

Mayor Patrick McCrory

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

Mayor Pro Tem Susan Burgess

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

CITY COUNCIL MEETING
Monday, October 22, 2001

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. Private Sale of Land on Billy Graham Parkway

Resources: Tom Flynn, City Manager's Office
Terry Orell, Charlotte Chamber
Kent Winslow, Asset Management

Time: 15 minutes

Attachment 1

2. Right-of-Way to Protect Future Fred D. Alexander Major Thoroughfare

Resource: David McDonald, Transportation

Time: 10 minutes

Attachment 2

3. Belmont Revitalization Plan

Resource: Debra Campbell, Planning

Time: 15 minutes

Attachment 3

4. FY2002 Housing Projects

Resource: Stanley Watkins, Neighborhood Development

Time: 15 minutes

Attachment 4

5. CWAC Committee: Status Report on Affordable Housing

Committee Chair: Rod Autrey

Resource: Stanley Watkins, Neighborhood Development

Time: 15 minutes

Attachment 5

6. Committee Reports by Exception

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

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

CONSENT

7. **Consent agenda items 23 through 45 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

PUBLIC HEARING

8. Public Hearing and Resolution to Close a Portion of Billingsley Road

Action: A. Conduct a public hearing to close a portion of Billingsley Road; 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:

Pinecrest Manor Limited Partnership/Peter M. Hubicki

Right-of-Way to be abandoned:

A portion of Billingsley Road

Location:

From Marvin Road northeasterly approximately 403 feet to its terminus

Reason:

The petitioner is proposing to develop a 44 unit low-income multi-family development for seniors (Pinecrest Manor). This site is located adjacent to this unimproved portion of Billingsley Road. Access to the development is located on Marvin Road. Although no access is proposed to Billingsley Road, the Subdivision Ordinance requires that the petitioner construct the pavement and install curb/gutter and sidewalk along the Billingsley frontage. Because the abutting property has previously been developed and includes a cul-de-sac (Palmer Plaza Lane), there is no public purpose served in constructing this portion of Billingsley Road for future connectivity. For this reason the petitioner, Mr. Hubicki, has submitted this petition to abandon this portion of Billingsley Road and will quit claim his right-of-way interest to the adjacent property owner, Mr. Pierce, to maintain an existing driveway access. The Pinecrest Manor development was approved by the Charlotte-Mecklenburg Planning Commission on May 24, 2001.

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

George Burlos and Peter Burlos object to the closing because they are concerned about elimination of existing tree buffer, potential drainage problems, and that the proposed multi-family development will lower their property values. Staff facilitated a meeting with Mr. Hubicki, petitioner, and George and Peter Burlos concerning these issues on July 27th. At the meeting, Mr. Hubicki committed to meet all applicable zoning, drainage, and grading requirements consistent with the City's Land Development and Zoning standards. However, no portion of the Pinecrest Manor multifamily development will be constructed within this portion of Billingsley Road proposed for abandonment.

Ronald L. Pierce – No objections

Neighborhood/Business Associations

- Grier Heights Community Improvement Organization – No objections
- Hillsboro Acres Neighborhood Watch - No objections
- Sedgewood Circle/Meadowbrook - No objections
- Wendover Hills HOA – No objections
- Villa Heights Neighborhood 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 6

Map

9. Public Hearing and Resolution to Close a Portion of Wallace Avenue

Action: A. Conduct a public hearing to close a portion of Wallace 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:

Crosland Land Company/William G. Daleure, II

Right-of-Way to be abandoned:

A portion of Wallace Avenue

Location:

Beginning approximately 1,200 feet northwestwardly from the intersection of Wallace Road/WT Harris Boulevard and continuing approximately 1,225 feet westwardly to its terminus

Reason:

To incorporate the right-of-way into adjacent property owned by the petitioner for the development of the approved Wallace Creek subdivision in accordance with rezoning petition 2000-110 approved by the City Council on October 16, 2000.

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

Benny Wallace – No objections

Neighborhood/Business Associations

Four Seasons, HOA Inc.– No objections

Idlewild Farm Neighborhood Association – No objections

Fairfield Park – No objections

Four Seasons HOA – No objections

Lake Forest Community Association – 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 7

Map

10. Public Hearing and Resolution to Close Purnell Court

**Action: A. Conduct a public hearing to close Purnell Court; 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:

English Garden Homes Joint Venture/David A. Simonini

Right-of-Way to be abandoned:

Purnell Court

Location:

From Vernon Drive southwesterly approximately 240 feet to its terminus

Reason:

To incorporate the right-of-way into adjacent property owned by petitioner for the redevelopment of adjacent and surrounding properties in accordance with the recently approved English Gardens subdivision plans. This property was rezoned by the City Council (rezoning petition 2001-08) on February 19, 2001.

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.

Neighborhood/Business Associations

Eastover Residents' Association – No objections
Sedgewood Lake Drive HOA - No objections
Sedgewood Circle/Meadowbrook - No objections
Wendover Hills HOA – No objections
Olde Foxcroft HOA – No objections

Private Utility Companies – No objections.

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 8

Map

11. Public Hearing and Resolution to Close Sunnyside Drive, Presser Street, Insurance Lane, a 10-foot Alleyway and Pease Lane

Action: A. Conduct a public hearing to close Sunnyside Drive, Presser Street, Insurance Lane, a 10-foot alleyway and Pease Lane; and

B. Adopt a Resolution to Close.

Staff Resource: Scott Putnam, Transportation

Focus Area: Economic Development

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:

Central Piedmont Community College (CPC)/Kathy H. Drumm

Right-of-Way to be abandoned:

Sunnyside Drive, Presser Street, Insurance Lane, a 10-foot alleyway, and Pease Lane

Location:

Sunnyside Drive: From East Seventh Street eastwardly approximately 360 feet to its terminus

Presser Street: From Sunnyside Drive northwardly approximately 150 feet to its terminus

Insurance Lane: From East Seventh Street northwardly approximately 300 feet to its terminus

Alleyway: From Insurance Lane northwestwardly approximately 150 feet to its terminus at its intersection with Sunnyside Drive.

Pease Lane: From Elizabeth Avenue southwestwardly approximately 115 feet to its terminus.

Reason:

To incorporate the right-of-way into adjacent property owned by petitioner for the development of a 30,000 SF Facilities Operation Center for Central Piedmont Community College. This property was recently rezoned by the City Council (rezoning petition 2001-25) on April 17, 2001.

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

North Carolina Department of Transportation – No objections

Mecklenburg County – No objections

Neighborhood/Business Associations

Eastover Residents' Association – No objections

Cherry Community Organization - No objections

Charlotte Center City Partners - No objections

First Ward Neighborhood Community – No objections

Belmont Neighborhood Strategy Force – No objections

Elizabeth Community Association – No objections

Plaza-Midwood Neighborhood Association – No objections

Chantilly Neighborhood Association – No objections

Myers Park HOA, Inc. – No objections

Dilworth Community Development Association – 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 9

Map

12. Public Hearing on Voluntary Annexation for Reed Enterprises Property of Charlotte, Inc.

Action:	<p>A. Hold a public hearing for the voluntary annexation of the Reed Enterprises of Charlotte, Inc.; and</p> <p>B. Adopt an ordinance with an effective date of October 31, 2001 to extend the corporate limits to include this property.</p>
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Staff Resources: Jonathan Wells, Planning Commission
Mike Boyd, City Attorney's Office

Explanation:

The purpose of the public hearing is to obtain community input on the proposed voluntary annexation.

Reed Enterprises is the owner of the Back Creek II subdivision, which is a 32,852 acre property located on the west side of Back Creek Church Road, south of Highway 49 (University City Boulevard). A zoning petition to change zoning on the property to accommodate development was approved by City Council on March 19, 2001, and a subdivision plan containing 130 residential lots was submitted and approved in July 2001.

There are three reasons for the Reed Enterprises of Charlotte, Inc. request:

- The owner intends to develop the property in the immediate future and wishes the buyers of the individual residential properties to enjoy continuous uninterrupted public services which could otherwise be disrupted by a future annexation after the site is developed and sold.
- It is the owner's experience that coordination of construction and development inspections are better coordinated when the property being developed is within the city limits prior to commencement of development.

- The owner points out that since the city will accept subdivision streets for public maintenance once they are constructed to city standards (as opposed to the state which will only accept streets in unincorporated areas after the subdivision contains a certain number of occupied houses along the street), the city regulations provide a greater degree of flexibility.

No additional personnel or equipment will be required for this annexation.

The City Clerk has certified the petition as to its sufficiency, and a resolution was adopted by Council establishing October 22, 2001 as the date for the public hearing. The notice has been published in The Charlotte Observer. The 60-day notice requirement has been given to the six Mecklenburg towns.

Attachment 10

- Map of proposed annexation area
- Legal description of boundaries of proposed annexation area

POLICY

13. City Manager's Report

14. Extraterritorial Jurisdiction Implementation



Action: Approve the Economic Development and Planning Committee recommendation to:

- A. Adopt an ordinance to extend extraterritorial jurisdiction (ETJ) to the sphere of influence;
- B. Approve rezoning petition 2001-133 to establish initial City zoning, including watershed overlay districts, within extraterritorial jurisdiction (ETJ) extended area, transfer zoning authority from the County to the City, and amend City zoning maps in respect to ETJ areas; and
- C. Adopt a budget ordinance estimating \$78,439 in revenues and expenses, and adding one Fire Inspector position in the Fire Department for implementation of ETJ extension.

Committee Chair: Lynn Wheeler

Staff Resources: Jeb Blackwell, Engineering and Property Management
Keith MacVean, Planning Commission

Explanation:

City Council's 2001 legislative package includes authorization for extension of Charlotte's extraterritorial jurisdiction (ETJ) to the sphere of influence. The State approved the City's request.

Extending the ETJ an additional 61 square miles allows the City to exercise certain powers in the area remaining from the existing ETJ to Charlotte's sphere of influence. These functions include rezoning decisions and land development review. Exercising ETJ allows the City to establish the character of an area that will become part of the City. Decisions on how the land is developed impacts the City's cost and ability to deliver services. Additional benefits of ETJ include enhanced fire code requirements (for most projects), and application of the tree ordinance and sidewalk requirements for commercial projects.

Charlotte and Pineville are the only municipalities in Mecklenburg County that have not exercised ETJ to their Sphere of Influence. A survey completed in 1995 showed 89% of municipalities in North Carolina, with populations over 10,000, have exercised ETJ.

Copies of the ETJ ordinance are available in the City Manager's Office and the City Attorney's Office.

Committee Discussion:

The Economic Development and Planning Committee met September 27, 2001. The Committee voted 4-0 to recommend to Council to proceed with the implementation process. Members present at the September 27 meeting were Lynn Wheeler, Malcolm Graham, Patrick Cannon, and Nancy Carter. Councilman Don Lochman was absent from the meeting.

Community Input:

Extensive public notification of a public hearing for affected residents is required. Each landowner in the proposed ETJ extension has received two mailings. There were four weekly newspaper notices published in The Charlotte Observer, with detailed information concerning the formal public hearings.

To date, there have been approximately 30 inquiries. The overwhelming majority of the inquiries have been to verify that this is not an annexation, property taxes will not increase because of this implementation, and there will be no change to their properties.

Public Hearings were held October 17, 2001: one for ETJ and one to establish initial City zoning, including watershed overlay districts, and to transfer zoning authority from County to City.

In order to meet statutory requirements for the establishment of zoning jurisdiction, City Council has up to 60 days from the extension of its ETJ to establish City zoning. The City is establishing initial zoning with Part B of this action, thereby meeting this statutory requirement.

The effective date of the ETJ extension is October 22, 2001.

Funding:

The FY2002 budget includes 10 positions in the Engineering and Property Management budget to administer the Subdivision and Tree Ordinances. The budget ordinance estimates additional ETJ user fees of \$32,772 for the remainder of FY2002; provides an appropriation from the General Fund fund balance of \$45,667; and appropriates \$78,439 to the Fire Department operating budget to add one Fire Inspector position.

Attachment 11

- ETJ Ordinance with attachments A, B, C
 - A. Metes and Bounds Description
 - B. Map
 - C. Parcels with delayed effective date of 02/13/02
- Zoning Committee recommendation for rezoning Petition 2001-133
- Original staff analysis
- Resource Analysis Summary

15. Draft Eastside Strategy Plan Vision and Concept Plan

Action: Approve the Economic Development and Planning Committee's recommendation to adopt the Eastside Strategy Plan as revised by the Committee.

Committee Chair: Lynn Wheeler

Staff Resource: Garet Walsh, Planning

Explanation:

The draft *Eastside Strategy Plan* was developed in response to growing concerns about land use and zoning changes occurring along major corridors on Charlotte's Eastside. The Plan focuses on eleven corridors: Albemarle Road, Central Avenue, Eastway Drive, Harris Boulevard East, Harrisburg Road, Hickory Grove/Pence Road, Idlewild Road, Lawyers Road, Monroe Road, Plaza Road/Plaza Road Extension and Sharon Amity Road North. The Plan recommendations address the following key issues:

1. Land Use and Zoning
2. Transportation/Mobility
3. Streetscape Appearance

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

1. Volume 1: Concept Plan identifies planning challenges and includes goals and recommendations for improving the corridors. **This is the document recommended for City Council to adopt.**
2. Volume 2: Implementation Plan discusses implementation strategies.

If approved, this plan would amend land use recommendations in the East District Plan, adopted in 1990, for the areas within the eleven corridors. Key recommendations in the plan include:

1. Identifying appropriate residential densities for future development and redevelopment
2. Concentrating retail development at key "nodes"

3. Encouraging redevelopment or reuse of aging commercial centers
4. Encouraging the development of land uses that will provide more employment opportunities at appropriate locations
5. Providing improvements for pedestrians, bicyclists and transit users
6. Providing streetscape improvements along each corridor

Committee Discussion:

The Economic Development and Planning Committee received an overview of the draft plan at their September 27, 2001 meeting. In particular, staff highlighted issues raised by citizens at the public meetings in July 2001 and comments received at the public meeting before Council on September 26, 2001.

At their October 10th meeting, the Committee unanimously recommended that Council adopt the Eastside Strategy Plan with the revisions noted below. Wheeler, Lochman, Graham and Carter were present. Cannon was absent.

1. Add specific references to the maintenance of streetscape improvements at identified locations throughout the draft plan
2. Note on page 55, that there should be extensive citizen involvement when developing the greenways to ensure that neighborhood issues are appropriately addressed.
3. Add Judith Jeffries to list of study group members acknowledged in plan
4. Add the following introductory sentences to the Revitalization/Redevelopment Opportunities Recommendation sections:

Redevelopment and revitalization generally refer to the process of restoring the economic and social vitality to an area that has declined. Redevelopment typically refers to the physical or built aspects of this restoration, and is more closely tied to land use. Revitalization is a somewhat more comprehensive term in that it may refer to more than just physical improvements. In some cases, redevelopment and revitalization may involve removing existing structures and rebuilding. In other instances, redevelopment and revitalization may incorporate existing structures into the new development.
5. Change Albemarle Road recommendation E to expand the proposed office/light industrial/business park recommended land use to parcels to the east.
6. Change Albemarle Road recommendation D, to reflect that staff will hold a special land use planning charette, following plan adoption, to work with the land owners, developers and area stakeholders (including Charlotte East Partners, East Area Council, neighborhoods along the corridors and within CWAC, elected officials, etc.) to determine the most appropriate future land use mix for both the northeast and northwest quadrants of this interchange.

7. Change Central Avenue recommendation K for the 5 lots shown between Progress Lane and parcel shown in white on map, from proposed multi-family to mixed residential. In addition, include these parcels in the implementation document as a proposed rezoning to R-8. (These parcels are currently zoned R-22 MF, but are either vacant or developed with single family homes.)
8. Note in the Plan for Eastway Drive Recommendation E, that neighborhood service-oriented type businesses should be encouraged at this location.
9. Note in the plan that the long-term need to widen Eastway Drive to six lanes from Independence Boulevard to Sugar Creek Road, should be re-assessed before any funding is identified for that project.
10. Include the following as an implementation strategy:

Recognizing that the redevelopment of abandoned/underutilized commercial areas is a critical component to the long-term economic and social vitality of the Eastside, the Planning Committee of the Charlotte-Mecklenburg Planning Commission will actively participate in the development of specific strategies to address this issue as part of the Eastland Mall Area Study. Further, the Committee will take the lead on implementing planning related recommendations from that study to ensure that this issue is addressed. In addition to its involvement in the development of specific strategies as part of the Eastland Mall Area Study, the Committee will also consider recommendations from the City's "Big Box" Review Team.

11. Include language in the plan to ensure that Eastside rezoning cases are included as part of the Conditional District (CD) Plan Review initiative that has recently received increased staff resources and attention. (Note: Concurrent with this recommendation, the Committee has asked staff to confer with the City Attorney's office on the feasibility of targeting specific cases to accelerate in the CD Plan Review process.)
12. Include stronger language in the plan for recommendation E on Harris Boulevard to prevent piece meal development in this area.
13. Add a recommendation in the plan to change the future land use of a parcel on Idlewild Road North, just south of Lawyers Road (parcel #13502101) from multi-family to mixed residential at a density of up to 8 dwelling units per acre.
14. Delete reference in the Implementation Plan (page 11) that refers to the reopening of Reddman Road.
15. Add language to the Implementation Plan to show that a pedestrian/bicycle connection should be pursued to link the shopping areas near Central Avenue and Eastway Drive to the planned "greenway" in the Evergreen Nature

Preserve.

Community Input:

A 23 member study group composed of residents, businesses and property owners worked with staff to help develop the plan. This group met over a seven-month period from March to October 1998. In addition, a public meeting was held early on in the process for staff and study group members to hear issues, concerns and ideas from the public at large. A public workshop was held in October 1998 to present and obtain feedback on the proposed recommendations.

Because the plan review process was interrupted, the study group was reconvened on April 24, 2001, and was provided several weeks to review the draft plan. Following the study group review, a public meeting was held in the community on July 10, 2001 to receive additional citizen comment. An additional public meeting was held on July 19, 2001 at the Government Center. City Council held a public comment period on September 26, 2001 to receive additional public input.

Attachment 12

Draft *Eastside Strategy Plan* (Volume 1: Concept Plan and Volume 2: Implementation Plan)

16. Charlotte Neighborhood Fund Memorandum of Understanding



Action: Approve the City Within A City (CWAC) Committee's recommendation to enter into a one-year Memorandum of Understanding for \$250,000 with the Enterprise Foundation to administer the Charlotte Neighborhood Fund.

Committee Chair: Rod Autrey

Staff Resource: Stanley Wilson, Neighborhood Development

Policy:

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

Explanation:

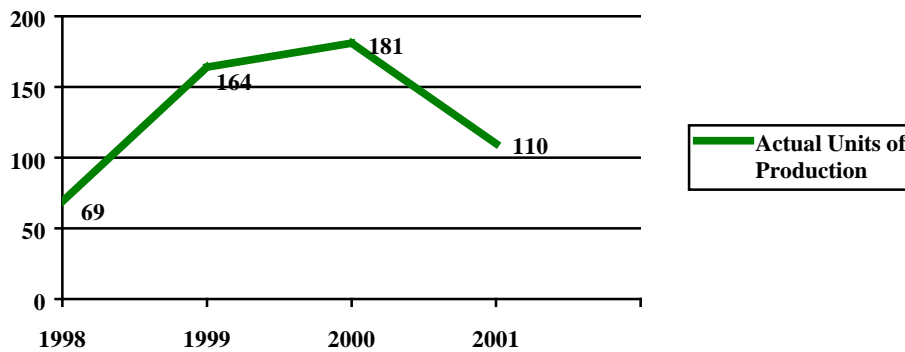
The Charlotte Neighborhood Fund (CNF) is a partnership between the City, the Enterprise Foundation, Fannie Mae, major banks and local community housing development organizations (CHDOs). The purpose of the CNF is to provide funding to CHDOs for operating support and to build capacity for housing project development.

This is the second of a three-year \$750,000 commitment approved by City Council on June 12, 2000. This year's \$250,000 will support the Belmont, Grier Heights, Lakewood, Northwest Corridor, Reid Park and Wilmore Community Development Corporations.

For FY2002, the CNF housing unit of production target is 149. City staff is recommending that the Enterprise Foundation primarily focus on project development and fund raising this year. This is a change from the previous agreement, which also required the Enterprise Foundation to provide organizational development to the CDCs. This change allows the Enterprise Foundation to concentrate on improving housing production of the CHDOs. Organizational development assistance will be provided by the City through staff work and consultant resources.

Over the last four years, the CNF has achieved the following housing units of production:

**HOUSING UNITS OF PRODUCTION
(1998 TO JUNE 30, 2001)**



Last fiscal year, the CNF achieved 60% of its production goals. The combined goal for new construction, renovations and land acquisitions was 186 units, but only 110 units were produced. The performance goal was not reached due to two major multifamily projects, in Grier Heights and the Northwest Corridor, that were not completed. During the past fiscal year the CDCs worked on land acquisition, finalizing the financing and obtaining approvals for the two multifamily projects.

The total budget for this fiscal year is \$708,951. The money will be spent as follows:

CDC Operating Support	\$360,000 (\$60,000 per CHDO)
CDC Special Projects	\$ 59,559
Enterprise Office Administration	<u>\$289,392</u>
Total	\$708,951

The City's funding for the Charlotte Neighborhood Fund is from federal HOME and local Innovative Housing funds. The City funds will be in the form of a grant and subject to the Enterprise Foundation receiving additional funds as outlined in the attached "Charlotte Neighborhood Fund Investors".

Background:

In June 2000 City Council approved a three-year funding commitment of \$750,000 (\$250,000 per year) to the Charlotte Neighborhood Fund; and authorized staff to enter into a Memorandum of Understanding with the Enterprise Foundation to administer the Charlotte Neighborhood Fund for the first year.

Advantages of the Charlotte Neighborhood Fund:

The Charlotte Neighborhood Fund is not just about housing production. It also focuses on the broader goal of community revitalization. Some advantages of the program include:

- Creates a public/private partnership with the following:
 - *Lenders:* Bank of America, BB&T, First Union, Wachovia and Centura.
 - *Housing Providers:* Fannie Mae and The Enterprise Foundation, also leverages City funding.
- Allows neighborhoods to take guide development in their community.
- Creates an opportunity for neighborhood residents to become involved in the development of their community.
- Meets federal guideline to spend up to 5% of Federal HOME funds with CHDOs for operating expenses.

Since the program's initiation, the Enterprise Foundation has raised \$941,268 or about 1/3 of the \$3 million pledged.

Committee Discussion:

On October 2, 2001, the CWAC Committee voted unanimously to recommend approval of the one-year memorandum of understanding. Councilmembers Rod Autrey, James Mitchell, Sara Spencer and Mike Castano voted in the affirmative. Councilmember Patrick Cannon was absent. The Committee discussed the housing production from last year and the projections for next year. The discussion centered on the certainty of the organizations meeting the new housing production goals. Ike Heard and staff discussed how the targets were selected and consideration was given to the projects that are in process, including the two multifamily projects for Grier Heights and the Northwest Corridor. Staff also emphasized that project development (along with fundraising) will be the major focus of the Enterprise Foundation.

Funding:

Federal HOME and Innovative Housing Funds

Attachment 13

- October 2 CWAC Committee Summary
- CNF Investors
- CNF Performance Report-Housing Production (Goal vs. Performance - 2000)
- CNF Performance Goals (2001)
- CNF Performance Report-Non Housing Goals (July 1, 2000 to June 30, 2001)

BUSINESS

17. Authorization for Right-of-Way Purchase Negotiations



Action: Adopt a resolution authorizing Engineering & Property Management to enter negotiations to purchase right-of-way and slope easements in the Woodlands Subdivision to protect the future alignment of the Fred D. Alexander Major Thoroughfare.

Staff Resource: David McDonald, Transportation

Explanation:

Transportation, Planning Commission, and Engineering staff have been working closely with the developer of the Woodlands Subdivision, located on Sunset Road, to set the alignment of Fred D. Alexander Boulevard through this subdivision.

Due to the extreme topography (hilly terrain) of this area, staff has not been able to contain the future width of the Major Thoroughfare within the 100-foot wide corridor that the developer has agreed to reserve. The developer has refused to reserve any additional right-of-way for the slopes that will certainly encroach upon the yards of the homes he plans to build.

This purchase will accomplish three goals:

1. It will preserve the future Fred D. Alexander alignment through the subdivision.
2. It will ensure that purchasers of these new lots will be aware of the location of the new road and that the future slope lines will be shown on their surveys and deeds.
3. It will save the City money by purchasing the right-of-way and permanent easements from one landowner prior to subdivision, instead of multiple landowners at a higher price later.

The appraised value of the right-of-way and permanent slope easements is \$110,000. This acquisition will appear on a future Council agenda.

Funding:

Transportation Capital Investment Plan

Attachment 2

Map

18. North Tryon Street JobLink Career Center



- Action:**
- A. Authorize the City Manager to amend the existing Development Agreement between the Charlotte-Mecklenburg Public Library and the City of Charlotte (for the Police Department) to include the development of the North Tryon JobLink Career Center in a joint use facility with the Library and Police; and**
 - B. Approve a budget ordinance appropriating \$410,000 from the Economic Development Revolving Loan Fund (EDRLF) to fund the JobLink's proportionate share of the \$4,510,000 facility.**

Resources: Tom Warshauer, Neighborhood Development
Deborah Mikysa, Workforce Development Board
Rich Rosenthal, Charlotte-Mecklenburg County Library

Policy:

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

Explanation:

The City of Charlotte and the Workforce Development Board are developing a system of JobLink Career Centers to meet the goals of the Workforce Investment Act (WIA). JobLink Career Centers provide employers and individuals seeking employment a single place to address their employment needs. JobLink Centers offer job placement assistance, job training and labor market trends analysis. Local workforce development professionals from various partner agencies work together to provide the best employment and training needs for all customers.

The proposed North Tryon JobLink Center will be co-located with a branch Library and a Police sub-station in connected facilities at 4045 North Tryon Street, near the intersection of North Tryon and Sugar Creek Road. (The facility will be located in the parking lot in front of the Sugar Creek Charter School.) The location of a JobLink Center with the Police and the Library should enhance referrals and provide a broader range of services and information to job seekers.

Neighborhood Development proposes using \$410,000 in Economic Development Revolving Loan Funds (EDRLF) for the JobLink Center's proportionate share of land and construction costs for 2,000 square feet of office space. The total cost of the new facility is estimated to be \$4,510,000.

The land cost is \$1,096,089 and the remaining \$3,413,911 will be spent on design, construction, furniture, and other project costs. The facility partners' costs are detailed as follows:

Partners	Project Funding
C-M Library	\$2,100,000
C-M Police Department	\$2,000,000
JobLink Center	\$ 410,000
Total	\$4,510,000

Statistical data from the 1990 Census indicates the North Tryon Street area has a population of 3,938 residents within 2 miles of the proposed JobLink Center. Fifty-one percent (51%) of the residents are low and moderate-income persons, who could significantly benefit from the services provided by the JobLink Center.

The North Tryon site would be the third of five planned JobLink Centers. Other Centers are located on West Trade (operated by the Employment Security Commission) and South Boulevard (operated by Goodwill Industries). The proposed Center would be managed through a contractor selected by the WDB. The exact amount would be determined in an RFP offered to potential operators through the WDB.

The current amount available in the Economic Development Revolving Load Fund (EDRLF) is \$977,710. EDRLF is the source of funds for economic development projects such as the Westover Shopping Center. The balance available takes into account the \$900,000 loan to Charlotte-Mecklenburg Development Corporation (CMDC) for Westover.

Background:

The Workforce Investment Act (WIA) was enacted in August 1998 to ensure that employment, training and vocational rehabilitation programs in the United States were consolidated, coordinated and improved. The City utilizes state, federal and local funds to support these coordinated workforce programs in the Charlotte-Mecklenburg area through the WDB.

The WDB adopted the WIA Strategic Five-Year Plan on July 15, 1999 with City Council approval following on November 8, 1999. The plan outlines the local approach in the development of a workforce investment system. City Council approved contracts to implement workforce development activities on September 11, 2000. On June 25, 2001 Council-approved a contract for \$1,729,367 with the WDB, which allows the WDB to provide employment and training services to Mecklenburg County residents through the JobLink system and their partners for the coming year.

On July 24, 2000, City Council authorized the co-location of the Library and Police. The City Manager entered into a Development Agreement with the Charlotte-Mecklenburg Public Library for the North Tryon Street facility on October 27, 2000. An amendment to the existing agreement is necessary to include the JobLink Center at the North Tryon Street location.

The Workforce Development Board passed a resolution requesting this action at their meeting on June 28, 2001. Council received information on this item at the on October 8, 2001 dinner briefing.

Funding:

Economic Development Revolving Loan Fund

Attachment 14

19. Waccamaw Street Land Sale



Action: Approve resolution authorizing the City Manager to sell 2.9 acres located between Waccamaw and West Trade Streets to Banc of America and the Committee to Preserve and Restore Third Ward for \$1,409,419 to develop a mixed-income housing development.

Staff Resource: Stanley Watkins, Neighborhood Development
Stanley Wilson, Neighborhood Development

Policy:

The City's FY2002 Consolidated Plan identifies a need for affordable, safe and decent housing for low-income families. The Plan was approved by City Council on May 14, 2001 and reaffirmed the three basic goals of the City's Housing Policy: *preserve the existing housing stock, expand the supply of low and moderate-income housing, and support family self-sufficiency initiatives.* In addition, the Center City 2010 Vision Plan, adopted by the Charlotte City Council in May 2000, promotes the construction of workforce housing in the downtown area.

Explanation:

On January 8, 2001, City Council authorized the City Manager to negotiate with Banc of America Community Development Corporation (BACDC) and The Committee to Preserve and Restore Third Ward (The Committee) on the sale of 2.9 acres of City owned land between Waccamaw and West Trade Streets in Third Ward. The land would be conveyed to the Committee and BACDC by private sale. Once the terms were agreed upon, the proposal would be brought back to City Council for approval. The suggested sale price at that time was approximately \$1,200,000 or \$9.46 per square foot. The City, BACDC and The Committee have negotiated a sale price of \$1,409,419 for the land or \$10.91 per square foot.

On March 26, 2001, City Council voted to approve a waiver of the City's Locational Housing Policy to allow the construction of a mixed-income housing development. Council at that time also voted to support the project's funding application to the North Carolina Housing Finance Agency (NCHFA).

The sale of the land is necessary for the BACDC and The Committee to close on the North Carolina Housing Finance Agency approved tax-exempt bond financing for the mixed-income housing development. The tax-exempt bond financing was approved by the NCHFA on September 12, 2001. The development would combine the 2.9 acres owned by the City and 2.4 acres owned by The Committee. The entire development would consist of 190 apartment units and 23 three-story for sale town homes. Forty percent (40%) of the apartments (76 units) would be made affordable for persons with incomes less than 60% (\$36,240) of the area median income for a family of four. The affordable units will rent from \$542 to \$758 per month and range in size from 712 square feet to 1,321 square feet. The affordable units must remain affordable for a period of 30 years. The town homes will sell for \$175,000 - \$220,000 per unit and range from 1,100 square feet to 1,350 square feet.

A resolution and public notice of the pending sale are required. The public notice was placed in The Charlotte Observer on October 5, 2001.

The City has estimated that the market price for the City's 2.9 acres is \$2,779,128 or \$22 per square foot. The difference between the estimated market value and the City's proposed sale price of \$1,409,419 is \$1,369,709. This would represent a subsidy of \$18,022 per unit for the 76 low-income units that are included in the project. It should be noted that the remaining 124 units would be rented at rates that are below market.

Background:

The City acquired 2.9 acres of land bordered by West Trade and Waccamaw Streets on October 30, 1979 as part of the Third Ward Redevelopment Plan. The City has an on-going need for affordable housing. In January 2001, The Committee and BACDC made an application to the NCHFA for tax-exempt bond financing.

Attachment 15

- Resolution
- Offer to Purchase Letter
- NCHFA Award Letter
- Project Proforma
- Map
- Site Plan/Elevation

20. Private Sale of Land on Billy Graham Parkway

This item will be forwarded to Council on Friday, October 19 in the Council-Manager Memo.

21. Public Safety Radio System Upgrade Resolution, Budget Ordinance and Contract

Action: A. Adopt a resolution to amend the FY2002-2006 Capital Investment Plan to revise the source of funding for the 800 MHz Public Safety Radio System Upgrade from 50/50 capital participation with Mecklenburg County to 100% Certificates of Participation by the City;

B. Adopt a budget ordinance to provide a supplemental appropriation of \$3,235,000; and

C. Approve a contract totaling \$3,282,771 with Motorola Communications and Electronics Inc. for upgrade of the city owned portion of the 800 MHz Public Safety Radio System.

Staff Resource: Dennis Baucom, Business Support Services

Explanation:

The radio system is an 800 MHz Trunked system consisting of four primary Simulcast tower sites owned by the City and four limited-use SmartZone sites owned by the County. The systems primary objective is to support public safety needs and serve City and County departments, CMPD, Sheriff, CFD, Volunteer Fire, Medic, Cornelius, Huntersville, Davidson, Matthews, and the Charlotte/Mecklenburg School System. This radio system serves approximately 6500 individual users and processes over 650,000 radio transmissions per week.

The technology in the current system was implemented in the late 1980's and early 1990's under Mecklenburg County management. The County outlined a ten-year capital program for the long-term maintenance and upgrade of the system. Unfortunately, the County did not proceed with their program and, as outlined by staff in the March Budget Workshop, serious deficiencies were identified during a system assessment conducted during FY2000. It was determined that much of the equipment utilized in the radio system had reached or exceeded its expected life cycle. Further analysis found that a number of critical components were no longer being manufactured and repair parts are no longer available.

At their respective August 2000 meetings, the City Council and Board of County Commissioners passed a joint resolution to consolidate the management of the system under the City and staff was directed to develop an Interlocal agreement to formalize system control under the City and

proceed with developing an equipment upgrade plan to bring the system to a current level of technology.

At the March 2001 Budget Workshop presentation, a capital funding plan for two major upgrades totaling \$26.4 million was outlined based on a 50/50 joint capital investment plan between the City and the County. At that meeting the joint capital funding plan was rejected, as it did not meet Council's requirement to have the towns participate in the capital program.

City staff has developed an alternative plan based on a utility model whereby the City funds the entire project through Certificates of Participation over ten years with the debt service repaid by all system users through a monthly charge per radio. This model equally distributes the capital costs based on system use by all agencies.

The City and the County are still working on developing a mutually agreed upon Interlocal Agreement of formal consolidation. This agreement will be brought to Council at a later date. In the meantime, the system is experiencing failures at an increasing rate and staff is concerned about delaying the start of the upgrade project. The original project has been restructured to upgrade the City owned towers first, with the option to proceed with the County upgrades once consolidation is completed and the Interlocal Agreement is approved. The planned upgrade to the City's towers at Tyvola, Sugar Creek, Belhaven and Matthews is required to ensure the operational integrity of these four towers that comprise the "heart" of the simulcast radio system.

This action amends the FY2002-2006 Capital Investment Plan to reflect the change in the funding source, redistributes the spending plan for the first year to reflect the project restructuring to a City-only activity, and approves a contract with Motorola to proceed.

The upgrades proposed in this contract are to the existing Motorola 800 MHz Radio System. Currently the only source for this equipment is Motorola Communications and Electronics Inc. Therefore this is a sole source contract.

MWBD:

There are no know MWBD vendors.

Funding:

Government Facilities Capital Investment Plan

22. Appointments to Boards and Commissions

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

A. CLEAN CITY COMMITTEE

Vote for three. Vote for one citizen to replace Richard Foster. This term will begin immediately, end June 2002, and then serve the next full three year term. Vote for two citizens to serve unexpired terms ending June 2003 to replace Jeff Coulter and Lorenzo McIver.

Robert Alston by Councilmember Carter
 John Paul de Bernardo by Councilmember Wheeler
 Marjorie Greene by Councilmember Burgess
 Barney "Trip" Haynes by Councilmember White
 Anthony Willis by Councilmember Mitchell

Attachment 16

Applications

B. COMMUNITY RELATIONS COMMITTEE

Appoint one citizen to begin serving immediately to replace Kristen McManus. The term will end June 2004.

Michelle Hemphill by Councilmembers Cannon and Mitchell
 Judy Thomas Marshall by Councilmember Autrey
 Brandi N. Williams by Councilmember Burgess

Attachment 17

Applications

C. MINORITY/WOMEN'S BUSINESS DEVELOPMENT

One appointment to replace Victor Alexander. Term will begin immediately and end December 2002.

Astrid Chirinos by Councilmember Carter
 Chris Wilson by Councilmember Graham
 Diane Willis by Councilmember Autrey

Attachment 18

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, are low bid, and have met MWBD criteria.

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

Minority and Women Business Development Program (MWBD) Abbreviations:

BBE – African American

ABE – Asian American

NBE – Native American

HBE – Hispanic

WBE – Non-Minority Women

Contractors and Consultants

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

CONSENT I

23. Various Bids

A. Water Meters

BSS

Recommendation: The Charlotte-Mecklenburg Utility Department Key Business Executive and the Procurement Services Director recommend an award of low bid contracts on a unit price basis for a contract period of one year, with an option to renew for two additional years in one year increments as follows:

- Schlumberger Inc., Tallassee Alabama, estimated yearly total of \$337,098.00
- Hughes Supply, Charlotte, North Carolina, estimated yearly total of \$68,129.30

MWBD Compliance: Yes. Schlumberger, Inc. and Hughes Supply will self-perform.

B. Water and Sewer Main Construction–FY 02 **CMU**
Contract B-Street Main Extensions

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$1,242,612.70 by Propst Construction Company, Inc. of Concord, North Carolina. The award is being made on a unit price basis for a period of one year with three, one-year renewal options.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$13,000	1%	5%
WBE	\$26,000	2%	6%

MWBD Compliance: Yes. Propst has made the good faith effort.

C. Sewer Pipe Cleaning Service Contract **CMU**

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$650,500 by Bio-Nomic Services, Inc. of Charlotte, North Carolina. The award is based on a unit price basis for a period of one year with three, one year renewal options. This contract will provide sewer line cleaning to remove foreign materials from existing lines and restore the sewer to a minimum of 95% of the original carrying capacity.

MWBD Compliance: Yes. Bio-Nomic has the capacity and will self-perform.

D. W. T. Harris Boulevard Landscaping, Phase II **E&PM**

Recommendation: The City Engineer recommends the low bid of \$114,732.86 by Green Touch Tree and Turf, Inc. of Charlotte, North Carolina. This contract will provide planting and watering after acceptance; trees, shrubs and ground cover in the median along W. T. Harris Boulevard from Albemarle Road to Independence Boulevard. This is the second of two phases, which will complete the project.

MWBD Compliance: Yes. Green Touch Tree and Turf, Inc. will self-perform.

E. Wilkinson Boulevard Gateway **E&PM**

Recommendation: The City Engineer recommends the low bid of \$882,832.70 by Blythe Development Company of Charlotte, North Carolina. This project includes reconstruction of the curbs along Wilkinson Boulevard from Morehead Street to east of Suttle Avenue to provide for a thirteen foot wide landscaped median. The median will include directional left turn lanes. This project also includes five-foot sidewalks and four-foot planting strips (where feasible) along both sides of Wilkinson Boulevard.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$25,224	3%	3%
WBE	\$21,550	2%	2%

MWBD Compliance: Yes.

F. Westinghouse Boulevard Streetscape E&PM

Recommendation: The City Engineer recommends the low bid of \$403,419.23 by Crowder Construction Company, Inc. of Charlotte, North Carolina. This project will provide installation of sidewalks and landscaping along a 3.5-mile stretch of Westinghouse Boulevard from NC 49 to Downs Road as part of the Westside Strategy Plan.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$24,790	7%	7%
WBE	\$0	0%	4%
HBE	\$0	0%	1%

MWBD Compliance: Yes. Crowder Construction Company, Inc. made the good faith effort.

G. Sweden Road Salt Storage Facility E&PM

Recommendation: The City Engineer recommends the low bid of \$144,100 by Sandmarc Construction Co. of Matthews, North Carolina. This project will provide a salt storage facility at the Sweden Road yard in a central location for Street Maintenance access. The City stores salt for use during inclement weather.

MWBD Status:	Amount	% of Project	Project Goals:
BBE	\$11,622	8%	5%
WBE	\$9,450	6%	2%

MWBD Compliance: Yes.

H. Bus Stop Shelters CATS

Recommendation: The Key Business Executive for The Charlotte Area Transit System (CATS) recommends the award of a low bid contract on a unit price basis for a contract period of year, with an option to renew for four additional years in one year increments as follows: Brasco International, Detroit Michigan, estimated yearly total of \$381,350. This bid establishes unit prices for three shelter types and associated option prices for benches, trash receptacles and map holders.

MWBD Status:	Amount	% of Project	Project Goals
Brasco International	\$315,050	82%	15%

MWBD Compliance: Yes. Brasco International has applied to perform the work as a certified WBE.

24. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Alexa Road

Action: A. Adopt the Resolution of Intent to abandon a portion of Alexa Road; and
B. Set a public hearing for November 26, 2001.

Attachment 19
Map

25. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Norwich Place

Action: A. Adopt the Resolution of Intent to abandon a portion of Norwich Place; and
B. Set a public hearing for November 26, 2001.

Attachment 20
Map

CONSENT II

26. Transit Assistance Grant Application, Resolution and Budget Ordinance

Action: A. Adopt a resolution authorizing the City Manager to submit grant applications and execute funding with the Federal Transit Administration (FTA) for FY2002 transit assistance;

B. Adopt a resolution authorizing CATS CEO to submit grant applications and execute funding agreements with NCDOT for FY2002 transit assistance; and

C. Adopt a budget ordinance appropriating \$26,762,600.

Staff Resource: Dee Pereira, CATS

Explanation:

The City's Public Transit Program receives several types of federal and North Carolina state grant revenues each year which are used to fund a portion of Public Transit's approved capital program. The City estimates federal and state grant participation levels and advances funding from the Transit Fund to cover estimated grant revenues. Upon receipt of the grant revenues, funds advanced to the program revert back to the Transit Fund balance.

A. In FY2002, Federal grants for CATS capital programs are estimated at \$11.9 million. Federal Transportation appropriations are estimated to be received from Intelligent Transportation Systems, Urbanized Area Formula and Bus, and Bus Facilities programs. The funds will be used to fund up to 80% of the purchases of buses, vans, para transit minibuses, new and improved facilities, bus amenities improvements, and extension and integration of the existing freeway communication system.

In FY2002 the North Carolina Department of Transportation (NCDOT) will allocate an estimated \$1.19 million to match up to 10% of federal allocations for buses, vans, bus facilities, and \$75,000 for expansion of the rideshare program and completion of the countywide services study.

B. This action authorizes the CATS CEO to submit grant applications for all FY2002 funds from NCDOT and execute contracts to receive such funds as approved by the North Carolina Board of Transportation (NCBOT).

C. In order to implement the FY2002 CATS Capital Program listed in actions A and B, amounts equal to the FTA and NCDOT allocations

must be advanced to the Transit Capital Fund from the Transit Fund and CATS portion must be transferred in the following amounts:

FTA	\$11,900,000
NCDOT	\$1,270,000
CATS	\$13,592,600
TOTAL	\$26,762,600

These funds will be used for the following:

- Replacement buses
- New buses
- Rideshare support including new and replacement vanpool vans
- Engineering/design of bus garage
- Engineering/design of transit centers
- Special Transportation Services paratransit vans
- Vans for Department of Social Services
- Administrative support vehicles
- Bus facilities improvements that includes transit enhancements such as bus shelters and signage, etc.
- Intelligent Transit System (ITS) components including automatic passenger counters, automatic vehicle locators, digital video cameras, fareboxes and radios, etc.
- Engineering/design of park & ride lots

Community Input:

The FTA requires the City to advertise capital projects to be financed with federal and state funds in order that citizens may request a public hearing if they have questions. This notice was advertised in The Charlotte Observer and The Charlotte Post on October 19, 2001.

The Metropolitan Transit Commission approved this action in March 2001. The City Council approved CATS' Capital Investment Plan on June 4, 2001. The Board of County Commissioners approved CATS' Capital Investment Plan on April 18, 2001.

The Mecklenburg/Union Metropolitan Planning Organization (MPO) approved submitting an amendment to the North Carolina Board of Transportation (NCBOT) in order to amend the State Transportation Improvement Program (STIP) for FY2002-2008 on June 7, 2001. This amendment details the approved capital program for CATS for FY2002 and the capital items from this program to be financed by the Federal Formula grant.

Funding:

The budget ordinance estimates and appropriates federal and state grant revenues and provides for an advance of funding until such time that the grants are received. The advance is necessary to move forward with the projects before actual receipt of the grants.

27. Transit Procurement Process

Action: Adopt a resolution authorizing the City to use the competitive proposal method for the acquisition of transit buses, light rail vehicles and other transit related equipment.

Staff Resource: Keith Parker, CATS Operations

Explanation:

To ensure the City would have alternative options to procure transit equipment, the City Charter was amended in 2000 to authorize the use of competitive proposal procurement. Section 8.87 of the Charter authorizes contracting for the purchase, lease or other acquisition of any apparatus, supplies, materials or equipment for public transit purposes using the competitive proposal method as provided in North Carolina General Statute (NCGS) 143-129(h).

Competitive proposal procurement allows the City to discuss and negotiate project scope, specifications and other relevant terms prior to making a recommendation for contract award. This method generally results in achieving the “best value” procurement (the most advantageous proposal with price and other factors considered such as product design, delivery schedules, warranties and maintenance). The Federal Transit Administration recognizes the competitive proposal method as a preferable procurement method for public transit systems.

Pursuant to NCGS 143-129(h), Council is required to find the competitive proposal method is the best acquisition method for particular goods and equipment prior to initiating such procurements. By adopting the attached resolution, the Council authorizes the use of competitive proposal procurements for transit.

28. Police Computer Aided Dispatch System Implementation Contract

Action: Approve a contract with Information Analytics, Inc., in the amount of \$349,640, to provide project management services during the implementation of the Police Department’s new Computer Aided Dispatch System (CAD).

Staff Resource: Craig Bailey, Police Computer Technology Services

Explanation:

On September 11, 2000 City Council approved a contract with Information Analytics, Inc., in the amount of \$349,640, to provide project management and consulting services during the design and planning phase for the Police

Department's new computer aided dispatch system (CAD). Information Analytics Inc. presented the City in all the discussions with Intergraph, the vendor for the new system. This phase of the work has been completed.

The Police Department now wishes to contract with Information Analytics, Inc. to provide project management and consulting services during the implementation phase of the CAD project. The contract is for \$349,640 and will cover a one-year period from November 19, 2001 through November 15, 2002.

MWBD: Information Analytics, Inc. will self-perform.

Funding:

Police Department FY2002 operating budget

29. Eastway Drive Sidewalk and Pedestrian Safety Improvements

Action: A. Reject the bid of \$167,562.72 from Carolina Site Concepts of Charlotte, North Carolina, pursuant to NCGS 143-129, as a non-responsive bid; and

B. Award contract for Eastway Drive Sidewalk and Pedestrian Safety Improvements to next lowest bidder, Granite Contracting Inc. of Concord, North Carolina, in the amount of \$173,510.22.

Staff Resource: Carl Jarrett, Engineering & Property Management
Becky Chambers, Engineering & Property Management

Explanation:

The low bidder (Carolina Site Concepts of Charlotte, North Carolina) did not submit a bid deposit or bid bond (G.S. 143-129 states, each bid submitted must be accompanied by a bid deposit or bid bond of at least 5 percent of the amount of the proposal).

This project will construct concrete sidewalk on the east side of Eastway Drive from Howie Circle to Northpark Shopping Center, and concrete roadway median along the centerline of Eastway Drive south of Arnold Drive and at the intersection of Eastway Drive and Bentley Place.

MWBD:

2% BBE; and 1% WBE

Funding:

Transportation Capital Investment Plan

30. Sharon Road Widening, Design Phase

Action: Approve agreement for Engineering Services for \$384,000 with Ralph Whitehead Associates, Inc. (RWA) for the and Sharon Road Widening Project.

Staff Resource: Imad Fakhreddin, Engineering & Property Management

Explanation:

Funding for the Sharon Road Widening was included in the November 2000 voter-approved \$57 million street bonds.

This agreement will provide engineering design services for an additional phase of Sharon Road widening. The project will widen southbound Sharon Road to provide a right turn only lane at Fairview Road, and a third southbound through lane between Fairview Road and Sharon View Road.

This segment of Sharon Road is one of several phases to complete the widening of Fairview and Sharon Roads to six through lanes with turning lanes.

MWBD:
2% WBE

Funding:
Transportation Capital Investment Plan

31. Fairview Road/Sharon Road, Phase 3, 5 and 6, Construction Change Order #1

Action: Approve Change Order #1 to the construction contract with Sealand Contractors Corporations in the amount of \$194,943.11.

Staff Resource: David Meachum, Engineering & Property Management

Explanation:

Council awarded the contract on February 26, 2001 for \$642,248.92.

This Change Order will allow the City to take advantage of existing contract unit prices for construction of additional turn lanes on Fairview Road to widen east bound Fairview Road from Sharon Road to Barkley Downs.

This work is in accordance with the Southpark Development Zoning. The City's portion of this zoning requirement includes construction of medians, roadway resurfacing and pavement markings at this intersection.

The new contract sum is \$837,192.03

MWBD:

Sealand Contractors met the original contract goals of 5% BBE (\$29,193.13) and 2% WBE (\$11,700).

MWBD sub-contract amounts for this change order are: 3% BBE (\$6,000) and 1% WBE (\$1,041).

Funding:

Transportation Capital Investment Plan

**32. Harrisburg Rocky River Interceptor Section B, Contract 1–
Change Order #4**

Action: Approve Change Order #4 for \$148,606.41 to the contract with Central Builders, Inc. for additional construction work at the Harrisburg Rocky River Interceptor Sewer project.

Staff Resource: Doug Bean, Utilities

Explanation:

On May 24, 1999, City Council approved a \$7,404,616.56 contract with Central Builders to construct a gravity sewer line along Rocky River from Roberta Road to U.S. Highway 29 in Cabarrus County. Change Order #4 will be the final change order for this project. The change order will provide funds for payment of several unit price items that were exceeded in quantity during construction. The majority of the cost increase was due to large portions of the 54" diameter sewer that had to be installed at depths greater than shown on the contract drawings. This required deeper cuts with greater excavation costs.

The City Manager approved Change Order #1, in the amount of \$86,261.44, on May 2, 2000. Change Order #2, in the amount of \$930,000, was approved by City Council on November 27, 2000 and Change Order #3 was approved by the KBE on May 29, 2001 for an extension of the contract time.

With this change order, the Central Builder contract will increase from \$8,420,878 to \$8,569,484.41.

MWBD: The contractor will self-perform.

Funding:

Sewer Capital Investment Plan

33. Phosphorus Reduction Feasibility Study-Professional Service Contract

Action: A. Approve a budget ordinance appropriating \$250,000; and

B. Approve a contract with Black & Veatch International Company for \$246,000 to provide a study of the feasibility of reducing phosphorus levels at McAlpine, Irwin, and Sugar Creek Wastewater Treatment Plants.

Staff Resource: Doug Bean, Utilities

Explanation:

This contract will provide for the analysis of phosphorus loadings at three of the City's wastewater treatment plants. This analysis is required as part of the McAlpine Creek Wastewater Treatment Plant's National Permit Discharge Elimination System (NPDES - water quality) permit. Since a portion of the discharge flows from Irwin and Sugar Creek plants can and are by-passed to the McAlpine Plant for treatment, they must also be included in the study. As a result of the analysis, various options for phosphorus reduction will be presented to State regulatory officials for review.

The engineering firm of Black & Veatch was selected to perform this study in accordance with the City's approved consultant selection process.

MWBD: The contractor will self-perform.

Funding:

Sewer Capital Investment Plan

34. Sanitary Sewer Contract, Hearthstone Neighborhood-Mecklenburg County

Action: Approve a contract with Mecklenburg County for the design and construction of a sanitary sewer trunk to serve the Hearthstone Neighborhood.

Explanation:

Mecklenburg County has requested a non-reimbursable contract for the design and construction of a sanitary sewer trunk. The applicant, Mecklenburg County, will fund the project and will not receive any form of reimbursement from the City since this project was not approved in the Capital Investment Plan.

This trunk will extend approximately 1,269 linear feet, from the Six Mile Creek Sewer Outfall along an unnamed branch through the Hearthstone Neighborhood. The residents of the Hearthstone Neighborhood, located on

Tilley Morris Road in southern Mecklenburg County near the Union County line, have petitioned the County to fund this sewer extension and apply assessments to the residents for the cost.

This option will allow the residents, who cannot be annexed into Charlotte before 2016, access to sewer street main extensions to be provided by Charlotte-Mecklenburg Utilities under the residential extension program. The estimated cost of this sewer trunk line project is \$114,210.

Community Input:

Mecklenburg County and Charlotte Mecklenburg Utilities staff met with the Hearthstone Home Owners Association at their annual meeting on May 19, 1998, to explain the County's assessment option and the sewer construction project. The residents later petitioned the County to fund the project and assess each property owner, with more than 51% of the neighbors signing the petition. Mecklenburg County Commission convened, approved the assessment, and later approved this contract.

Funding:

The County has deposited 20% of the estimated project cost with the remaining 80% to be deposited prior to construction.

35. Franklin Water Treatment Plant Upgrade-Change Order #1

Action: Approve Change Order #1 for \$ 193,987.84 to the contract with Energy Erectors for additional electrical construction at the Franklin Water Treatment Plant.

Staff Resource: Doug Bean, Utilities

Explanation:

On June 12, 2000, City Council approved a contract with Energy Erectors in the amount of \$4,804,830. These upgrades will renovate many electrical areas of the plant and will enable increased production of treated water.

Change Order #1 will provide for additional electrical work for the project as follows:

- Relocation of ductbank and addition of new main switch at substation near high service pump station (HSPS) # 2;
- Partial reimbursement for Generator Cooling Water Supply Piping;
- Relocation of control building electrical feeder;
- Relocation of main switchgear 1, generator, and addition of motor starter for pump #4 near HSPS 1;
- Reconfiguration of disconnect at maintenance building;
- Installation of new conduits for phone line system relocation.

These changes improve safety, plant flexibility, and ease of operations. The facilities being replaced and upgraded are of varying age, some of which were installed originally in the 1950's.

With this change order, the contract with Energy Erectors will increase from \$4,804,830 to \$4,998,817.84.

MWBD:

The contractor plans to self-perform the work.

Funding:

Water Capital Investment Plan

36. **Municipal Agreement for Congestion Mitigation Project Along Independence Boulevard**

Action: A. Adopt a resolution authorizing the Transportation Key Business Executive to execute a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) to implement Congestion Mitigation Projects along Independence Boulevard; and

B. Adopt a budget ordinance estimating and appropriating \$1,170,000 in state funding.

Staff Resource: David McDonald, Transportation

Explanation:

In response to Council's request, NCDOT has agreed to fund the Monroe Road and Central Avenue video camera installation as a Congestion Mitigation project during the Independence Boulevard widening project. The Congestion Mitigation projects requested included:

- Independence Boulevard public communications plan
- Monroe Road and Central Avenue video camera installation
- Independence Boulevard express bus lane preservation / extension

The Municipal Agreement between the NCDOT and Charlotte DOT provides for the City to fund the Communications Plan and Monroe Road and Central Avenue video camera installation for \$1,300,000 with NCDOT reimbursing the City up to \$1,170,000 of the estimated cost upon completion. The funds break down as follows:

Camera Installation

Estimated Cost: \$1,300,000

NCDOT will fund up to \$1,170,000

Funding:

The budget ordinance will appropriate the \$1,170,000 State share. The grant match of \$130,000 was previously appropriated in the Transportation Capital Investment Plan

37. Billy Graham Parkway and Wilkinson Boulevard Storm Water Design Services

Action: Approve Amendment #1 to the agreement for Engineering Services for \$266,008 with Kimley-Horn & Associates (KHA) for the Billy Graham Parkway and Wilkinson Boulevard Storm Water Services.

Staff Resource: Steve Sands, Engineering & Property Management

Explanation:

Funding for the Billy Graham Parkway and Wilkinson Boulevard project was included in the November 1998 voter-approved \$98.3 million street bonds.

The original agreement was approved on November 23, 1998 for planning services with KHA for \$214,549. On April 24, 2000 the City approved an agreement for design services with KHA for \$289,672.

Engineering and Property Management recognized an opportunity to combine the roadway improvement design with needed storm drainage improvements in the area. The combined design will result in cost savings. This amendment with KHA will provide storm water design services.

MWBD:

WBE 2.3%

Funding:

Storm Water Capital Investment Plan

38. Magnolia/Kirkwood Storm Drainage Improvement Project

Action: Approve Amendment #1 to the agreement for Engineering Services for \$221,418 with W. K. Dickson & Co., Inc. (WKD) for the Magnolia/Kirkwood Storm Drainage Improvement project.

Staff Resource: Shawn Wilkerson, Engineering & Property Management

Explanation:

The Magnolia/Kirkwood Storm Drainage Improvement project will reduce house and street flooding along with stream bank erosion in the neighborhood Ideal Way, Kenilworth Avenue, and Euclid Avenue. On June 22, 1998, Council approved the agreement with WKD for \$113,382 for planning services. On July 7, 2000, Council approved the second agreement with WKD for \$551,400 for design services. The project's estimated construction cost is \$5.9 million.

Storm Water Service's has revised the original design to include:

- 3,000 feet of stream restoration,
- A major storm water detention facility to be coordinated with a Park renovation project,
- Coordination of Kenilworth Avenue and Park Road culvert improvements with the Charlotte Mecklenburg Utility South Transmission Main Project,
- Coordination of storm drainage system improvements with a private development, Magnolia Place Condominiums, and
- Coordination of storm drainage system improvements with the Park-Tremont Traffic Circle Project.

This amendment with WKD will provide additional funds to provide design for these additional elements.

MWBD:

WBE 4.12%

Funding:

Storm Water Capital Investment Plan

39. USGS 2001-2002 Cooperative Agreement

Action: Approve the 2001-2002 Cooperative Program Agreement with the United States Geological Survey (USGS) for storm water data collection activities in the amount of \$246,825.

Staff Resource: Steve Sands, Engineering & Property Management

Explanation:

The 2001-2002 Cooperative Program Agreement with the USGS includes

- Continued maintenance and operation of rainfall and stream flow gage sites,
- Addition of two new stream gages,
- Water quality monitoring at four sites, and
- Continued real time hydrologic data collection.

The cooperative agreement leverages City funds with the USGS funds. The total cost of the service is \$484,990. The City's share is \$246,825. The USGS will pay the remainder of the cost.

Funding:

Storm Water Operating Budget

40. Traffic Signal Communications Cable Design

Action: Approve contracts with CBW Communications Engineers for \$410,494, Kimley-Horn for \$194,724, and PBS&J for \$258,153 for design and construction administration of fiber optic cable routes and traffic signal interconnections for a total amount of \$863,371.

Staff Resource: Liz Babson, Transportation

Explanation:

Fiber optic cabling and traffic signal interconnection provides the ability to remotely adjust traffic signals to instantly improve traffic flow in response to changing traffic volumes during normal and emergency conditions.

During a formal selection process, three firms were chosen to provide design and construction administration services for 20 sections of roads. The sections do not have uniform lengths or road conditions. CBW was awarded eight sections, Kimley-Horn received seven, and PBS& J received five sections.

MWBD:

The three firms will self-perform

Funding:

Transportation Capital Investment Plan

41. Airport Parking Expansion for US Airways Maintenance Facility

Action: Award a contract to the lowest responsive bidder, Dakota Contracting Co. of Charlotte in the amount of \$160,187 for future parking expansion in the US Airways maintenance area.

Staff Resource: Jerry Orr, Aviation

Explanation:

The US Airways Maintenance Facility was constructed in 1990 and contains 1,575 employee parking spaces. This contract will grade and grass seven acres that can accommodate 900 additional parking spaces when needed. The excess dirt will be used to construct the access ramp to the new corporate aviation area. The balance of the work including paving will be deferred until the spaces are needed.

MWBD:	Amount	% of Project	Project Goals
BBE	\$7,800	4.8%	10%
WBE	\$85,000	53%	5%
NBE	\$67,387	42%	
MWBD Total	\$160,187	100%	15%

MWBD Compliance: Yes.

Funding:

Airport Capital Investment Plan

42. Airport Services Parking Expansion

Action: A. Adopt a budget ordinance appropriating \$225,000 to be repaid from future General Airport Revenue Bonds; and

B. Award a contract to Arvy Construction of Charlotte, North Carolina in the amount of \$205,695 for grading for a future parking lot at the airport.

Staff Resource: Jerry Orr, Aviation

Explanation:

This contract will grade and grass 10 acres that will accommodate 870 additional service parking spaces in the future. The dirt removed will construct the access ramp to the new corporate aviation area. The balance of the work including paving will be deferred until the spaces are needed.

MWBD:	Amount	% of Project	Project Goals
BBE	\$21,000	10%	10%
WBE	\$10,500	5%	5%
MWBD Total	\$31,500	15%	15%

MWBD Compliance: Yes.

Funding:

Airport Capital Investment Plan

43. Sale of City Owned Property at Mallard Creek Church Road

Action: A. Declare 11.22 acres of City owned property located at Mallard Creek Church Road (tax code 047-381-08) surplus; and

B. Authorize the advertisement of an offer to purchase and contract from University Research Park for the purpose of receiving upset bids.

Staff Resource: Kent Winslow, Engineering & Property Management

Explanation:

The City owns 11.22 acres of vacant property at Mallard Creek Church Road. The property is zoned R-4. An independent appraisal establishes the market value at \$925,000.

An offer to purchase the property has been received for the purpose of incorporating the City's property into the Research Triangle Park in the amount of \$925,000.

Staff recommends authorizing the advertisement of the offer for the purpose of receiving upset bids.

Attachment 21

Map

44. Property Transactions

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

Acquisitions:

- A. **Project:** Old Statesville Road Widening, Parcel 25
Owner(s): Con-Way Transportation Services, Inc.
Property Address: 6701 Old Statesville Road
Property to be acquired: 11,894 sq. ft. (0.273 ac.) of Fee Simple Acquisition and Permanent Utility Easement, plus 14,054 sq. ft. (0.323 ac.) of Temporary Construction Easement
Improvements: Lighted Monument Sign, Sprinkler System
Purchase Price: \$52,921
Remarks: This area is needed for the Old Statesville Road Widening project. Compensation was established by appraisals conducted by an independent, certified appraiser and a review appraiser.
Zoned: I-1

Use: Truck Terminal
Tax Code: 037-421-03
Total Parcel Tax Value: \$3,942,620

- B. Project:** South Transmission Main-Contract 5, Parcel 26
Owner(s): Thomas Gibson
Property Address: 312 Ideal Way
Property to be acquired: 2,340 sq. ft. (0.054) of Permanent Easement plus 496 sq. ft. (0.01 ac.) of Temporary Construction Easement
Improvements: Trees and Fencing
Purchase Price: \$14,775
Remarks: The area is needed for the South Transmission Main water project. The compensation was estimated by City Staff, based on current neighborhood land values and damages to site improvements.
Zoned: R-5
Use: Single Family Residential
Tax Code: 147-031-25
Total Parcel Tax Value: \$64,640
- C. Project:** South Transmission Main-Contract 5, Parcel 27
Owner(s): Thomas Gibson
Property Address: 400 Ideal Way
Property to be acquired: 1,805 sq. ft. (0.041 ac.) of Permanent Easement
Improvements: Trees and Fencing
Purchase Price: \$10,830
Remarks: The area is needed for the South Transmission Water Main project. The compensation amount was estimated by City Staff, based on current neighborhood land values and damages to site improvements.
Zoned: R-5
Use: Single Family Residential
Tax Code: 147-031-24
Total Parcel Tax Value: \$61,500
- D. Project:** South Transmission Main-Contract 5, Parcel 46
Owner(s): Mary E. Lacaze
Property Address: 509 Poindexter Circle
Property to be acquired: 5,223 sq. ft. (0.12 ac.) of Permanent Easement
Improvements: Trees
Purchase Price: \$35,000
Remarks: The area is needed for the South Transmission Water Main project. The compensation was estimated by City Staff, based on current neighborhood land values and damages to site improvements.
Zoned: R-4

Use: Single Family Residential
Tax Code: 147-081-45
Total Parcel Tax Value: \$157,060

- E. Project:** South Transmission Main-Contract 5, Parcel 16
Owner(s): J. Royce Hagaman and Wife, Susan G. Hagaman
Property Address: 5240 Park Road
Property to be acquired: 3,815 sq. ft. (0.088 ac.)
Improvements: Driveway, Wall, and Landscaping
Purchase Price: \$23,844
Remarks: The area needed for the South Water Transmission Main project. Compensation based on an independent, certified appraisal.
Zoned: B-1
Use: Veterinary Clinic
Tax Code: 171-181-43
Total Parcel Tax Value: \$340,470
- F. Project:** South Transmission Main-Contract 3, Parcel 15
Owner(s): Charlotte Medical Building Associates
Property Address: 5208 Park Road
Property to be acquired: 3,679 sq. ft. (0.085 ac.)
Improvements: Driveway and Landscaping
Purchase Price: \$22,100
Remarks: The area is needed for the South Water Transmission Main project. Compensation is based on an independent, certified appraisal.
Zoned: 0-1
Use: Medical Clinic
Tax Code: 171-181-40
Total Parcel Tax Value: \$433,200
- G. Project:** Sharon and Fairview Roads Widening, Parcel 6
Owner(s): Thomas M. McMillan and Dorothy D. McMillan Family Trust UTD 6/29/89
Property Address: 4709 Sharon Road
Property to be acquired: 1,981 sq. ft. (0.046 ac.) plus 2,671 sq. ft. (0.062 ac.) of Temporary Construction Easement
Improvements: Landscaping and Parking
Purchase Price: \$149,600
Remarks: The area is needed for roadway widening. The compensation amount was determined by an independent, certified appraiser.
Zoned: B-1
Use: Fast Food Restaurant
Tax Code: 183-133-22
Total Parcel Tax Value: \$1,069,460

- H. Project:** South Transmission Main-Contract 5, Parcel 51
Owner(s): Marsh Realty Company, Inc.
Property Address: 2448 McDonald Avenue
Property to be acquired: 21,554 sq. ft. (0.495 ac.) plus 8,505 sq. ft. (0.195 ac.) of Temporary Construction Easement
Improvements: Parking and Landscaping
Purchase Price: \$53,775
Remarks: The areas are needed for the South Water Main construction project. Compensation is based on an independent appraisal.
Zoned: B-1
Use: Shopping Center
Tax Code: 121-101-09A
Total Parcel Tax Value: \$1,367,430
- I. Project:** Statesville Avenue Widening, Parcel 32
Owner(s): Linda D. Fite and Darlene H. Gallo
Property Address: 3536 Statesville Avenue
Property to be acquired: 2,025 sq. ft. (.046 ac.) of Fee Simple and Permanent Utility Easement plus 1,802 sq. ft. (.041 ac.) of Temporary Construction Easement
Improvements: Billboard and Retaining Wall
Purchase Price: \$12,000
Remarks: The areas are needed for the construction of the Statesville Avenue Widening project. Compensation is based on an independent, certified appraisal.
Zoned: I-1
Use: Car Wash/Warehouse Industrial
Tax Code: 077-054-07
Total Parcel Tax Value: \$47,010
- J. Project:** Asbury Avenue Extension, Parcel 74
Owner(s): Alonzo Allison, Jr. and Wife, Cynthia M. Allison
Property Address: 1109 McArthur Avenue
Property to be acquired: 7,500 sq. ft. (.172 ac.) of Fee Simple Land (Total Acquisition)
Improvements: One-story, residential structure
Purchase Price: \$36,500
Remarks: Total parcel acquisition including residential structure are required for the construction of the Asbury Avenue Extension project. Compensation is based on an independent, certified appraisal.
Zoned: R-8
Use: Single Family Residential
Tax Code: 077-197-16
Total Parcel Tax Value: \$27,510

- K. Project:** Sharon Road Sidewalk, Parcel 1
Owner(s): Francis Robicsek and Wife, Livia Robicsek
Property Address: 2519 Richardson Drive
Property to be acquired: 884 sq. ft. (.020 ac.) of Permanent Sidewalk Easement plus 1,214 sq. ft. (.027 ac.) of Temporary Construction Easement
Improvements: Landscaped Buffer
Purchase Price: \$15,954
Remarks: The required easement is necessary for the construction of the Sharon Road Sidewalk Project. The acquisition price is based on an independent, certified appraisal.
Zoned: R-3
Use: Residential
Tax Code: 177-078-27
Total Parcel Tax Value: \$2,175,680
- L. Project:** Statesville Avenue Widening, Parcel 25 & 26
Owner(s): Robert Dry and Wife, Delia C. Dry
Property Address: 3422 Statesville Avenue
Property to be acquired: 4,300 sq. ft. (.099 ac.) of Fee Simple Land plus 1,981 sq. ft. (.045 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$21,000
Remarks: The areas are needed for the construction of the Statesville Avenue Widening project. Compensation is based on an independent, certified appraisal.
Zoned: I-1
Use: Restaurant/Commercial
Tax Code: 077-056-08 and 17
Total Parcel Tax Value: \$59,720

Condemnations:

- M. Project:** Old Statesville Road Widening, Parcel 103
Owner(s): Ray Thomas Petroleum Company, Inc. and Any Other Parties of Interest
Property Address: W.T. Harris Boulevard
Property to be acquired: 5,686 sq. ft. (0.131 ac.) of Fee Simple Right-of-Way and Temporary Construction Easement
Improvements: Chain Link Fence
Purchase Price: \$38,747
Remarks: This acquisition is needed for the Old Statesville Road Widening. The compensation was established by an independent, certified appraisal and a review appraisal. City Staff has yet to reach a negotiated agreement with property owner.
Zoned: I-2
Use: Service Station/Convenience Store

Tax Code: 037-253-16
Total Parcel Tax Value: \$649,210

- N. Project:** Davidson/Matheson Connector, Parcel 10
Owner(s): William Douglas Austin, Jr. and Inga Lisa Austin and Any Other Parties of Interest
Property Address: Jordan Place
Property to be acquired: 10,348 sq. ft. (0.24 ac.) of Fee Simple Acquisition, Permanent Utility Easement and Temporary Construction Easement
Improvements: None
Purchase Price: \$17,026
Remarks: This acquisition is needed for the Davidson/Matheson Connector project. The compensation was established by two independent, certified appraisals. City Staff has yet to reach a negotiated settlement with property owner.
Zoned: 0-2
Use: Vacant
Tax Code: 083-066-06
Total Parcel Tax Value: \$3,290
- O. Project:** Statesville Avenue Widening, Parcel 9
Owner(s): Lawrence McCall and Wife, Essie McCall, and Any Other Parties of Interest
Property Address: 2916 L.D. Parker Drive
Property to be acquired: 2,208 sq. ft. (.0507 ac.) Land Acquisition and Temporary Construction Easement
Improvements: None
Purchase Price: \$1,425
Remarks: The area is needed for the construction of the Statesville Avenue Widening project. Compensation is based on an independent, certified appraisal. City Staff has been unable to locate the owners of this property or any heirs.
Zoned: R-8
Use: Single Family Residential/Vacant
Tax Code: 077-072-08
Total Parcel Tax Value: \$6,000
- P. Project:** Sardis Road Sidewalk, Parcel 10 and 11
Owner(s): Bijan Vazeen and Wife, Mina Vazeen and Any Other Parties of Interest
Property Address: 8515 Sardis Road and 105 Creek Valley Road
Property to be acquired: 6,574 sq. ft. (0.15 ac.) of Permanent Easement
Improvements: Shrubs, Screening Brick Entrance Fences
Purchase Price: \$8,461
Remarks: The areas are needed for construction of sidewalks along Sardis Road. City Staff has yet to reach an agreement

with the property owners after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.

Zoned: R-3

Use: Single Family Residential

Tax Code: 213-114-12 and 213-114-02

Total Parcel Tax Value: \$352,640.00 – 213-114-12 and \$134,500.00 – 213-114-02

45. Meeting Minutes

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

- **October 1, 2001 Workshop/Citizens Forum**