Area Trunk RR1, Parcel #5
- Owner(s):** Addie Mae Reames Estate by Ella M. Chapman, Executrix
- Property Address:** 8628 Reames Road
- Property to be acquired:** 16,520 sq.ft. (0.379 ac.) of Permanent Easement plus 27,380 sq.ft. (0.629 ac.) of Temporary Construction Easement
- Improvements:** None
- Purchase Price:** \$15,775
- Remarks:** This acquisition is required for the 2001 Annexation Mount Holly-Huntersville Road Area Trunk RR1 Project. Compensation was established by an independent, certified appraisal and an appraisal review.
- Zoned:** R-3
- Use:** Single Family Residential
- Tax Code:** 025-121-03
- Total Parcel Tax Value:** \$273,320
- O. Project:** Graham Street at 30th/Norris Avenue Intersection Improvements, Parcel #4, #6, #7
- Owner(s):** Russell Investment Corporation

**Property Address:** 2631, 2647, 2703 North Graham Street  
**Property to be acquired:** 3,620 sq.ft. (0.083 ac.) of Fee Simple, plus 96 sq.ft. (0.002 ac.) of Permanent Easement, plus 6,645 sq.ft. (0.153 ac.) of Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$31,130

**Remarks:** This acquisition is required for the Graham Street at 30<sup>th</sup>/Norris Avenue Intersection Improvements Project. Compensation was established by an independent, certified appraisal and an appraisal review.

**Zoned:** I-2

**Use:** Vacant

**Tax Code:** 079-073-16 (4); 079-073-17 (6); 079-091-06 (7)

**Total Parcel Tax Value:** \$278,460

- P. Project:** Old Statesville Road Widening, Parcel #88,  
**Owner(s):** E. C. Griffith Company  
**Property Address:** 8000 Old Statesville Road  
**Property to be acquired:** 404,506 sq.ft. (9.286 ac.) of Fee Simple Acquisition  
**Improvements:** None  
**Purchase Price:** \$910,139  
**Remarks:** This acquisition is required for the Old Statesville Road Widening Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** B-2  
**Use:** Business/Vacant  
**Tax Code:** 043-088-01 and 043-085-18  
**Total Parcel Tax Value:** \$246,730
- Q. Project:** Central Avenue Streetscape, Parcel #35  
**Owner(s):** Morris Investment Company, Inc.  
**Property Address:** Central Avenue  
**Property to be acquired:** 701 sq.ft. (0.016 ac.) of Fee Simple plus 52 sq.ft. (0.001 ac.) of Permanent Easement, plus 2,311 sq.ft. (0.053 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$12,675  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. Compensation was established by an independent, certified appraisal and an appraisal review.  
**Zoned:** 06CD  
**Use:** Vacant  
**Tax Code:** 101-172-11  
**Total Parcel Tax Value:** \$103,900
- R. Project:** Freedom Drive (NC27) Widening, Parcel #345  
**Owner(s):** Carol Stephens and Valerie L. Stephens  
**Property Address:** 3932 Freedom Drive

**Property to be acquired:** Total Take

**Improvements:** None

**Purchase Price:** \$76,200

**Remarks:** This acquisition is required for the Freedom Drive (NC27) Widening Project. Compensation was established by two independent, certified appraisals and an appraisal review.

**Zoned:** R22MF

**Use:** Single Family Residential

**Tax Code:** 063-052-04

**Total Parcel Tax Value:** \$56,210

**S. Project:** 2001 Annexation Prosperity Church Road Area, Parcel #39

**Owner(s):** Elizabeth Penniger Davis

**Property Address:** 9040 Browne Road

**Property to be acquired:** 22,370 sq.ft. (0.514 ac.) of Permanent Easement plus 45,620 sq.ft. (1.047 ac.) of Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$14,150

**Remarks:** This acquisition is required for the 2001 Annexation Prosperity Church Road Area Project. Compensation was established by an independent, certified appraisal and an appraisal review.

**Zoned:** R-3

**Use:** Vacant

**Tax Code:** 027-092-02A

**Total Parcel Tax Value:** \$218,060

**T. Project:** 2001 Annexation Mount Holly-Huntersville Road Area, Parcel #28 and #15

**Owner(s):** Larry F. Swaringen and Wife, Linda N. Swaringen

**Property Address:** 4709 Lakeview Road

**Property to be acquired:** 64,890 sq.ft. (1.490 ac.) of Permanent Easement plus 120,680 sq.ft. (2.770 ac.) of Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$39,787

**Remarks:** This acquisition is required for the 2001 Annexation Mount Holly-Huntersville Road Area Project. Compensation was established by an independent, certified appraisal and an appraisal review.

**Zoned:** R-3

**Use:** Single Family Residential

**Tax Code:** 025-351-14 and 025-351-11

**Total Parcel Tax Value:** \$525,880 (28) and \$357,260 (15)

**U. Project:** 2001 Annexation Back Creek Church Road Area Trunk "G&H", Parcel #24

**Owner(s):** Baucoms Nursery Company  
**Property Address:** 9933 John Russell Road  
**Property to be acquired:** 28,803 sq.ft. (0.547 ac.) of Permanent Easement plus 38,447 sq.ft. (0.883 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$12,900  
**Remarks:** This acquisition is required for the 2001 Annexation Back Creek Church Road Area Trunk "G&H" Project. Compensation was established by an independent, certified appraisal and an appraisal review.  
**Zoned:** R-3  
**Use:** Vacant  
**Tax Code:** 105-031-36  
**Total Parcel Tax Value:** \$722,020

- V. **Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #14  
**Owner(s):** Thomas James Larsen, Jr.  
**Property Address:** 3121 Selwyn Avenue  
**Property to be acquired:** 374 sq.ft. (.009 ac.) of Permanent Sidewalk Easement plus 1,070 sq.ft. (.025 ac.) of Temporary Construction Easement  
**Improvements:** Trees  
**Purchase Price:** \$10,025  
**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** R-3  
**Use:** Single Family Residential  
**Tax Code:** 175-095-15  
**Total Parcel Tax Value:** \$207,690
- W. **Project:** Sanitary Sewer to Serve Courtney Lane, Parcel #4  
**Owner(s):** Cecil Roudolph Hodge, Nancy S. Hodge, Cecil Rudolph Hodge, and Nancy Jo Ann Snyder Hodge  
**Property Address:** 440 Bubbling Well Road  
**Property to be acquired:** 9,147 sq.ft. (0.210 ac.) of Sanitary Sewer Easement plus 18,021 sq.ft. (.414 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$13,000  
**Remarks:** This acquisition is necessary for the completion of the Courtney Lane Sanitary Sewer Trunk Project. Compensation was established by an independent, certified appraisal and an appraisal review.  
**Zoned:** R-15  
**Use:** Single Family Residential

**Tax Code:** 227-027-59 and 227-027-60

**Total Parcel Tax Value:** \$134,880

**Condemnations:**

- X. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #15  
**Owner(s):** J. Daniel Willoughby and Any Other Parties of Interest  
**Property Address:** 3115 Selwyn Avenue  
**Property to be acquired:** 1,203 sq.ft. (.028 ac.) of Permanent Sidewalk Easement and Temporary Construction Easement  
**Improvements:** Shrubs  
**Purchase Price:** \$9,000  
**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. 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-3  
**Use:** Single Family Residential  
**Tax Code:** 175-095-14  
**Total Parcel Tax Value:** \$187,190
- Y. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #16  
**Owner(s):** Nathan Shane Wolf and Douglas L. Tuner (R/S) and Any Other Parties of Interest  
**Property Address:** 3109 Selwyn Avenue  
**Property to be acquired:** 1,024 sq.ft. (.023 ac.) of Permanent Sidewalk Easement plus Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$4,925  
**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. 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-3  
**Use:** Single Family Residential  
**Tax Code:** 175-095-13  
**Total Parcel Tax Value:** \$128,560
- Z. Project:** Sanitary Sewer to serve Newcastle Subdivision, Parcel #4  
**Owner(s):** George F. Corley and Wife, Nancy C. Corley and Any Other Parties of Interest  
**Property Address:** 6420 Saint John Lane

**Property to be acquired:** 296 sq.ft. (0.006 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement

**Improvements:** Planter

**Purchase Price:** \$722.50

**Remarks:** This acquisition is required for the Sanitary Sewer to serve Newcastle Subdivision Project. Compensation was established by an independent, certified appraisal and a review appraisal. City staff has yet to reach a negotiated settlement with the property owners.

**Zoned:** R-3

**Use:** Residential

**Tax Code:** 209-192-13

**Total Parcel Tax Value:** \$153,150

**AA. Project:** Sanitary Sewer to serve Newcastle Subdivision, Parcel #9

**Owner(s):** Ray B. Shrum and Any Other Parties of Interest

**Property Address:** 6203 Sharon Acres Road

**Property to be acquired:** 7,061 sq.ft. (0.162 ac.) of Permanent Sanitary Sewer Easement and Temporary Construction Easement

**Improvements:** Trees

**Purchase Price:** \$7,900

**Remarks:** This acquisition is required for the Sanitary Sewer to serve Newcastle Subdivision Project. Compensation was established by an independent, certified appraisal and a review appraisal. City staff has yet to reach a negotiated settlement with property owner.

**Zoned:** R-3

**Use:** Residential

**Tax Code:** 209-192-43

**Total Parcel Tax Value:** \$144,760

**BB. Project:** Sanitary Sewer to serve Newcastle Subdivision, Parcel #10

**Owner(s):** James Franklin Flenniken, Jr. and Any Other Parties of Interest

**Property Address:** 6179 Sharon Acres Road

**Property to be acquired:** 6,868 sq.ft. (0.16 ac.) of Permanent Sanitary Sewer Easement and Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$7,700

**Remarks:** This acquisition is required for the Sanitary Sewer to serve Newcastle Subdivision Project. Compensation was established by an independent, certified appraisal and appraisal review. City staff has yet to reach a negotiated settlement with property owner.



**Zoned:** R-3  
**Use:** Residential  
**Tax Code:** 209-192-41  
**Total Parcel Tax Value:** \$66,960

- CC. Project:** 2001 Annexation Back Creek Church Road Area Trunk "D&E", Parcel #13  
**Owner(s):** Victoria Tracey, Guardian for Virginia L. Tracey and Any Other Parties of Interest  
**Property Address:** Lost Boy Court  
**Property to be acquired:** 13,687 sq.ft. (0.314 ac.) of Permanent and Temporary Construction Easements  
**Improvements:** None  
**Purchase Price:** \$4,000  
**Remarks:** This acquisition is required for the 2001 Annexation Back Creek Church Road, Trunk "D&E" Project. 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-3  
**Use:** Vacant  
**Tax Code:** 105-035-23  
**Total Parcel Tax Value:** \$33,370
- DD. Project:** 2001 Annexation Reames Road Area, Parcel #9  
**Owner(s):** Silas W. Davis, Jr. and Any Other Parties of Interest  
**Property Address:** 9223 Old Statesville Road  
**Property to be acquired:** 16,781 sq.ft. (0.385) of Permanent and Temporary Construction Easements  
**Improvements:** None  
**Purchase Price:** \$4,700  
**Remarks:** This acquisition is required for the 2001 Annexation Reames Road Area Project. 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:** I-2  
**Use:** Office  
**Tax Code:** 025-042-05  
**Total Parcel Tax Value:** \$552,650
- EE. Project:** 2001 Annexation Back Creek Church Area Trunk "F", Parcel #16  
**Owner(s):** Eugene E. Merchant and Wife, Cynthia A. Merchant and Any Other Parties of Interest  
**Property Address:** 8615 Getalong Road  
**Property to be acquired:** 5,091 sq.ft. (.117 ac.) of Permanent and Temporary Construction Easements

**Improvements:** None

**Purchase Price:** \$2,275

**Remarks:** This acquisition is required for the 2001 Annexation Back Creek Church Road Area Trunk "F" Project. 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-3

**Use:** Vacant

**Tax Code:** 105-035-09

**Total Parcel Tax Value:** \$25,000

**FF. Project:** 2001 Annexation McKee Road Area Trunk "A", Parcel #11

**Owner(s):** Edgar Wade Gibson and Wife, Kay H. Gibson and Any Other Parties of Interest

**Property Address:** 701 Amanda Drive

**Property to be acquired:** 12,544 sq.ft. (.288 ac.) of Fee and Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$2,100

**Remarks:** This acquisition is required for the 2001 Annexation McKee Road Area Trunk "A" Project. 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-3

**Use:** Vacant

**Tax Code:** 231-111-18

**Total Parcel Tax Value:** \$40,500

**GG. Project:** 2001 Annexation Prosperity Church Road Area Trunk PCR2, Parcel #18

**Owner(s):** Prosperity Ridge LLC and Any Other Parties of Interest

**Property Address:** 6100 Prosperity Church Road

**Property to be acquired:** 32,982 sq.ft. (0.757 ac.) of Permanent and Temporary Construction Easements

**Improvements:** None

**Purchase Price:** \$5,750

**Remarks:** This acquisition is required for the 2001 Annexation Prosperity Church Road Trunk PCR2 Project. 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:** MX2

**Use:** Vacant

**Tax Code:** 029-411-08

**Total Parcel Tax Value:** \$299,480

- HH. Project:** 2001 Annexation Prosperity Church Road Area, Parcel #31  
**Owner(s):** Manochehr Ghanhhari and Wife, Claudia Sandra Jacobs Ghanhhari and Any Other Parties of Interest  
**Property Address:** 12301 Dearmon Road  
**Property to be acquired:** 3,522 sq.ft. (0.081 ac.) of Permanent and Temporary Construction Easements  
**Improvements:** None  
**Purchase Price:** \$550  
**Remarks:** This acquisition is required for the 2001 Annexation Prosperity Church Road Area Project. 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-3  
**Use:** Single Family Residential  
**Tax Code:** 027-072-19  
**Total Parcel Tax Value:** \$171,640
- II. Project:** 2001 Annexation Prosperity Church Road, Parcel #25  
**Owner(s):** BP Exploration and Oil Inc. and Any Other Parties of Interest  
**Property Address:** 5411 Prosperity Church Road  
**Property to be acquired:** 23,140 sq.ft. (0.531 ac.) of Permanent and Temporary Construction Easements  
**Improvements:** None  
**Purchase Price:** \$12,250  
**Remarks:** This acquisition is required for the 2001 Annexation Prosperity Church Road Area Project. Compensation was established by an independent, certified appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** CC  
**Use:** Vacant  
**Tax Code:** 027-072-13  
**Total Parcel Tax Value:** \$1,245,980
- JJ. Project:** 2001 Annexation Prosperity Church Road Area Trunk PCR2, Parcel #17  
**Owner(s):** Mallard Creek Optimist Club, Inc. and Any Other Parties of Interest  
**Property Address:** Ridge Road  
**Property to be acquired:** 27,138 sq.ft. (0.623 ac.) of Permanent and Temporary Construction Easements  
**Improvements:** None  
**Purchase Price:** \$9,900  
**Remarks:** This acquisition is required for the 2001 Annexation Prosperity Church Road Area Trunk PCR2 Project. 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-3

**Use:** Vacant

**Tax Code:** 029-411-10

**Total Parcel Tax Value:** \$135,450

**KK. Project:** 2001 Annexation Prosperity Church Road Trunk BR2, Parcel #9

**Owner(s):** Louise Carr Little and Any Other Parties of Interest

**Property Address:** 8340 Browne Road

**Property to be acquired:** 21,230 sq.ft. (.487 ac.) of Permanent and Temporary Construction Easements

**Improvements:** None

**Purchase Price:** \$4,750

**Remarks:** This acquisition is required for the 2001 Annexation Prosperity Church Road Trunk BR2 Project. 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-3

**Use:** Vacant

**Tax Code:** 027-102-14

**Total Parcel Tax Value:** \$81,920

**LL. Project:** 2001 Annexation Prosperity Church Road Trunk BR3, Parcel #11

**Owner(s):** James Avis Young and Any Other Parties of Interest

**Property Address:** Browne Road

**Property to be acquired:** 4,771 sq.ft. (0.110 ac.) of Permanent and Temporary Construction Easements

**Improvements:** None

**Purchase Price:** \$350

**Remarks:** This acquisition is required for the 2001 Annexation Prosperity Church Road Trunk BR3 Project. 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-3

**Use:** Vacant

**Tax Code:** 027-171-31

**Total Parcel Tax Value:** \$68,560

**MM. Project:** 2001 Annexation Mount Holly-Huntersville Road Area, Parcel #31

**Owner(s):** June M. Greene and Sylvia M. Smith and Any Other Parties of Interest

**Property Address:** 8945 Vance Road

**Property to be acquired:** 117,799 sq.ft. (2.704 ac.) of Permanent and Temporary Construction Easements

**Improvements:** None

**Purchase Price:** \$15,025

**Remarks:** This acquisition is required for the 2001 Annexation Mount Holly-Huntersville Road Area Project. 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-3

**Use:** Single Family Residential

**Tax Code:** 025-291-01

**Total Parcel Tax Value:** \$107,510

**NN. Project:** 2001 Annexation Mount Holly-Huntersville Road Area Trunk RR1, Parcel #3 and #4

**Owner(s):** Trizechahn Centers, Inc. and Any Other Parties of Interest

**Property Address:** Reames Road

**Property to be acquired:** 55,790 sq.ft. (1.281 ac.) of Permanent Easement and Temporary Construction Easements

**Improvements:** None

**Purchase Price:** \$19,000

**Remarks:** This acquisition is required for the 2001 Annexation Mount Holly-Huntersville Road Area Trunk RR1 Project. 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:** BP

**Use:** Vacant

**Tax Code:** 025-113-14 and 025-121-01

**Total Parcel Tax Value:** \$638,510

**OO. Project:** Central Avenue Streetscape, Parcel #53

**Owner(s):** The Executive Building Company and Any Other Parties of Interest

**Property Address:** 5111 Central Avenue

**Property to be acquired:** 26,189 (0.601 ac.) of Fee Simple plus Permanent and Temporary Construction Easements

**Improvements:** None

**Purchase Price:** \$27,441

**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. 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:** B-1

**Use:** Commercial

**Tax Code:** 101-212-56

**Total Parcel Tax Value:** \$536,900

- PP. Project:** Central Avenue Streetscape, Parcel #74  
**Owner(s):** The Oaks Condominiums II and Any Other Parties of Interest  
**Property Address:** 1535 Lansdale Drive Unit #C  
**Property to be acquired:** 517 sq.ft. (0.012 ac.) of Fee Simple plus Permanent and Temporary Construction Easements  
**Improvements:** None  
**Purchase Price:** \$475  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. 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:** R22MF  
**Use:** Condominium  
**Tax Code:** 131-031-68  
**Total Parcel Tax Value:** \$49,350
- QQ. Project:** 2001 Annexation McKee Road Area, Parcel #25,  
**Owner(s):** Thomas Arena and Wife, Mary Ann Arena and Any Other Parties of Interest  
**Property Address:** Simfield Church Road  
**Property to be acquired:** 3,000 sq.ft. (0.069 ac.) of Permanent Easement  
**Improvements:** None  
**Purchase Price:** \$6,675  
**Remarks:** This acquisition is required for the 2001 Annexation McKee Road Area Project. 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-3  
**Use:** Vacant  
**Tax Code:** 231-071-13  
**Total Parcel Tax Value:** \$70,000
- RR. Project:** 2001 Annexation Back Creek Church Road Area Trunk A&B, Parcel #3  
**Owner(s):** John B. McLaughlin and Any Other Parties of Interest  
**Property Address:** 10112 Newell-Hickory Grove Road  
**Property to be acquired:** 176,354 sq.ft. (4.049 ac.) of Permanent and Temporary Construction Easements  
**Improvements:** None  
**Purchase Price:** \$38,150  
**Remarks:** This acquisition is required for the 2001 Annexation Back Creek Church Road Area Trunk A&B Project.

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:** I-1

**Use:** Vacant

**Tax Code:** 105-012-09

**Total Parcel Tax Value:** \$1,157,350

**SS. Project:** 2001 Annexation McKee Road Area Trunk F, Parcel #22

**Owner(s):** Elizabeth H. Kirkpatrick and Any Other Parties of Interest

**Property Address:** 1927 McKee Road

**Property to be acquired:** 60,685 sq.ft. (1.393 ac.) of Permanent and Temporary Construction Easements

**Improvements:** None

**Purchase Price:** \$25,000

**Remarks:** This acquisition is required for the 2001 Annexation McKee Road Trunk F Project. 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-3

**Use:** Vacant

**Tax Code:** 231-071-01

**Total Parcel Tax Value:** \$566,780

**TT. Project:** 2001 Annexation McKee Road Area Trunk B&C, Parcel #12

**Owner(s):** Hampshire Homes, Inc. and Any Other Parties of Interest

**Property Address:** 11020 Fox Hedge Road

**Property to be acquired:** 2,793 sq.ft. (0.064 ac.) of Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$1,075

**Remarks:** This acquisition is required for the 2001 Annexation McKee Road Trunk B&C Project. 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-3

**Use:** Vacant

**Tax Code:** 231-114-25

**Total Parcel Tax Value:** \$50,000

**UU. Project:** Central Avenue Streetscape, Parcel #73

**Owner(s):** The Oaks Condominium Recreation Association, Ltd. and Any Other Parties of Interest

**Property Address:** 1531 Lansdale Drive  
**Property to be acquired:** 256 sq.ft. (.006 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$1,175  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. 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:** R22MF  
**Use:** Vacant  
**Tax Code:** 131-031-67  
**Total Parcel Tax Value:** \$0

**VV. Project:** Central Avenue Streetscape, Parcel #71  
**Owner(s):** Misty Woods CPF Nineteen LP and Any Other Parties of Interest  
**Property Address:** 1548 Willow Park Drive  
**Property to be acquired:** 6,131 sq.ft. (.141 ac.) of Permanent Easement and Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$8,125  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. 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:** R22MF  
**Use:** Apartments  
**Tax Code:** 131-033-01  
**Total Parcel Tax Value:** \$6,986,150

**WW. Project:** Central Avenue Streetscape, Parcel #67 and #68  
**Owner(s):** Kenneth J. Powell and Wife, Nancy B. Powell and Any Other Parties of Interest  
**Property Address:** 4816 and 4800 Central Avenue  
**Property to be acquired:** 3,257 sq.ft. (0.075 ac.) of Fee Simple plus Permanent and Temporary Easements  
**Improvements:** None  
**Purchase Price:** \$13,450  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated agreement with the property owner.  
**Zoned:** B-1  
**Use:** Commercial  
**Tax Code:** 131-042-45 and 131-042-01



**Total Parcel Tax Value:** \$613,470

- XX. Project:** Central Avenue Streetscape, Parcel #66  
**Owner(s):** Superior Enterprise Association and Any Other Parties of Interest  
**Property Address:** 4832 Central Avenue  
**Property to be acquired:** 1,406 sq.ft. (0.032 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$4,200  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. 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:** B-1  
**Use:** Commercial  
**Tax Code:** 131-042-44  
**Total Parcel Tax Value:** \$423,230
- YY. Project:** Central Avenue Streetscape, Parcel #63  
**Owner(s):** CLT Properties, Inc. and Any Other Parties of Interest  
**Property Address:** 4918 Central Avenue  
**Property to be acquired:** 1,340 sq.ft. (.031 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$4,000  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. 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:** B-1  
**Use:** Commercial  
**Tax Code:** 131-042-42  
**Total Parcel Tax Value:** \$446,170
- ZZ. Project:** Central Avenue Streetscape, Parcel #50  
**Owner(s):** Regency Glen Hollow Limited Partnership and Any Other Parties of Interest  
**Property Address:** 4937 Central Avenue  
**Property to be acquired:** 19,237 sq.ft. (.442 ac.) of Permanent Easement, Permanent Easement and Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$20,950  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. 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:** R17MF

**Use:** Apartments

**Tax Code:** 101-212-26

**Total Parcel Tax Value:** \$8,496,720

**AAA. Project:** Sanitary Sewer to serve Newcastle Subdivision, Parcel #6

**Owner(s):** John Miller and Wife, Ellen M. Miller and Any Other Parties of Interest

**Property Address:** 6225 Sharon Acres Road

**Property to be acquired:** 1,586 sq.ft. (.036 ac.) of proposed Sanitary Sewer Right-of-Way plus 2,445 sq.ft. (.056 ac.) of Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$4,229

**Remarks:** This acquisition is required for the Newcastle Subdivision Project. 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-3

**Use:** Residential

**Tax Code:** 209-192-45

**Total Parcel Tax Value:** \$158,390

**BBB. Project:** Sanitary Sewer to serve Newcastle Subdivision, Parcel #7

**Owner(s):** Bertina H. Holloman and Any Other Parties of Interest

**Property Address:** 6215 Sharon Acres Road

**Property to be acquired:** 1,502 sq.ft. (.034 ac.) of proposed Sanitary Sewer Right-of-Way plus 2,010 sq.ft. (.046 ac.) of Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$3,923

**Remarks:** This acquisition is required for the Newcastle Subdivision Project. 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-3

**Use:** Residential

**Tax Code:** 209-192-96

**Total Parcel Tax Value:** \$154,000

- CCC. Project:** Sanitary Sewer to serve Newcastle Subdivision, Parcel #8  
**Owner(s):** John Miller and Wife, Ellen M. Miller and Any Other Parties of Interest  
**Property Address:** 6209 Sharon Acres Road  
**Property to be acquired:** 1,484 sq.ft. (.034 ac.) of proposed Sanitary Sewer Right-of-Way plus 1,979 sq.ft. (.045 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$3,874  
**Remarks:** This acquisition is required for the Newcastle Subdivision Project. 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-3  
**Use:** Residential  
**Tax Code:** 209-192-44  
**Total Parcel Tax Value:** \$45,000
- DDD. Project:** Central Avenue Streetscape, Parcel #42  
**Owner(s):** Georgia J. Lewis and Any Other Parties of Interest  
**Property Address:** 4611 Central Avenue  
**Property to be acquired:** 1,289 sq.ft. (0.030 ac.) of Fee Simple and Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$1,775  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. 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-4  
**Use:** Single Family Residential  
**Tax Code:** 101-191-28  
**Total Parcel Tax Value:** \$89,090
- EEE. Project:** Central Avenue Streetscape, Parcel #41  
**Owner(s):** Robert L. Lewis and Wife, Georgia Lewis and Any Other Parties of Interest  
**Property Address:** 4601 Central Avenue  
**Property to be acquired:** 2,338 sq.ft. (0.054 ac.) of Fee Simple and Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$5,650  
**Remarks:** This acquisition is required for the Central Avenue Streetscape Project. 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-4

**Use:** Single Family Residential

**Tax Code:** 101-191-27

**Total Parcel Tax Value:** \$98,150

**FFF. Project:** Seneca Place Sidewalk, Parcel #25

**Owner(s):** Charles R. Stephens and Any Other Parties of Interest

**Property Address:** 1412 Seneca Place

**Property to be acquired:** 1,239 sq.ft. (.028 ac.) of Permanent Sidewalk and Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$1,975

**Remarks:** This acquisition is required for the Seneca Place Sidewalk Project. 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:** 171-132-10

**Total Parcel Tax Value:** \$69,370

**GGG. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #8

**Owner(s):** James E. McCabe and Wife, Patricia C. McCabe and Any Other Parties of Interest

**Property Address:** 3012 Selwyn Avenue

**Property to be acquired:** 1,015 sq.ft. (.023 ac.) of Fee Simple, Permanent Sidewalk Easement and Temporary Construction Easement

**Improvements:** Landscaping, Small Planter and Concrete Drive

**Purchase Price:** \$8,100

**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. 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:** 175-151-30

**Total Parcel Tax Value:** \$198,030

**HHH. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #6  
**Owner(s):** Sean Patrick Keating and Wife, Bonnie Keating and Any Other Parties of Interest  
**Property Address:** 3026 Selwyn Avenue  
**Property to be acquired:** 2,049 sq.ft. (.047 ac.) consisting of Fee Simple, Permanent Sidewalk Utility Easement and Temporary Construction Easement  
**Improvements:** Grassed landscaping with Hemlock Camellias, Nandinas, Sprinkler Line and Heads  
**Purchase Price:** \$26,850  
**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. 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:** 175-151-32  
**Total Parcel Tax Value:** \$236,860

**III. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #12  
**Owner(s):** Arthur L. Green, III and Diane Rivers  
**Property Address:** 2934 Selwyn Avenue  
**Property to be acquired:** 44 sq.ft. (.001 ac.) of Permanent Guy Wire Easement  
**Improvements:** None  
**Purchase Price:** \$725  
**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. 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:** 0-2  
**Use:** Single Family Residential (Interim) Office-Long Term  
**Tax Code:** 175-152-23  
**Total Parcel Tax Value:** \$204,270

**JJJ. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #11  
**Owner(s):** Arthur L. Green, III and Diane Rivers  
**Property Address:** 2936 Selwyn Avenue  
**Property to be acquired:** 559 sq.ft. (.013 ac.) includes area required for Permanent Sidewalk Easement and Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$4,450

**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. 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:** 175-152-22

**Total Parcel Tax Value:** \$144,770

**KKK. Project:** Albemarle Road Streetscape, Parcel #7

**Owner(s):** N & A Inc. and Any Other Parties of Interest

**Property Address:** 6230 Albemarle Road

**Property to be acquired:** 1,082 sq.ft. (.025 ac.) of Permanent Sidewalk Easement plus 557 sq.ft. (.013 ac.) of Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$7,975

**Remarks:** This acquisition is required for the Albemarle Road Streetscape Project. 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:** B-2

**Use:** Commercial

**Tax Code:** 133-141-10

**Total Parcel Tax Value:** \$510,700

**LLL. Project:** Statesville Avenue Widening, Parcel #2

**Owner(s):** Gertrude Barksdale and Any Other Parties of Interest

**Property Address:** 2638 Statesville Avenue

**Property to be acquired:** 5,344 sq.ft. (.123 ac.) of Fee Simple Right-of-Way and Temporary Construction Easement

**Improvements:** Concrete Wall, Pavement, Sign, Poles

**Purchase Price:** \$10,500

**Remarks:** This acquisition is required for the Statesville Avenue Widening Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff is recommending condemnation in order to obtain clear title.

**Zoned:** B-1

**Use:** Commercial/Lounge, Night Club

**Tax Code:** 079-058-06

**Total Parcel Tax Value:** \$94,260

- MMM. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #20  
**Owner(s):** Thomas Mark Hadley and Wife, Cheryl Caiola Hadley  
**Property Address:** 3019 Selwyn Avenue  
**Property to be acquired:** 1,773 sq.ft. (.041 ac.) of Fee Simple, Permanent Sidewalk Easement and Temporary Construction Easement  
**Improvements:** Landscaping and Large Crepe Myrtle  
**Purchase Price:** \$13,525  
**Remarks:** This acquisition is required for the Runnymede/Woodlawn Selwyn Intersection Improvements Project. 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-3  
**Use:** Single Family Residential  
**Tax Code:** 175-094-40  
**Total Parcel Tax Value:** \$168,110
- NNN. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel #19  
**Owner(s):** Emily F. Carmichael and Jonathan D. Carmichael (W/H) and Any Other Parties of Interest  
**Property Address:** 3025 Selwyn Avenue  
**Property to be acquired:** 1,768 sq.ft. (.041 ac.) including Right-of-Way in Fee, Permanent Sidewalk Easement and Temporary Construction Easement  
**Improvements:** Concrete Retaining Curb, Crepe Myrtle Tree and Azaleas  
**Purchase Price:** \$13,700  
**Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements Project. 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-3  
**Use:** Single Family Residential  
**Tax Code:** 179-094-41  
**Total Parcel Tax Value:** \$179,030
- OOO. Project:** Sanitary Sewer to serve Courtney Lane, Parcel #3  
**Owner(s):** Dwight M. Hinton, Jr. and Sherry T. Hinton and Any Other Parties of Interest  
**Property Address:** 525 Bubbling Well Road  
**Property to be acquired:** 1,281 sq.ft. (0.029 ac.) of Sanitary Sewer Easement and Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$800

**Remarks:** This acquisition is necessary for the completion of the Courtney Lane Sanitary Sewer Trunk Project. 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-15

**Use:** Single Family Residential

**Tax Code:** 227-027-29

**Total Parcel Tax Value:** \$138,570

#### 44. Meeting Minutes

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

- **February 4, 2002 Workshop/Forum**
- **February 11, 2002 Business Meeting**
- **February 18, 2002 Zoning Meeting**
- **February 25, 2002 Business Meeting**
- **March 4, 2002 Workshop/Forum**