

**Mayor Patrick L. McCrory**

Susan Burgess  
Nancy Carter  
Patsy Kinsey  
John W. Lassiter  
Don Lochman

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

James E. Mitchell, Jr.  
Patrick Mumford  
Greg Phipps  
John H. Tabor, AIA  
Warren Turner

# **CITY COUNCIL MEETING**

**Monday, September 12, 2005**

---

# CITY COUNCIL AGENDA

Monday, September 12, 2005

## TABLE OF CONTENTS

| <u>Item No.</u>   | <u>Page No.</u> | <u>Attachment No.</u> |
|---|-----------------|-----------------------|
| <b>3:30 City Attorney's Evaluation</b><br>Room 280  |                 |                       |
| <b>5:30 P.M. Dinner Briefing</b><br>Conference Center   |                 |                       |
| 1. Congestion Mitigation Air Quality Project List for Mecklenburg-Union Metropolitan Planning Organization  | 1               |                       |
|   |                 |                       |
| 2. Committee Reports by Exception   | 1               |                       |
|   |                 |                       |
| <b>7:00 P.M. Awards and Recognitions</b><br>Meeting Chamber   |                 |                       |
|   |                 |                       |
| <b>Consent</b><br>3. Consent agenda items 10 through 30 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. | 2               |                       |
|   |                 |                       |
| <b>Policy</b>   |                 |                       |
| 4. City Manager's Report  | 3               |                       |
|   |                 |                       |
| 5. Self Financing Bonds Criteria and Process  | 3               | 1                     |
|   |                 |                       |
| <b>Business</b>   |                 |                       |
| 6. Congestion Mitigation Air Quality Project List for Mecklenburg-Union Metropolitan Planning Organization  | 4               |                       |

| <b><u>Item No.</u></b>   | <b><u>Page No.</u></b> | <b><u>Attachment No.</u></b> |
|--|------------------------|------------------------------|
| 7. City Attorney Compensation Adjustment   | 4                      |                              |
|  |                        |                              |
| 8. Appointments to Boards and Commissions  | 5                      | 2-3                          |
|  |                        |                              |
| 9. Closed Session  | 5                      |                              |
|  |                        |                              |
| <b>Mayor and Council Topics</b>  |                        |                              |
|  |                        |                              |
| <b>Consent I</b>   |                        |                              |
| 10. Various Bids   |                        |                              |
| A. South Corridor Infrastructure Program, Package A  | 7                      |                              |
| B. Fire Station #37  | 8                      |                              |
| C. Freedom Drive Business Corridor Phase 2   | 8                      |                              |
| D. Vehicle Batteries   | 8                      |                              |
|  |                        |                              |
| 11. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of E. 20 <sup>th</sup> Street between N. Brevard Street and N. Caldwell Street         | 9                      | 4                            |
|  |                        |                              |
| 12. Resolution of Intent to Abandon Street and Set Public Hearing for a Residual Portion of Right-of-Way Located at the Corner of Waterhaven Drive and Ridge Lane Road | 9                      | 5                            |
|  |                        |                              |
| 13. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Elaine Drive  | 9                      | 6                            |
|  |                        |                              |
| 14. Refund of Business Privilege Licenses  | 10                     | 7                            |
|  |                        |                              |
| <b>Consent II</b>  |                        |                              |
| 15. South Corridor Light Rail Project I-485 Parking Garage   | 11                     | 8                            |

| <b><u>Item No.</u></b>   | <b><u>Page No.</u></b> | <b><u>Attachment No.</u></b> |
|--|------------------------|------------------------------|
| <b>16.</b> Airport Intermodal Consultant Contract                                    | 12                     |                              |
|  |                        |                              |
| <b>17.</b> Federal Aviation Administration Grants and Budget Ordinance               | 13                     | 9                            |
|  |                        |                              |
| <b>18.</b> Magnolia/Kirkwood Storm Drainage Improvement Project                      | 14                     |                              |
|  |                        |                              |
| <b>19.</b> Annexation Street Maintenance Resolution                                  | 15                     | 10                           |
|  |                        |                              |
| <b>20.</b> Resurfacing FY2004 B  | 15                     |                              |
|  |                        |                              |
| <b>21.</b> Tryon Mall Renovations Phase 3  | 16                     |                              |
|  |                        |                              |
| <b>22.</b> Geotechnical and Construction Materials Testing                           | 17                     |                              |
|  |                        |                              |
| <b>23.</b> I-277/Independence Intersection Improvements                              | 17                     |                              |
|  |                        |                              |
| <b>24.</b> Inspection Services for Street Maintenance                                | 18                     |                              |
|  |                        |                              |
| <b>25.</b> Information Technology Contract Professional Services Agreement           | 19                     |                              |
|  |                        |                              |
| <b>26.</b> Water Meter Parts Purchase  | 20                     |                              |
|  |                        |                              |
| <b>27.</b> Phase II Wastewater Collection Emergency Generators Design Contract       | 20                     |                              |
|  |                        |                              |
| <b>28.</b> Water Main Installation and Road Improvements Along Andover/McAlway Roads | 21                     | 11                           |
|  |                        |                              |
| <b>29.</b> Property Transactions   | 22                     |                              |
|  |                        |                              |
| <b>30.</b> Meeting Minutes   | 31                     |                              |

## **5:30 P.M. DINNER BRIEFING CONFERENCE CENTER**

### **1. Congestion Mitigation Air Quality Project List for Mecklenburg-Union Metropolitan Planning Organization**

**Resources:** Jim Humphrey, Transportation  
Norm Steinman, Transportation

**Time:** 20 minutes

#### **Synopsis**

- In February the MUMPO submitted two lists of air quality improvement projects to the NCDOT to be considered for funding in FY2006-FY2012 with Congestion Mitigation and Air Quality (CMAQ) funds.
- One list of projects would be funded from a pool of funds allocated to the MUMPO and the other list would be funded from a pool controlled by the NCDOT that is for statewide projects that must benefit more than one air quality region.
- In July, NCDOT notified City staff what they proposed to fund from each list and asked for MUMPO comments after the September 14 MUMPO meeting; with the final approval of the use of CMAQ funds by the Board of Transportation on October 5.
- The presentation will include the following:
  - The Technical Coordinating Committee (TCC) recommendations for MUMPO from their September 8 meeting.
  - A discussion of whether to substitute partial funding of a Pilot Voluntary Transportation Demand Management (TDM) and Fleet Operations Program in FY2006 for a project that is currently proposed for funding from the list utilizing MUMPO CMAQ funds. The Pilot program would be conducted in conjunction with the Regional Planning Alliance, Mecklenburg County, CATS and Chamber of Commerce.
- The framework for the pilot program was presented to Council at the September 6<sup>th</sup> workshop.

#### **Future Action**

- Council will direct the MUMPO representative's vote as part of the September 12 agenda (item 6, page 4).

### **2. Committee Reports by Exception**

Economic Development and Planning: Self Financing Bonds Criteria and Process

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

**CONSENT**

- 3. Consent agenda items 10 through 30 may be considered in one motion except those items removed by a Council member. Items are removed by notifying the City Clerk before the meeting.**

## POLICY

### 4. City Manager's Report

### 5. Self Financing Bonds Criteria and Process



**Action:** Approve the Economic Development and Planning Committee's recommendation to establish Criteria and Process for the use of Self Financing Bonds.

**Committee Chair:** John Lassiter

**Staff Resource:** Tom Flynn, Economic Development

#### Explanation

- In March 2005, City Council approved a process and timetable for developing the process and criteria for the City of Charlotte's use of Self Financing Bonds.
- The recommended criteria and process are attached. Highlights include:
  - Criteria that focus the use of Self Financing Bonds on redevelopment areas and opportunities, as opposed to "Greenfield" development
  - Process that provides for projects initiated by either the private or public sector
  - The recommended process requires close cooperation with Mecklenburg County and public input on the project plan.
  - Limits at 90% the property tax increment available to pay debt service and limit the term of the bonds to no more than 25 years

#### Committee Discussion

- The Economic Development and Planning Committee voted 3 to 1 (for: Lassiter, Carter and Tabor; against: Lochman) in favor of this recommendation.
- The Committee discussion focused on how these criteria would focus the use of Self Financing Bonds. Council member Carter also asked that the criteria and process clearly indicate that the projects be reviewed in terms of Council's Smart Growth and Environmental policies.

#### Next Steps

- If City Council approves the criteria and process, staff will present the criteria and process to the Board of County Commissioners.

#### Attachment 1

Self Financing Bonds: Recommended Criteria and Process

PowerPoint Presentation to August 24 Economic Development and Planning Committee

Memo from the City Attorney's Office on possible uses of Self Financing Bonds

## BUSINESS

### 6. Congestion Mitigation Air Quality Project List for Mecklenburg-Union Metropolitan Planning Organization

**Action:** Direct the City of Charlotte MUMPO Representative's vote on the Congestion Mitigation Air Quality project list.

**Staff Resource:** Jim Humphrey, Transportation  
Norm Steinman, Transportation

#### Explanation

- In February, the MUMPO submitted two lists of air quality improvement projects to the NCDOT to be considered for funding in FY2006-FY2012 with Congestion Mitigation and Air Quality (CMAQ) funds.
- One list of projects would be funded from a pool of funds allocated to the MUMPO and the other list would be funded from a pool controlled by the NCDOT that is for statewide projects that must benefit more than one air quality region.
- Staff received a letter from the NCDOT in July which included what they proposed to fund from each list and asked for MUMPO comments after the September 14 MUMPO meeting; with the final approval of the use of CMAQ funds by the Board of Transportation on October 5.
- The Technical Coordinating Committee (TCC) will take action on September 8<sup>th</sup> regarding what comments they would recommend the MUMPO approve.
- Staff will share the outcome and basis of the TCC vote with City Council via a Manager-Council memo on September 9<sup>th</sup> and ask Council to direct the MUMPO representative's vote as part of the September 12<sup>th</sup> agenda.
- One item of note is whether to substitute partial funding of a Pilot Voluntary Transportation Demand Management (TDM) and Fleet Operations Program in FY2006 for a project that is currently proposed for funding from the list utilizing MUMPO CMAQ funds. The Pilot program would be conducted in conjunction with the Regional Planning Alliance, Mecklenburg County, CATS and Chamber of Commerce.

### 7. City Attorney Compensation Adjustment

**Action:** Consider compensation adjustments for City Attorney.

#### Explanation

- The annual evaluation for the City Attorney is scheduled for 3:30 p.m., September 12<sup>th</sup>. If the evaluation is completed in that session, Council may want to consider compensation adjustments at the Business meeting.



## 8. Appointments to Boards and Commissions

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

### A. PUBLIC ART COMMISSION

One, three-year appointment beginning immediately and ending June 30, 2008, (must be employed in the education field).

- Deborah Bosley by Council member Lassiter
- Elsie Garner by Council member Tabor
- Maja Godlewska by Council member Carter
- Eileen Schwartz by Council member Lochman
- Susan Tompkins by Council member Burgess

### Attachment 2

Applications

### B. SMALL BUSINESS ENTERPRISE LOAN FUND

One, three-year appointment beginning October 1, 2005 in the business/financial background.

- Patricia Comer by Council member Lochman
- Rosa Garvin by Council member Cannon
- Anthony Lindsey by Council member Carter
- Nigel Long by Council member Kinsey

### Attachment 3

Applications

## 9. Closed Session

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

## **MAYOR AND COUNCIL TOPICS**

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

## Introduction to CONSENT

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

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

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

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

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

Contractors and Consultants

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

## CONSENT I

### 10. Various Bids

#### A. South Corridor Infrastructure Program, Package A EPM

##### **Action**

Award the low bid of \$432,075 by 7 Star Construction Co., Inc. of Rock Hill, South Carolina. This project will construct sidewalks to allow for pedestrian access to the Archdale light rail transit station and the Woodlawn light rail transit station. The construction is part of the South Corridor Infrastructure Program. Construction completion is scheduled for the second quarter of 2006.

##### **Small Business Opportunity**

Established SBE Goal: 5.00%

Committed SBE Goal: 5.01%

7 Star Construction, the low bidder, met the SBO goal and committed 5.01% (\$21,650) of the total contract amount to the following SBE firm: Stinson Trucking, Inc.

**B. Fire Station #37****EPM****Action**

Award the low bid of \$2,856,435.90 by Randolph and Son Builders, Inc. of Charlotte, North Carolina to construct a new Fire Station on York Road (Hwy 49 South) to serve southwest Charlotte. The area is currently being served by Temporary Fire Station #37 located on Sledge Road. Construction completion is scheduled for fourth quarter of 2006.

**Small Business Opportunity**

Established SBE Goal: 10.00%

Committed SBE Goal: 8.50%

Randolph and Son Builders complied with the mandatory outreach criteria and met good faith efforts. Randolph committed 8.5% (\$242,715) of the total contract amount to the following certified SBE firms: All American Overhead Door, Cochrane Steel, Inc., Gastonia Iron Works, The Blind Man and The Carolina's Landworks, Inc.

**C. Freedom Drive Business Corridor Phase 2****EPM****Action**

Award the low bid of \$1,397,073.35 by Arvy Construction of Charlotte, North Carolina. This streetscape project includes construction of sidewalks, planting strips and signage along both sides of Freedom Drive from Ashley Road to W. Morehead Street from the back of the curb to the right-of-way line. The landscaping portion of this project will be provided under a separate contract after construction is complete. This is the final phase of the corridor project. Construction completion is scheduled for fourth quarter of 2006.

**Small Business Opportunity**

Established SBE Goal: 7.00%

Committed SBE Goal: 7.16%

Arvy Construction, the low bidder, exceeded the SBE goal and committed 7.16% (\$100,000) of the total contract amount to the following certified SBE firm: On Time Construction, Inc.

**D. Vehicle Batteries****CATS/Citywide****Action**

Award low unit price contracts for 32 types of vehicle batteries. The estimated annual usage is \$125,000 and awards are recommended for the low overall bids as submitted by Battery Service of Charlotte, North Carolina and Carolina Rim & Wheel of Charlotte, North Carolina. The awards are to be for a term of one year and to authorize the City Manager to renew the contract for two additional one year periods.

**Small Business Opportunity**

The Small Business Development Program waived the SBE goal for this project. Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

**11. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of E. 20<sup>th</sup> Street between N. Brevard Street and N. Caldwell Street**

**Action:** A. Adopt the Resolution of Intent to abandon a portion of E. 20<sup>th</sup> Street between N. Brevard Street and N. Caldwell Street, and  
B. Set a public hearing for October 10, 2005.

Attachment 4  
Map  
Resolution

**12. Resolution of Intent to Abandon Street and Set Public Hearing for a Residual Portion of Right-of-Way Located at the Corner of Waterhaven Drive and Ridge Lane Road**

**Action:** A. Adopt the Resolution of Intent to abandon a residual portion of right-of-way located at the corner of Waterhaven Drive and Ridge Lane Road, and  
B. Set a public hearing for October 10, 2005.

Attachment 5  
Map  
Resolution

**13. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Elaine Drive**

**Action:** A. Adopt the Resolution of Intent to abandon a portion of Elaine Drive, and  
B. Set a public hearing for October 10, 2005.

Attachment 6  
Map  
Resolution

## 14. Refund of Business Privilege Licenses

**Action:** Adopt a resolution authorizing the refund of business privilege license payments made in the amount of \$21,649.04.

### Attachment 7

Resolution

List of property tax and privilege business license refunds

## CONSENT II

### 15. South Corridor Light Rail Project I - 485 Parking Garage

**Action:** Authorize the CATS CEO to negotiate and execute a contract with Crowder Construction Co. for the construction of the South Corridor Light Rail project I-485 Parking Garage for an amount not to exceed \$21,389,000.

**Staff Resources:** John Muth, Charlotte Area Transit System (CATS)  
David Leard, Charlotte Area Transit System (CATS)

#### Explanation

- Award a contract in the amount of \$21,390,000, which includes an \$800,000 contingency, to Crowder Construction and authorize the CATS CEO to execute an agreement with the contractor.
- This contract provides for the construction of a 1,125 space parking garage including:
  - utilities
  - drainage
  - earthwork
  - paving
  - fencing
  - elevator
  - play ground on roof for use by Sterling Elementary School
- Notice to Proceed will be issued October 27, 2005. Project completion is schedule for March/April 2007.
- The project is funded in part by the Full Funding Grant Agreement issued by the Federal Transit Administration.

#### Collaboration with Charlotte-Mecklenburg Schools

- CATS began working with the Sterling community in 2001 to identify an alternative location for the parking deck. A citizen suggested Sterling Elementary School as a location.
- Through public involvement the site was chosen with a true win/win outcome.
- Sterling Elementary gains a new play ground and the Sterling neighborhood will have additional green space and walking access to the light rail station.

#### Bid Process

- In May of 2005 CATS publicly advertised for prospective bidders to participate in a competitive Invitation to Bid. CATS held a pre-bid conference to actively solicit participation and to share information.
- On bid opening date of July 26, 2005 CATS received three bids. All bids received were over budget.
- CATS immediately began negotiations with all bidders and on August 19, 2005 accepted revised bids. This contract cost has been reduced by \$2,000,000 through negotiation and scope change without compromising the safety, security or operation of the parking garage or play area.

**Disadvantaged Business Enterprise Participation**

Established DBE Goal: 16%

Update on negotiations will be provided in the Friday, September 9<sup>th</sup>, Council-Manager Memorandum.

**Funding**

Transit Capital Investment Plan

**Attachment 8**

South Corridor Light Rail Project Control Worksheet

**16. Airport Intermodal Consultant Contract**

**Action:** Award a professional services contract to RL Banks & Associates, Inc. not to exceed \$260,000, for professional services related to a feasibility study for development of an Airport Intermodal Freight Facility.

**Staff Resources:** Jerry Orr, Aviation  
Tom Flynn, Economic Development

**Explanation**

- On July 25, 2005, staff updated City Council on the Airport's plans to develop a rail/truck intermodal facility on Airport property.
- Staff sought proposals for this work, and chose R.L. Banks as best qualified, based upon their extensive work with railroads and intermodal yards. The R.L. Banks team includes Gannett Fleming, Robert Charles Lesser, Glatting Jackson and LandDesign.
- This consultant contract would provide professional services to:
  - Determine feasibility for the development of an intermodal facility located on Airport property (Stage I)
  - Study the potential for redevelopment of the existing intermodal yard on N. Brevard Street (Stage II)
  - Consider the demand for and planning issues related to the conversion of existing land uses in the vicinity of the Airport necessary to support the Airport intermodal freight activity (Stage III)
- The tasks in Stage I of the contract would be completed prior to proceeding with the Stage II and Stage III tasks. If Stage I indicates that this project is not feasible, Stage II and III will not be undertaken.
- City Council will be briefed at the conclusion of Stage I of the study.

Stage I

- Feasibility of the Airport location for the intermodal yard
- Feasibility of building the intermodal yard on the designated Airport site
- Cost and capacity of the intermodal yard
- Stage I will take up to five months to complete

Stage II

- Redevelopment options for the current intermodal site on Brevard Street



Stage III

- Demand for a new distribution/transportation hub/industrial park and advanced logistics facility for areas in the vicinity of the Airport and infrastructure and land use needs of this type of development.

**Small Business Opportunity**

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

**Funding**

Airport Discretionary Fund, (All of Stage I costs)

Economic Development Revitalization Fund, (All of Stage II costs)

The costs for Stage III will be shared between the funds

## 17. Federal Aviation Administration Grants and Budget Ordinance

- Action:**
- A. Adopt a budget ordinance appropriating \$4,899,894 in Federal Aviation Administration grant funds, and**
  - B. Adopt a budget ordinance transferring \$860,000 of 1999 Series D General Airport Revenue Bonds to the Debt Service Fund.**

**Staff Resource:** Jerry Orr, Aviation

**Action A: Grant for Runway 18L**

- On August 22, 2005 City Council approved a resolution allowing the Aviation Director to accept any Federal Aviation Administration (FAA) grants that become available before the end of the federal fiscal year, which ends September 30, 2005.
- Since that time, the FAA offered the Airport a discretionary grant in the amount of \$4,875,000 for improvements to the Runway 18L Safety Area.
- The Runway 18L Safety Area is a non-standard Safety Area. This project will determine an appropriate method to standardize the safety area with a design and construction solution.
- The local share for this project came from General Airport Revenue Bond proceeds, which were appropriated in a previous action.

**Action A: Grant for Wallace Neel Road, Phase I**

- On September 24, 2001, City Council approved the acceptance of an FAA Grant in the amount of \$3,575,265, in which a portion of funds covered the eligible costs for the design of Wallace Neel Road, Phase I.
- As part of the grant closeout review process, staff determined that the city is eligible to receive additional federal funds.
- The Federal Aviation Administration approved an amendment to the grant, in the amount of \$24,894.

- This action appropriates the additional federal funds to the Aviation Capital Investment Fund.

#### **Action B: Transfer of Airport Revenue Bonds to Debt Service Fund**

- On December 2, 1999, the City issued \$88,805,000 in variable rate General Airport Revenue Bonds (Series D).
- Proceeds from these bonds fund the acquisition of land previously approved by Council on April 28, 1997 as part of the Airport's 1997 Master Plan.
- The City will redeem up to \$60,000,000 of these bonds upon the receipt of the Federal Grants.
- Action B transfers \$860,000 in Bond Funds to the Debt Service Fund to redeem a portion of the outstanding debt.

#### **Funding**

FAA Grants and Revenue Bonds

#### **Attachment 9**

Budget Ordinance

## **18. Magnolia/Kirkwood Storm Drainage Improvement Project**

**Action: Approve change order #1 for \$630,014.53 for Sealand Contractors Corporation.**

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

#### **Change Order #1 with Sealand Contractors**

- This project is located in the Dilworth Neighborhood along Tremont Avenue, McDonald Avenue and Cumberland Avenue. This change order will fund overruns in existing contract items.
- Provides funding for the addition of a bike/pedestrian footbridge proposed by CDOT between Poindexter Drive and Ideal Way and additional work resulting from excessive rock excavation, unsuitable soils throughout the project and unsuitable onsite backfill material
- The change order cost is within the project budget.

#### **Contract History**

- Council awarded the original contract on March 22, 2004 for \$3,929,562.25.
- Total contract amount to date, including change order #1, is \$4,559,576.78.

#### **Small Business Opportunity**

Established SBE Goal: 10.00%

Committed SBE Goal: 11.34%

Sealand Contractors Corporation committed 6.00% (\$37,000) of the total change order amount to the following certified SBE firms: On-Time Construction Company, H and H Hauling and Tarheel Masonry.

**Funding**

Storm Water Capital Investment Plan

**19. Annexation Street Maintenance Resolution**

**Action: Adopt a resolution to transfer maintenance for seven streets from the North Carolina Department of Transportation (NCDOT) to the City of Charlotte.**

**Staff Resource:** David Snider, Engineering

**Explanation**

- The City accepts State-maintained streets upon request and mutual agreement and/or when the streets are within an annexed area and not part of the NCDOT primary road system.
- The streets included on this list are located in the 2005 Annexation areas approved by City Council and are currently maintained by NCDOT.
- These streets were accidentally omitted from the original list of 94 streets approved by Council on April 25, 2005 and transferred from the NCDOT to the City of Charlotte upon annexation on June 30, 2005.
- These streets are not on NCDOT's primary road system and qualify for maintenance under the City's Street Maintenance Policy.
- This resolution requests NCDOT transfer maintenance responsibility for the attached list of seven streets to the City.
- Upon completion of the transfer, the City will receive Powell Bill funding for the newly maintained streets.

**Funding**

Transportation Operating Budget

**Attachment 10**

Street listing  
Resolution

**20. Resurfacing FY2004 B**

**Action: Approve change order #1 for \$538,369.59 for Crowder Construction Co., Inc.**

**Staff Resource:** Dieter Crago, Engineering and Property Management

**Change Order #1 with Crowder Construction Co., Inc.**

- Council awarded the original contract on September 27, 2004 for \$5,711,117.
- This change order will provide funds for adjustment in the contract unit price for Asphalt Cement which increased in cost during the project.
- This project is part of an annual program to maintain City streets. The work involves approximately 93 miles of city streets and includes pavement

milling; resurfacing; manhole adjustments; wheelchair ramp construction; crack sealing; pavement markings; base failure repair; and traffic control.

- Asphalt Cement is a petroleum based product used in manufacture of pavement materials.
- This price adjustment allows changes in payments where it is determined that the selling price of asphalt cement fluctuated by more than 5% from a base price index. This base price index represents an average selling price of asphalt cement as stipulated in the contract.
- Construction is substantially complete.
- The change order cost is within the project budget.
- Total contract amount to date, including change order #1, is \$6,249,486.59.

#### **Small Business Opportunity**

All additional work involved in this change order will be performed by the current contractor, Crowder Construction Company, and their existing subcontractors. This change order complies with Section 10.3 of the SBO Program.

#### **Funding**

Transportation Operating Budget

## **21. Tryon Mall Renovations Phase 3**

**Action: Approve change order #3 for \$127,828.70 for Sealand Contractors Corporation.**

**Staff Resource:** Bruce Miller, Engineering and Property Management

#### **Change Order #3 with Sealand Contractors**

- This project improves the roadway and landscape infrastructure of Tryon Street Mall. Project includes removal of trolley tracks, sidewalks, curb and gutter, and abandoned utilities. Project includes construction of granite curb, utility chase and pull boxes, and concrete pavers.
- Provides funding for removal, repair and resurfacing of the outside outbound lanes of North Tryon Street between 8<sup>th</sup> and 9<sup>th</sup> Streets, materials and replacement of existing storm drainage and water main repair work necessary to stop leaks that could contaminate soils and cause sub-grade failure
- The change order cost is within the project budget.

#### **Contract History**

- Council awarded the original contract on August 23, 2004 for \$841,292.21.
- Total contract amount to date, including change order #3, is \$1,081,523.41.

#### **Small Business Opportunity**

All additional work involved in this change order will be performed by the current contractor, Sealand Contractors Corporation, and their existing subcontractors. This change order complies with Section 10.3 of the SBO Program.

**Funding**

Transportation Capital Investment Plan

**22. Geotechnical and Construction Materials Testing**

**Action: Approve contract amendment #1 with S&ME, Inc. for geotechnical and construction materials testing services for \$200,000.**

**Staff Resource:** Jim Keenan, Engineering and Property Management

**Explanation**

- Contract amendment will provide funding for geotechnical and construction materials testing such as concrete, asphalt, soil density testing and geotechnical engineering consultation and studies.
- Primarily supports the South Corridor Infrastructure Program
- This amendment is within the proposed project budget.

**Contract History**

- Original contract for \$200,000 was approved by Council on February 25, 2004 to provide services for unspecified projects.
- Total contract amount to date, including amendment #1, is \$400,000.

**Small Business Opportunity**

Established SBE Goal: 5.00%

Committed SBE Goal: 5.00%

S&ME has committed 5.00% (\$10,000) of the total contract amount to the following certified SBE firm: Boyle Consulting

**Funding**

Transportation Capital Investment Plan

**23. I-277/Independence Intersection Improvements**

**Action: Approve amendment #3 with PBS&J in the amount of \$547,000 to provide design of intersection improvements in the Midtown Area.**

**Staff Resource:** David Meachum, Engineering and Property Management

**Explanation**

- Provides funding in accordance with the 1993 Midtown Area Plan Draft
- Part of the Midtown Improvements Economic Development work
- Provides for the design of turn lanes into the new Midtown development and various intersection improvements along Kings Drive at the relocated Baxter Street
- Increases the scope of services to include design of Baxter Street Bridge Relocation and raising of roadway surface elevations of Baxter Street and

**Kenilworth Avenue**

- The amendment is within the project budget.

**Contract History**

- Council awarded the original contract on May 27, 2003 for \$211,878.
- Council awarded amendment #1 on February 9, 2004 for \$196,622.
- Council awarded amendment #2 on June 28, 2004 for \$325,000.
- Total contract amount to date, including amendment #3, is \$1,280,500.

**Small Business Opportunity**

Established SBE Goal: 0.00%

Committed SBE Goal: 0.00%

All additional work involved in this amendment, will be performed by the current consultant, PBS&J. Therefore, this amendment complies with Section 10.3 of the SBO Program.

**Funding**

Transportation Capital Investment Plan

**24. Inspection Services for Street Maintenance**

**Action: Approve a contract with Capstone Civil Group, PA for construction inspection services for Street Maintenance Districts for \$150,000.**

**Staff Resource:** Dieter Crago, Engineering and Property Management

**Explanation**

- The Street Maintenance Division is currently operating under an optimization Memorandum of Understanding (MOU) for street repairs. The terms of the MOU require monitoring of the work to ensure compliance with performance specifications.
- Optimization continues application of benchmark standards developed during a competitive bid process.
- Capstone Civil Group, PA (Capstone) will provide monitoring services for three Street Maintenance Districts.
- Monitoring involves review of all street maintenance activities performed by City crews including catch basin cleaning, curb and gutter installation, storm drainage installation, pothole patching and paving construction services.
- Capstone's inspectors will review field reports and determine quantities of work in compliance with established standards and contract provisions.

**Small Business Opportunity**

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated. However, the Prime Consultant, Capstone Civil Group, PA, is a Certified SBE.

**Funding**

Transportation Operating Budget

## 25. Information Technology Contract Professional Services Agreement

- Action:**
- A. Approve Information Technology contract professional services agreements for a three-year initial term with two, one-year extension options, and an annual not-to-exceed amount of \$2,000,000, and**
  - B. Authorize the City Manager to approve the two, one year extension options.**

**Staff Resource:** Al Alonso, Business Support Services

### Explanation

- The City previously maintained convenience contracts with multiple information technology professional services vendors for short-term projects and staff augmentation for use by all City departments.
- The last of these contracts expired in 2004 and an RFP process was initiated in the spring of 2005 to select a new set of vendors.
- The following 15 vendors were selected out of nearly 70 proposals received:

|                             |                       |
|-----------------------------|-----------------------|
| 4Front Systems              | Acentron Technologies |
| Arcadis                     | CCCi                  |
| CDI                         | The Comdyn Group      |
| Information Control Systems | Kamtech Systems       |
| Matlen Silver               | Matrix                |
| Modis                       | Queen Associates      |
| RNR Consulting              | Systemtec             |
| Team Technology             |                       |

- The vendor selection was performed by a committee with representation from each of the departments that will be the primary users of these contracts.
- The annual not-to-exceed amount is based on previous usage as well as projections provided by the participating departments.
- No minimum spending is required by this agreement.
- Funding will be provided by each department as each individual contractor will be added as a supplement to the agreement on an as-needed basis.

### Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for these contracts because subcontracting is not anticipated. However, two of the recommended companies, Queen Associates and Team Technology, are certified SBE vendors.

### Funding

Various KBU Operating Budgets

## 26. Water Meter Parts Purchase

- Action:**    **A. Approve the purchase of water meters by RTR Registers without competitive bidding, as authorized by the sole source exemption of G.S. 143-129(f), and**
- B. Approve a contract with Badger Meter for the purchase of RTR Registers in the amount of \$179,000.**

**Staff Resource:**        Doug Bean, Charlotte-Mecklenburg Utilities

### Explanation

- Badger Meter was awarded a contract by City Council on August 26, 2002 to provide automated meter readers (AMR).
- The RTR Register parts would allow CMU to change damaged registers and AMR devices inside the AMR water meter without disturbing the meter or the citizen.
- These register parts will be needed to maintain the current AMR system.
- These parts are not interchangeable with similar parts of another manufacture.

### Small Business Opportunity

This contract is exempt from the Small Business Opportunity Program per Section 2.21 of the Program policy.

## 27. Phase II Wastewater Collection Emergency Generators Design Contract

- Action:**    **Approve a professional services contract with Southeastern Consulting Engineers, Inc. in the amount of \$212,000 for design, bidding and construction administration for 10 wastewater collection generators.**

**Staff Resource:**        Doug Bean, Charlotte-Mecklenburg Utilities

### Explanation

- Phase I consists of the design and construction administration of 10 emergency generators at various wastewater lift stations throughout Mecklenburg County. Phase I is anticipated to be complete in May 2006.
- In the event power is disrupted to a wastewater lift station, these generators will enable the pumps to continue operation. When a pump fails, the lift station can overflow, resulting in spillage into creeks and an increased health risk to the public.
- Due to increased emphasis on reduction of sanitary sewer overflows, Phase II will provide the same services for 10 more wastewater lift stations throughout the county.



**Small Business Opportunity**

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

**Funding**

Sewer Capital Investment Plan

## 28. Water Main Installation and Road Improvements Along Andover/McAlway Roads

**Action:**    **A. Adopt a budget ordinance appropriating \$1,200,000 from Water and Sewer Revenue Bonds, and**

**B. Award a contract for the installation of a 36” water main and road improvements along Andover/McAlway Roads to the low bidder, B.R.S., Inc. of Richfield, North Carolina for \$4,672,180.97.**

**Staff Resource:**        Doug Bean, Charlotte-Mecklenburg Utilities

**Budget Ordinance**

- The original project budget was determined prior to design in 2000. Bids for this project came in significantly higher than originally budgeted due to the addition of a corrosion control protection system, additional shoring design to protect the roadway and the rapidly increasing cost of petroleum-based products.

**Explanation**

- Project involves the installation of approximately 10,388 linear feet of 36” water main along Andover, Aylesford and McAlway Roads. New main will link to an existing 54” main at Providence Road for distribution system improvements.
- Sidewalks will be added to the area, along with storm water and road improvements in collaboration with Engineering & Property Management.

**Small Business Opportunity**

Established SBE Goal: 9.0%

Committed SBE Goal: 2.07%

B.R.S. Inc., failed to meet the goal, but exceeded the number of mandatory contacts, and also exceeded the minimum number of Good Faith Effort points established for this project.

**Funding**

Water Capital Investment Plan

**Attachment 11**

Budget Ordinance

## 29. Property Transactions

**Action:** Approve the following property acquisitions (A-B) and adopt the condemnation resolutions (C-Y).

For property transaction A, 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 costs are eligible for Federal Aviation Administration reimbursement.

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

### Acquisitions

- A. Project:** FAR Part 150 Land Acquisition  
**Owner(s):** Scott Moore  
**Property Address:** Located on Shopton Road  
**Property to be acquired:** 8.313 acres  
**Improvements:** vacant land  
**Purchase Price:** \$374,000  
**Zoned:** R3  
**Use:** vacant land  
**Tax Value:** \$96,500  
**Tax Code:** 141-071-22
- B. Project:** Tyvola Storm Drainage Improvement, Parcel # 7  
**Owner(s):** A F I Properties, LLC  
**Property Address:** 5610 South Boulevard  
**Property to be acquired:** Total Combined Area of 12,263 sq. ft. (.282 ac.) of Storm Drainage Easement, plus Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$53,300  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review.  
**Zoned:** B-2  
**Use:** Commercial  
**Tax Code:** 169-092-01  
**Total Parcel Tax Value:** \$946,900

---

**Condemnations**

- C. Project:** Margaret Wallace Road Widening (Developer Initiated Project), Parcel # 2  
**Owner(s):** Craig R. Hipkins And Rhonda Ruth Jerry And Any Other Parties Of Interest  
**Property Address:** 4541 Margaret Wallace Road  
**Property to be acquired:** Total Combined Area of 6,295 sq. ft. (.145 ac.) of Fee Simple, plus Existing Right-of-Way, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$13,550  
**Remarks:** Compensation was established by two independent, certified appraisals and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-1  
**Use:** Commercial  
**Tax Code:** 193-043-08  
**Total Parcel Tax Value:** \$62,000
- D. Project:** Endhaven Lane-Sidewalk, Parcel # 9  
**Owner(s):** Linda P. And Robert W. Woods And Any Other Parties Of Interest  
**Property Address:** 6720 Endhaven Lane  
**Property to be acquired:** Total Combined Area of 974 sq. ft. (.022 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$600  
**Remarks:** Compensation was established by two independent, certified appraisals and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** R-3  
**Use:** Single Family Residential  
**Tax Code:** 223-241-69  
**Total Parcel Tax Value:** \$161,100
- E. Project:** McKee Road at Kuykendall Road Left Turn Lane, Parcel #3  
**Owner(s):** Marsha Hartis Nicholson And Any Other Parties Of Interest  
**Property Address:** 3633 McKee Road  
**Property to be acquired:** Total Combined Area of 2,413 sq. ft. (.055 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None

**Purchase Price:** \$3,825

**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.

**Zoned:** R-3

**Use:** Rural Homesite

**Tax Code:** 231-054-09

**Total Parcel Tax Value:** \$255,000

- F. Project:** NC Highway 73 Davidson-Concord Road 24-Inch Water Main, Parcel # 14  
**Owner(s):** Cindy Nilson And Any Other Parties Of Interest  
**Property Address:** 16334 Davidson-Concord Road  
**Property to be acquired:** Total Combined Area of 4,608 sq. ft. (.106 ac.) of Sanitary Sewer Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$0  
**Remarks:** The City Attorney's Office recommends condemnation at the purchase price of \$0 because Ms. Nilson contracted away her right to receive just compensation to a former owner who has been paid the appraised amount of \$8,900.  
**Zoned:** RPA  
**Use:** Single Family Residential  
**Tax Code:** 007-451-02  
**Total Parcel Tax Value:** \$109,300
- G. Project:** South Corridor Infrastructure and Arrowood Roadway Improvements, Parcel # 84  
**Owner(s):** Edens & Avant Financings II, LP And Any Other Parties Of Interest  
**Property Address:** 818 East Arrowood Road  
**Property to be acquired:** Total Combined Area of 1,674 sq. ft. (.038 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$2,400  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-1S(CD)  
**Use:** Commercial  
**Tax Code:** 205-173-06  
**Total Parcel Tax Value:** \$4,963,200
- H. Project:** South Corridor Infrastructure and Arrowood Roadway Improvements, Parcel # 88  
**Owner(s):** Edens & Avant Financings II, LP And Any Other Parties Of Interest

**Property Address:** 910 East Arrowood Road  
**Property to be acquired:** Total Combined Area of 6,765 sq. ft. (.155 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$11,575  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-1S(CD)  
**Use:** Commercial  
**Tax Code:** 205-173-04  
**Total Parcel Tax Value:** \$792,400

- I. Project:** South Corridor Infrastructure and Arrowood Roadway Improvements, Parcel # 92  
**Owner(s):** Robert Talley And Wife, Anna Marie Talley And Any Other Parties Of Interest  
**Property Address:** 1316 Starbrook Drive  
**Property to be acquired:** Total Combined Area of 6,411 sq. ft. (.147 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$14,700  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-2  
**Use:** Office Condominium  
**Tax Code:** 173-16C-99  
**Total Parcel Tax Value:** \$33,100
- J. Project:** South Corridor Infrastructure and Old Pineville Road/Dewitt Lane Extension, Parcel # 331  
**Owner(s):** Sylvia Howie And Any Other Parties Of Interest  
**Property Address:** 3701 Ellenwood Place  
**Property to be acquired:** Total Combined Area of 2,958 sq. ft. (.068 ac.) of Fee Simple, plus Storm Drainage Easement, plus Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$4,700  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** R-5  
**Use:** Single Family Residential

**Tax Code:** 149-012-24  
**Total Parcel Tax Value:** \$64,400

- K. Project:** South Corridor Infrastructure and South Boulevard/Woodlawn Road Intersection, Parcel #10  
**Owner(s):** Passive Investors, Inc. And Any Other Parties Of Interest  
**Property Address:** South Boulevard  
**Property to be acquired:** Total Combined Area of 23,114 sq. ft. (.531 ac.) of Fee Simple, plus Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$118,000  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-1S(CD)  
**Use:** Commercial  
**Tax Code:** 169-012-03  
**Total Parcel Tax Value:** \$8,444,300
- L. Project:** South Corridor Infrastructure and South Boulevard/Woodlawn Road Intersection, Parcel #11  
**Owner(s):** Westmoreland, Inc. And Any Other Parties Of Interest  
**Property Address:** 4700 South Boulevard  
**Property to be acquired:** Total Combined Area of 26,610 sq. ft. (.611 ac.) of Fee Simple, plus Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$493,200  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** I-2  
**Use:** Commercial  
**Tax Code:** 169-012-01  
**Total Parcel Tax Value:** \$2,093,800
- M. Project:** South Corridor Infrastructure and South Boulevard/Woodlawn Road Intersection, Parcel #14  
**Owner(s):** D. V. Shah Corporation And Any Other Parties Of Interest  
**Property Address:** 4646 South Boulevard  
**Property to be acquired:** Total Combined Area of 7,719 sq. ft. (.177 ac.) of Fee Simple, plus Sidewalk and Utility Easement, plus Utility Easement, plus Temporary Construction Easement  
**Improvements:** None

**Landscaping:** None  
**Purchase Price:** \$99,150  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** I-2  
**Use:** Commercial  
**Tax Code:** 149-073-15  
**Total Parcel Tax Value:** \$557,900

**N. Project:** South Corridor Infrastructure and South Boulevard/Woodlawn Road Intersection, Parcel #20  
**Owner(s):** B. J. Butler And Wife, Elizabeth B. Butler And Any Other Parties Of Interest  
**Property Address:** 415 East Woodlawn Road  
**Property to be acquired:** Total Combined Area of 2,907 sq. ft. (.067 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$53,525  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** I-2  
**Use:** Commercial  
**Tax Code:** 149-151-09  
**Total Parcel Tax Value:** \$415,700

**O. Project:** South Corridor Infrastructure and South Boulevard/Woodlawn Road Intersection, Parcel #21  
**Owner(s):** B. J. Butler And Wife, Elizabeth B. Butler And Any Other Parties Of Interest  
**Property Address:** 4650 Connecting Road  
**Property to be acquired:** Total Combined Area of 4,450 sq. ft. (.102 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$5,650  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** R-4  
**Use:** Single Family Residential  
**Tax Code:** 149-151-10  
**Total Parcel Tax Value:** \$84,200

- P. Project:** South Corridor Infrastructure and Tyvola Intersection Improvements, Parcel # 1  
**Owner(s):** The Abney Family, LLC And Any Other Parties Of Interest  
**Property Address:** 5352 South Boulevard  
**Property to be acquired:** Total Combined Area of 4,615 sq. ft. (.106 ac.) of Fee Simple, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$17,150  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-2  
**Use:** Commercial  
**Tax Code:** 169-083-02  
**Total Parcel Tax Value:** \$563,500
- Q. Project:** South Corridor Infrastructure and Tyvola Intersection Improvements, Parcel # 2  
**Owner(s):** Faye S. Peterson And Any Other Parties Of Interest  
**Property Address:** 5330 South Boulevard  
**Property to be acquired:** Total Combined Area of 2,302 sq. ft. (.053 ac.) of Fee Simple, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$14,300  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-1  
**Use:** Commercial  
**Tax Code:** 169-083-03  
**Total Parcel Tax Value:** \$414,000
- R. Project:** South Corridor Infrastructure and Tyvola Intersection Improvements, Parcel # 3  
**Owner(s):** Guy Properties, LLC And Any Other Parties Of Interest  
**Property Address:** 5316 South Boulevard  
**Property to be acquired:** Total Combined Area of 3,146 sq. ft. (.072 ac.) of Fee Simple, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$13,725  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-2  
**Use:** Commercial



**Tax Code:** 169-083-04  
**Total Parcel Tax Value:** \$587,800

- S. Project:** South Corridor Infrastructure and Tyvola Intersection Improvements, Parcel # 4  
**Owner(s):** Carlisle Properties, LTD And Any Other Parties Of Interest  
**Property Address:** 5306 South Boulevard  
**Property to be acquired:** Total Combined Area of 1,657 sq. ft. (.038 ac.) of Fee Simple, plus Temporary Construction Easement  
**Improvements:** Not Applicable  
**Landscaping:** Not Applicable  
**Purchase Price:** \$10,575  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-2  
**Use:** Commercial  
**Tax Code:** 169-083-06  
**Total Parcel Tax Value:** \$721,700
- T. Project:** South Corridor Infrastructure and Tyvola Intersection Improvements, Parcel # 5  
**Owner(s):** Southstar Holdings-East Charlotte, LLC And Any Other Parties Of Interest  
**Property Address:** 5300 South Boulevard  
**Property to be acquired:** Total Combined Area of 10,403 sq. ft. (.239 ac.) of Fee Simple, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$87,100  
**Remarks:** Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-2  
**Use:** Commercial  
**Tax Code:** 169-083-05  
**Total Parcel Tax Value:** \$2,186,700
- U. Project:** South Corridor Infrastructure and Tyvola Intersection Improvements, Parcel # 6  
**Owner(s):** Harry Charles Yett, Jr. , William Michael Yett, Wisner M. Washam And Wachovia Bank, N.A., Co-Trustees of the Sue B. Miller Testamentary And Any Other Parties Of Interest  
**Property Address:** 5331 South Boulevard  
**Property to be acquired:** Total Combined Area of 50,962 sq. ft. (1.170 ac.) of Fee Simple, plus Storm Drainage Easement, plus Sidewalk and Utility Easement, plus Utility Easement, plus Slope Easement, plus Temporary Construction Easement

**Improvements:** Not Applicable

**Landscaping:** Not Applicable

**Purchase Price:** \$183,225

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

**Zoned:** B-2

**Use:** Commercial

**Tax Code:** 171-141-30

**Total Parcel Tax Value:** \$186,772

V. **Project:** South Corridor Infrastructure and Tyvola Intersection Improvements, Parcel # 7

**Owner(s):** Guy Properties, LLC And Any Other Parties Of Interest

**Property Address:** 1101 Tyvola Road

**Property to be acquired:** Total Combined Area of 4,041 sq. ft. (.093 ac.) of Fee Simple, plus Existing Right-of-Way, plus Temporary Construction Easement

**Improvements:** Not Applicable

**Landscaping:** Not Applicable

**Purchase Price:** \$14,175

**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.

**Zoned:** B-2

**Use:** Commercial

**Tax Code:** 169-081-20

**Total Parcel Tax Value:** \$1,285,500

W. **Project:** South Corridor Infrastructure and Tyvola Intersection Improvements, Parcel # 8

**Owner(s):** Four Shield, Inc. And Any Other Parties Of Interest

**Property Address:** 5238 South Boulevard

**Property to be acquired:** Total Combined Area of 2,724 sq. ft. (.063 ac.) of Fee Simple, plus Utility Easement, plus Temporary Construction Easement

**Improvements:** None

**Landscaping:** Not Applicable

**Purchase Price:** \$13,050

**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.

**Zoned:** B-2

**Use:** Commercial

**Tax Code:** 169-081-10

**Total Parcel Tax Value:** \$405,200

- X. Project:** South Corridor Infrastructure and Tyvola Intersection Improvements, Parcel # 9  
**Owner(s):** BWN Investments, Inc. And Any Other Parties Of Interest  
**Property Address:** 5235 South Boulevard  
**Property to be acquired:** Total Combined Area of 3,704 sq. ft. (.085 ac.) of Fee Simple, plus Utility Easement, plus Temporary Construction Easement  
**Improvements:** Not Applicable  
**Landscaping:** Not Applicable  
**Purchase Price:** \$38,925  
**Remarks:** Compensation was established by two independent, certified appraisals and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-2  
**Use:** Commercial  
**Tax Code:** 171-105-01  
**Total Parcel Tax Value:** \$630,000
- Y. Project:** Southwest Water Transmission Main - Phase A, Parcel # 92.1  
**Owner(s):** Bennie B. Brookshire, Sr. And Any Other Parties Of Interest  
**Property Address:** Tuckaseegee Road  
**Property to be acquired:** Total Combined Area of 8,444 sq. ft. (.194 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$800  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** R-17MF  
**Use:** Multi Family  
**Tax Code:** 061-251-08  
**Total Parcel Tax Value:** \$288,300

### 30. Meeting Minutes

|   |
|---|
| <p><b>Action:</b> Approve the titles, motions and votes reflected in the Clerk's record as the minutes of:</p> <ul style="list-style-type: none"> <li>- July 25, 2005 Business Meeting</li> <li>- August 22, 2005 Business Meeting</li> </ul> |
|---|