AGENDA

Meeting Type:	B
Date:	08/24/98

City of Charlotte, City Clerk's Office

OFFICE COPY

CHARLOTTE

Mayor Patrick McCrory *Mayor Pro Tem Lynn Wheeler*

Rod Autrey
Charles Baker
Patrick Cannon
Malachi Greene
Mike Jackson
Nasif Rashad Majeed
Don Reid
Al Rousso
Tim Sellers
Sara Spencer

Council Agenda

CITY COUNCIL MEETING

Monday, August 24, 1998

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**

1998 Council Retreat Priorities

Top Priorities for 1998

Transportation Plan (20 years plus)

Transit Plan and Tax

Westside Strategy Plan

Community Oriented Policing: Evaluation and Direction

Connectivity: Neighborhoods and Road System: Policy Direction

High Priorities for 1998

Court System Expansion

Parking Garage / Convention Hotel

Trolley

Corridor Plan

State Roads Strategy

Airport Plan: Implementation

Neighborhood Business Revitalization Strategy and Action Plan

Business Retention Strategy and Action Plan

CITY COUNCIL AGENDA

Monday, August 24, 1998

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	Restructuring Government Committee: Solid Waste Competition for Next Two Quadrants and Bond Counsel Selection		
	CWAC Committee: Wingate Land Acquisition and Hope Haven		

5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

6:30 CITIZENS FORUM
MEETING CHAMBER

7:00 P.M. AWARDS AND RECOGNITIONS

CONSENT

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36. Property Transactions

37. Meeting Minutes

5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

1. Empowerment Zone Status Report

Staff: Stanley Watkins

Time: 10 minutes

Attachment 1

2. Airport Noise Abatement

Staff: Jerry Orr

Time: 10 minutes

Attachment 2

3. Method of Elections Research

Resource: Carol Jennings, Consultant

Time: 10 minutes

Attachment 3

4. Committee Reports by Exception:

Economic Development and Planning Committee: Convention Center Hotel Recommendation

Restructuring Government Committee: Solid Waste Competition for Next Two Quadrants and Bond Counsel Selection

CWAC Committee: Wingate Land Acquisition and Hope Haven

6:30 P.M. CITIZENS FORUM
MEETING CHAMBER

7:00 P.M. AWARDS AND RECOGNITION

CONSENT

5. **Consent agenda items 19 through 37 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

PUBLIC HEARING

6. Public Hearing for $98,300,000 of General Obligation Street Bonds

Action:

A. Conduct a public hearing concerning the proposed bonds.

B. Adopt a bond order authorizing $98,300,000 of Street Bonds.

C. Adopt a resolution calling for a bond referendum on November 3, 1998.

Staff Resource: Richard Martin

Explanation:

- Street and sidewalk projects to be funded by these bonds were approved by Council in the City's FY 1999-03 CIP.
- On July 27, 1998, Council introduced a bond order for $98,300,000 of street bonds. The bond includes $88.3 million for streets and $10 million for sidewalks. Council also set a public hearing date for August 24, 1998.

Funding: Municipal Debt Service Fund Revenues

Attachment 4
List of projects

7. Public Hearing for Voluntary Annexation

Action:

A. Conduct a public hearing for the voluntary annexation of the Childress/Klein property; and

B. Adopt an ordinance with an effective date of September 2, 1998 to extend the corporate limits to include this property.

Staff Resource: Dick Black

Policy: City Annexation Policy and State Annexation Statues

Explanation:

- J. Donald Childress and Fred W. Klein are the owners of the property proposed for voluntary annexation. The property contains approximately 150 acres and is located in the northwestern and northeastern quadrants of the interchange of West Tyvola Road and Billy Graham Parkway. The property is in the initial stage of development.

- The purpose of the voluntary annexation is to help eliminate one of the unincorporated islands of land created by the annexation and construction of West Tyvola Road in 1986 in order to provide access to the Charlotte Coliseum.

- The City Clerk has certified the petition as to its sufficiency, and a resolution was adopted by Council establishing August 24, 1998 as the date for the public hearing. The notice has been published in the Charlotte Observer. The 60-day notice requirement contained in the Annexation Agreement has been given to the Mecklenburg Towns.

Attachment 5
Map

8. Public Hearing on Villages of Hope Haven Section 108 Loan Guarantee

Action:

A. Conduct a public hearing to receive citizen comments on the use of $3,000,000 in Community Development Block Grant (CDBG) Section 108 loan guarantee funds to finance the final phase of renovations for the Villages of Hope Haven and restructure an existing bank loan with First Citizens Bank; and

B. Approve filing an application with HUD for the Section 108 loan guarantee funds; and

C. Approve Neighborhood Development Key Business conducting a second public hearing after HUD has approved the application; and

D. Adopt a budget ordinance to appropriate the $3,000,000 Section 108 loan guarantee funds.

Committee Chair: Rod Autrey

Staff Resource: Stanley Watkins

Focus Area: City Within A City (CWAC) and Community Safety Plan

Policy: The FY99 Consolidated Action Plan, which establishes guidelines for the expenditure of federal housing funds, was approved by City Council on April 27, 1998. The Plan makes increasing affordable housing resources a priority.

Explanation:

- Founded in 1977, Hope Haven is a residential aftercare facility for economically disadvantaged persons recovering from alcohol and chemical dependency. Hope Haven provides essential services to homeless individuals and families to make them self-sufficient..

- The purpose of the hearing is to obtain citizen comments regarding the application of $3,000,000 in CDBG Section 108 Loan Guarantee funds. The funds will be used to finance the final phase of renovations for the Villages of Hope Haven ($1,500,000) and restructure an existing bank loan with First Citizens Bank ($1,500,000).

- Federal regulations require at least one public hearing be held prior to submission of the CDBG Section 108 Loan Guarantee application.

- The Section 108 loan guarantee application will be filed with HUD after Council's approval.

- After HUD approves the application, the Neighborhood Development Key Business will conduct a second public hearing to inform citizens of the activities the City will carry out with the Section 108 Loan Guarantee funds. (A second public hearing is required by federal regulations.)

- The budget ordinance appropriates the funds so that they may be used for the project as soon as they are received.

- The Section 108 Loan Guarantee stipulates that in case of a default on the original loan, the City will use its CDBG funds to retire the loan. Under HUD regulations, the City can pledge up to five times its annual (approved) HUD allocation as security, minus any outstanding Section 108 commitments and/or principal balances on Section 108 loans.

- Currently, the City annually receives $4.5 million in CDBG funds. According to the HUD regulations above, the City can issue $22 million in loan guarantees.

- The above actions are being requested concurrently in order to expedite the approval of this Section 108 loan request.

Background:

- The current request will provide funds to renovate two additional buildings consisting of motel rooms into individual and family apartments for the program residents. This renovation will create 16 single-room apartments and 24 two and three room units.

- Hope Haven is currently serving 107 homeless single men and women, along with a few families. With this HUD financing to complete the final renovations, Hope Haven can expand its programs to serve 200 individuals and families.

- The total project cost for the final phase of renovations is $1,500,000. Also, the City proposes to restructure a $1,500,000 line of credit from First Citizens Bank. The term of the bank loan provides 8.1% interest rate for five years with a one year of interest only payments.

Committee Discussion:

- The CWAC Committee will meet on Thursday, August 20, 1998. Committee discussion and recommendation will be included in the August 21, 1998 Council-Manager Memo.

Funding: Community Development Block Grant Funds

Attachment 6
Background Information on Hope Haven
Hope Haven, Inc. Proposal Request for Funding

POLICY

9. City Manager's Report

10. Convention Center Hotel and Parking Deck

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

A. To commit to the public investment necessary to cause a quality Convention Center Hotel and Parking Deck to be developed. The City Council will weigh heavily the level of public investment required.

B. To authorize staff to solicit written proposals from Gateway Partners, Regent Partners and Trammell Crow (Faison) with:

- **700 to 800 rooms**
- **Located on any of the three sites**
- **Convention Center parking space block of 500 spaces**
- **Convention Center room block of 600 rooms 10 to 14 days per month, 24 months out.**

C. To adopt a process that includes public televised presentation by each of the three development teams to City Council followed by Council selection, in October, of the preferred developer.

D. To set a Council Meeting for 6:00 p.m. either September 30 or October 1 to receive public presentations from the development teams.

Committee Chair: Council member Lynn Wheeler

Staff Resource: Tom Flynn
Jeff Sachs, Strategic Advisory Group

Focus Area: Economic Development

Policy: Develop strategies to support Convention Center parking, hotel development and facility expansion plans.

Explanation:

- In February 1998 City Council authorized staff to send a Request for Qualifications to developers for a Convention Center Hotel and Parking Deck. The RFQ contemplated a public/private partnership to develop the hotel and parking deck, but did not commit the City to invest in the project.

- <u>This action commits the City to invest in a public/private partnership to develop a Convention Center Hotel and Parking Deck with one of three development teams if their proposals are acceptable to City Council:</u>

  - Gateway (Portman, Westin, Schottenstein)

  - Regent (Regent, Hyatt, Harris)

  - Trammel Crow (Faison, Marriott)

- City Council is asked to commit to public investment in the Convention Center Hotel and Parking for three reasons:

  1. The Convention Center needs the hotel and parking deck to maximize the Center's economic impact on Charlotte's hospitality and tourism industry.

  2. The City will receive a return on its investment ranging from 9% to 14%. This equates to a payback period of between 7.5 to 11.5 years.

  3. The developers need this pledge for public investment in order to justify their expenses for the next stage of this process.

Committee Discussion:

- The Economic Development and Planning Committee discussed this project at their meetings on July 20 and August 17. The Committee unanimously approved this recommendation (5-0).

- The Committee discussed:

  1. The availability of money from the Convention Center Fund for the hotel and parking deck, given the other demands being placed on that Fund.

  2. Understanding the costs and cash flow of the project and the issues faced by each development team in lowering the required public investment.

  3. The need to ensure a quality hotel project.

  4. The possible expansion by the Hilton.

- The Economic Development Committee modified the recommendation of the Selection Team by removing the specific amount of public investment the City would commit. The Committee removed the minimum of $16 million and added language to encourage the developers to minimize the public investment required, possibly below that amount. The Committee removed the maximum after agreeing that $27 million was too much City investment.

- The Committee discussed capping the City investment at $16 million, but decided that this might reduce competition because it would eliminate two development teams. Also, the Committee thought Council should have the flexibility to consider qualitative differences in the proposals that might justify the City investing more than $16 million.

Community Input:

- In June 1997 City Council created the Convention Center Maximization Committee which included representatives of all stakeholders in Charlotte's hospitality and tourism industry. (i.e. Convention Center Authority, HTA, CCVB, Center City Partners, Charlotte Chamber, Uptown Hotels, and Restaurant Association). This Committee made several presentations at community meetings, Hospitality and Tourism Association meetings and area Chamber meetings.

- The issues raised at these meetings included the impact on the existing Uptown hotels and the use of general tax dollars for the project. The impact on the existing Uptown hotels will be mitigated by increased marketing efforts by the new hotel, the CCVB and the Convention Center. The corporate demand for Uptown hotel rooms will also lessen the impact on existing Uptown hotels.

- The Maximization Committee's recommendation to invest public funds in Convention Center Hotel and Parking deck was endorsed by the following organizations: Coliseum/Convention Center Authority, Convention and Visitors Bureau, Hospitality and Tourism Alliance, Center City Partners and Charlotte Chamber.

- The August 18 Economic Development and Planning Committee agenda and meeting notes will be sent with the August 21 Council-Manager Memo.

Funding:

The funds used for the City's investment in the Convention Center Hotel and Parking Deck will come from the Convention Center Fund, supported by the 1% Prepared Food Tax and the second 3% Hotel/Motel Tax. These funds can only be used for Convention Center related purposes. Additional funds for City investment in this project may also come from revenues generated by the project such as parking revenues.

Attachment 7
Convention Center Hotel and Parking: Key Points
Charlotte Convention Center Hotel
Request for Qualifications Evaluation (presentation to Economic Development and Planning Committee on August 17 by Jeff Sachs, Strategic Advisory Group)

11. Competition of Solid Waste Collection Services

Action: **Approve the Restructuring Government Committee's recommendation to adopt the Privatization Competition Advisory Committee's recommendations on solid waste competition.**

Committee Chair: Charles Baker

Staff Resources: Julie Burch and Wayman Pearson

Focus Area: Restructuring Government

Policy: City Council approved the competition/privatization policy on October 25, 1993. The policy encourages providing public services at the lowest cost while maintaining service standards.

Explanation:

- On June 8, 1998, City Council approved the competition process for solid waste collection services in the east quadrant to begin in September 1998. Council also approved optimization of the north quadrant beginning in July 1998, and to be completed by June 30, 1999.

- City Council asked the Privatization Competition Advisory Committee (PCAC) if the solid waste schedule could be accelerated and the north quadrant be subjected to competition on the same schedule as the east quadrant without the optimization step.

Committee Discussion:

- The Restructuring Government Council Committee reviewed this matter on August 3, 1998. Council members present for this discussion were Charles Baker (Chair), Malachi Greene, Mike Jackson, Don Reid and Sara Spencer.

- A complete summary of the Committee discussion is included in the attachment. Key discussion points included the PCAC's recommendation to Council on options for handling solid waste collection services.

- The PCAC reported the goal of Best Service-Lowest Cost is best achieved through a competitive process conducted on a "level playing field" with rigorous monitoring of cost and performance. They also suggested it was necessary to maintain private sector interest and ensure that the City can maintain the ability to be the 'collector of last resort'. In summary the PCAC recommended:

  - The City should proceed immediately with competition for solid waste collection services in the east and north quadrants with service starting in the east in January 2000 and in the north in July 2000.

  - The four quadrants should have staggered competition schedules.

  - At all times, 25% of the service should be provided by the private sector and 25% by the public sector.

  - Anticipated annexation units should be taken into account while structuring the quadrants and Requests for Proposals.

  - Further consideration should be given to specific recommendations to ensure rigorous monitoring of costs and performance.

- The PCAC recommendations are included in the attachment.

- As part of their study, the PCAC reviewed the audit of the first quarter for the west quadrant. The audit indicated that the west quadrant was operating below bid cost.

- The Restructuring Government Committee raised the issue of what would happen in the event the City does not meet the performance standards of contractors. Staff will be working with the PCAC to determine what the appropriate procedures would be. Council members acknowledged that the issue of non-performance needs additional study.

- The Committee approved a motion by Mike Jackson seconded by Don Reid (4 - 1) to recommend that the City Council approve the recommendation of the PCAC.

- A substitute motion by Malachi Greene to ensure that 50% of the service be provided by the City, did not receive a second.

Funding: Solid Waste Services Operating Budget

Attachment 8
August 3, 1998 Restructuring Government Council Committee Meeting Summary

12. City Bond Counsel of Record

Action: **Approve the Restructuring Government Committee's recommendation to appoint Parker Poe Adams & Bernstein as the City's Bond Counsel of Record.**

Committee Chair: Charles Baker

Staff Resource: Mac McCarley and Richard Martin

Explanation:

- On July 20, 1998 Council authorized the Restructuring Government Committee to conduct interviews and to bring a recommendation to Council for the City's bond counsel of record.

- On August 6, 1998 the Committee voted two to one to select Parker Poe Adams & Bernstein as the City's bond counsel of record. Robinson, Bradshaw & Hinson received one vote.

Committee Discussion: Committee members Baker, Reid and Spencer were present. Three firms were interviewed: Robinson, Bradshaw & Hinson; Smith Helms Mulliss & Moore; and Parker Poe Adams & Bernstein. Councilmembers Baker and Spencer voted for Parker Poe and Councilmember Reid voted for Robinson Bradshaw.

Attachment 9
August 6, 1998 Restructuring Government Committee Meeting Summary

13. Resolution to Expand the Planning Liaison Committee To Include the Six Mecklenburg Towns

Action: **Adopt a Resolution authorizing the six towns of Mecklenburg County to each appoint one elected official to the Planning Liaison Committee.**

Staff Resource: Dick Black

Explanation:

- The Planning Liaison Committee's membership is made up of representatives from the Charlotte City Council, the Mecklenburg Board of County Commissioners, the Charlotte-Mecklenburg Board of Education and the Charlotte-Mecklenburg Planning Commission.

- The purpose of this committee is to promote communication and to facilitate actions of common interest among the participants. The Planning Liaison Committee is not a decision making body (see attached resolution for mission statement).

- This metropolitan area's growth and development presents many challenges for all of the elected officials within Mecklenburg County. The City, County and its other municipalities increasingly face planning issues that require sharing of information and discussion.

- On July 24, 1998 the Planning Liaison Committee voted to recommend to each of the governing bodies that the Planning Liaison Committee be expanded to include one elected official from each of the six towns. The resolution authorizes the six towns of Mecklenburg County to each appoint one elected official to the Planning Liaison Committee.

- Elected officials were briefed at the August 18, 1998 Joint Luncheon to which the mayors of the six towns were invited.

- The Board of Education will consider the resolution on August 25, 1998 and the Board of County Commissioners will consider it on September 1, 1998.

- Upon approval of the resolution by all three elected bodies, the Mayor and the Chairman of the Board of County Commissioners will jointly write a letter to the mayors of the six towns inviting them to appoint one elected official to join the Planning Liaison Committee.

Attachment 10
Resolution

14. Methods of Election Research Report

Action: **Receive as information the Methods of Election Research Report.**

Resource: Carol Jennings, Consultant

Focus Area: Restructuring Government

Explanation:

- Following a June 22 public hearing on a proposed ordinance that would change various aspects of the method and modes for City Council and Mayoral elections, Council asked for information regarding the form of government and election methods and survey results from national and North Carolina benchmark cities.

- The research project was managed by Carol Jennings, former Charlotte Assistant City Manager and primary consultant for the Charter Committee to study City-County consolidation. The report is being submitted for informational purposes and no action is necessary. Ms. Jennings will present the report and answer questions.

- Pursuant to a second Resolution of Intent adopted by Council on July 27, an additional public hearing on the proposed changes will be held on Tuesday, September 8.

- The report will be sent with the Friday, August 21 Council-Manager Memo.

BUSINESS

15. Acquisition of Property in Wingate Neighborhood

Action: **Approve the acquisition of 13 parcels in the Wingate neighborhood in the amount of $355,000 for the development of new housing.**

Committee Chair: Rod Autrey

Staff Resource: Stanley Watkins

Focus Area: City Within A City (CWAC) and Community Safety Plan

Policy: The FY99 Consolidated Action Plan, which establishes guidelines for the expenditure of federal housing funds, was approved by City Council on April 27, 1998. The Plan's primary goal is to strengthen communities through home ownership by providing affordable, safe and decent housing for low-income families.

Explanation:

- The property is being acquired from Mr. & Mrs. Willie Gadson to implement the housing recommendations of the Wingate Neighborhood Action Plan. The 13 units will be demolished and replaced with single family homes which will provide additional home ownership opportunities.

- The parcels, located on Marene Drive, Seymour Drive and Old Steele Creek Road, were appraised in December, 1997 and valued at $355,000, which is the amount the City is offering Mr. & Mrs. Gadson. The tax value of the property is $310,650. The attachment includes a map.

- On July 21, 1998, the Charlotte-Mecklenburg Planning Committee approved a Mandatory Referral for the City to acquire the property for new housing development in the Wingate community.

- The 13 parcels to be acquired, consisting of 1.78 acres, are adjacent and contiguous. When added to the previously acquired 3.5 acres in Wingate, 5.28 acres will have been assembled. This will create a critical mass to continue the stabilization of the Wingate neighborhood by expanding home ownership opportunities for low to moderate income persons.

Background:

- On August 26, 1996 Council approved a $275,000 construction loan to build 25 new homes in Wingate and authorized $375,000 for a second mortgage equity participation loan program for 25 prospective buyers in the Wingate community.

- To date, 13 houses have been constructed and sold; 7 houses are under construction.

- Approximately 10 families have completed home ownership counseling with UJAMMA, Inc. and are waiting to build a home in Wingate.

Committee Discussion:

- The CWAC Committee will meet on Thursday, August 20, 1998. Committee discussion and recommendation will be sent with the August 21, Council-Manager Memo.

Funding:

Federal HOME/CDBG funds

Attachment 11
Property Acquisition Map

16. Noise Abatement Procedures

Action: **Approve updating the Air Traffic Control Agreement with the Federal Aviation Administration (FAA).**

Staff Resource: Jerry Orr

Explanation:

- This update will modify the agreement, which implements Noise Abatement procedures at the Airport. The update will:

  - Establish fixed points at which northbound parallel departures will begin their noise abatement turns. This procedure was recommended in the 1997 Part 150 Plan Update to reduce the number of homes near the Airport which would be impacted by aircraft overflights by narrowing the departure corridor.

  - Remove restrictions on Runway 18R during school hours. In 1993, the Airport provided sound insulation for West Mecklenburg High School and two other area schools. Since this work was completed, the Airport has operated without constraint during school hours. This update will confirm the continued use of Runway 18R during school hours.

  - Remove restrictions on runway use on Sunday mornings. Sound insulation of five area churches is now completed, with the exception of Ridgeview Baptist Church. This update will eliminate significant delays encountered by air travelers on Sunday mornings by allowing use of all runways during church hours as well as reducing the number of aircraft overflights for many more churches.

Background:

- In 1977, the City and the FAA developed an Environmental Impact Statement to support the construction of the 10,000 foot runway. Included in that document (approved by the U.S. Department of Transportation and accepted by the U.S. District Court) was a Noise Abatement Program to govern the use of the Airport's runways. The purpose of the program was to balance the need for Airport capacity with the environmental impact on neighborhoods and the community.

- In 1979 when the runway opened, the capacity demand was such that two methods of operating the runways were evaluated. The first would not restrict capacity, but would involve insulating the schools and churches near the end of the new runway. The other would implement restrictive operating times to specifically avoid flying over the schools during school hours and the churches during Sunday worship services.

- In 1987, City Council approved additional noise mitigation measures including sound insulation of public buildings in accordance with the Part 150 Program.

- In 1989, the Airport worked with the school system to devise a plan for eight schools to insulate those classrooms where the maximum interior noise level during an aircraft overflight was 60 decibels. Under the Part 150 Program, the Airport proceeded to insulate the classrooms that could not meet that criteria, and then measured the decibel level to ensure the standard was met.

- In 1995, the Airport requested modifications to the Part 150 Program to approve sound insulation of five area churches in order to remove certain restrictions on runway use on Sunday mornings. The Airport worked with churches in the immediate runway environment. Noise was measured in the churches during aircraft overflights and plans were devised limiting the noise in the sanctuary to 55 decibels and 60 in the Sunday School rooms. FAA grants funded 80% of these project costs. After the insulation programs were completed, measurements showed that the standard had been achieved.

- On April 1, 1998, the FAA approved the latest Part 150 Update which included the recommendation for establishing fixed points for northbound noise abatement turns.

- On July 2, 1998, a meeting was held with Dr. Eric Smith to explain efforts to mitigate aircraft noise in the eight schools near the Airport, and the Noise Consultant's report was provided to Dr. Smith and the School Board for their information.

- The Airport Advisory Committee recommends this action.

17. Sale of Property in First Ward to Trinity Episcopal School

Action: **Approve publication of "Notice of Sale and Ground Lease" for property at the intersection of Ninth Street and McDowell Street to Trinity Episcopal School, a North Carolina Non-Profit Corporation, and set a Public Hearing for September 14, 1998.**

Staff Resource: Kent Winslow

Focus Area: Economic Development

Policy:

- Maximize the City's return from its current asset portfolio by pursuing alternative ownership/ management strategies which optimize the benefits of private ownership while meeting the City's public policy objectives (from *Guidelines for Service Contracting and Asset Management* adopted by City Council July 25, 1994).

- Create a vibrant, new mixed income residential neighborhood in Uptown Charlotte, and increase property values in First Ward and the tax base of the City of Charlotte and Mecklenburg County (from *First Ward Master Plan* adopted by City Council July 28, 1997).

Explanation:

- Trinity Episcopal School, Inc. presented a contract to purchase approximately 2 acres of land; and for a 49-year lease for approximately 1.8 acres of land at the intersection of Ninth Street and McDowell Street to develop an Episcopal School. This contract is in accordance with NCGS 160A-457 which allows the transfer of real estate within a community development project area through a private sale.

- Upon approval of this request, a "Notice of Sale" will be published in *The Charlotte Observer* and *The Mecklenburg Times* August 28, 1998, and September 1, 1998. At the September 14, 1998 Council Meeting, a Public Hearing will be held. Also a Request for Council Action for the sale of land and ground lease to Trinity Episcopal School will be presented on September 14.

Background:

- On July 28, 1997, City Council approved the First Ward Master Plan which outlines development goals and objectives for First Ward.

- On July 27, 1998, City Council approved the designation of the First Ward Master Plan as a "Community Development Plan"; and the designation of "First Ward as a Community Development Project Area" which enabled the City to negotiate a private sale according to NCGS 160A-457.

Committee Discussion:

- The CWAC Committee will meet on Thursday, August 20, 1998. Committee discussion and recommendation will be sent with the August 21, Council-Manager Memo.

Attachment 12
Schedule of Future Actions

18. Appointments to Boards and Commissions

Action: **Vote on the blue paper ballots and give to the City Clerk at dinner so she may announce the results at this point in the meeting.**

A. COMMUNITY RELATIONS COMMITTEE
Appoint seven positions to fill appointments beginning immediately and ending June 30, 2001. One will replace Linda Long, who did not meet attendance requirements. The other six are new appointments approved by Council on June 8. This action was deferred by Council at the June 22 and July 27 meetings.

1. Jeff Bradsher by Councilmember Cannon
2. Padam Dhakad by Councilmember Majeed
3. Jeffrey Doctor by Councilmember Reid
4. Geneal Frazier-Gregory by Councilmember Majeed
5. Isis Hanna by Councilmembers Jackson and Wheeler
6. Frances Harkey* by Councilmember Cannon
7. Thomas Haselden by Councilmembers Majeed and Wheeler
8. Omar Saxton by Councilmembers Cannon and Spencer
9. Deborah Smith-Holmes by Councilmember Baker
10. Angelique Speight by Councilmember Wheeler
11. Ruth Stevenson by Councilmembers Wheeler and Majeed

12. Kay Strayer by Councilmembers Jackson and Wheeler
13. Ruth Tansill by Councilmembers Jackson and Wheeler
14. Vera Witherspoon by Councilmember Wheeler
*Ms. Harkey has declined the nomination.

Attachment 13

B. **PRIVATIZATION/COMPETITION ADVISORY COMMITTEE**

One appointment beginning immediately to fill an unexpired term ending March 1, 2000. Rebecca Whitener has resigned.

1. Troy A. Buder by Councilmember Rousso
2. Guy Forcucci by Councilmember Reid
3. Linette Fox by Councilmember Spencer
4. Ben Weinreb by Councilmember Jackson
5. Landon Wyatt by Councilmember Wheeler

Attachment 14

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

CONSENT I

19. Various Bids

A. Aboveground Fuel Tank Installation - Catawba River Pump Station — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $200,750 by Jones and Frank, Inc., of Charlotte, North Carolina.

MWBD Status: There are no known MWBD firms certified to do this type work.

B. Charlotte-Mecklenburg Government Center Recarpeting — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $798,940 by Lees Carpets of Matthews, North Carolina.

MWBD Compliance: Yes. Lees Carpets will self perform.

20. Resolution of Intent to Abandon Street and Set Public Hearing - Portion of Hefner Drive

Action:

A. Adopt the Resolution of Intent to abandon a portion of Hefner Drive; and

B. Set a Public Hearing for September 28, 1998.

Attachment 15
Map

21. Resolution of Intent to Abandon Street and Set Pubic Hearing - Portion of Wilson Row and an Alley

Action:

A. Adopt the Resolution of Intent to abandon a portion of Wilson Row and an Alley; and

B. Set a Public Hearing for September 28, 1998.

Attachment 16
Map

22. Refund Certain Taxes

Action:

A. Adopt a resolution authorizing the refund of certain property taxes assessed through clerical or assessor error in the amount of $17,184.17.

B. Adopt a resolution authorizing the refund of business privilege license payments made in error in the amount of $2,324.

Attachment 17
Resolution
List of refunds

CONSENT II

23. Reduce General Obligation Refunding Bond Authorization to Actual Amount of Refunding Bonds

Action: **Approve a resolution that reduces the authorization for general obligation refunding bonds from $291,000,000, approved by Council on June 22, 1998, to $253,800,000, the amount actually sold on July 14, 1998.**

Explanation: Bond Counsel recommends this as a "house cleaning" action to eliminate the excess authorization of $37,200,000.

24. Utility Billing System Implementation Contract

Action: **Approve an amendment to the contract with Piedmont Technology Group, Inc. (PTG) for contract labor in an amount not to exceed $330,000.**

Explanation:

- This contract is for system administration and integration services necessary to implement the new Utility Billing System.
- On August 25, 1997, Council adopted a budget ordinance to appropriate $5,400,000 for the purchase of a new Utility Billing System and related project implementation expenses.
- Council also approved contracts with SCT Utility Systems for the purchase of Utility Billing System software and other related services.
- This contract with PTG was part of the original budget and implementation plan.
- The project is on budget and on schedule for completion by March 31, 1999.

- This contract with PTG is recommended based on the following:

  - They are already familiar with the City's existing information systems because of a twelve year working relationship. Introducing another vendor would result in increased costs to the City and would cause a delay in the implementation of the new billing system.

  - They have extensive experience in supporting and maintaining complex information systems. They have the highest level of certification offered by Sun Equipment Co. the manufacturer of the new billing system's computer.

  - They are a Charlotte-based company which means they have the local resources available immediately to respond to City needs.

  - Based on PTG's long relationship with the City, they are offering a discounted rate (approximately 10% below their published rates) for system engineering services and technical project management services.

Funding: Water and Sewer Operating Fund

25. Engineering and Architectural Services for the Rail Corridor/Trolley Project

Action:

A. Approve a Resolution amending the FY99-03 Capital Investment Plan advancing $1,200,000 from FY00 to FY99 for project construction management; and

B. Adopt a budget ordinance appropriating $1,200,000; and

C. **Approve agreement for $3,458,743 with Ralph Whitehead Associates, Inc. (RWA) for engineering, architectural and construction management services for the Rail Corridor/Trolley Project.**

Explanation:

- The project includes the design and upfit of a dual track, rail/transit corridor and corresponding building modifications to extend the track through the existing City of Charlotte Convention Center; a new dual track bridge over Stonewall Street; trolley stations along the route; and landscape and pedestrian amenities along the corridor.

- This agreement will provide for planning, design, citizen involvement, and coordination with affected stakeholders, including the Convention Center. The contract also provides for construction management, which was originally budgeted for FY00. Accelerating the award of construction management services requires a Capital Investment Plan amendment and a budget ordinance.

- The City and RWA will meet periodically with the City's consultant conducting the Major Investment Study (MIS) for the South Corridor to coordinate the projects.

- Ralph Whitehead Associates was selected using the Council-approved qualifications-based process for professional services.

- The fees are comparable to engineering fees paid by Charlotte for similar work and by other cities for similar vintage trolley/rail systems.

- The MWBD participation is 3.4% non-minority women.

Funding:

The budget ordinance appropriates $1,200,000 from Capital Revenue. (General Fund fund balance in excess of 10% appropriated to the general Capital Investment Fund in the FY99 Budget Ordinance). This appropriation does not increase the total Rail Corridor/Trolley capital project budget.

26. Charlotte-Mecklenburg Government Center Restaurant Lease

Action: **Approve a three-year lease with one, three-year renewal option between the City of Charlotte and Innovative Services Group, LLC, for a monthly flat rate of $3,000 the first year, $3,100 the second year, and $3,200 the third year.**

Explanation:

- The lease with Gary's Restaurant will expire on September 25, 1998. Staff solicited responses from restaurant operators to continue the restaurant service.

- A Restaurant Committee consisting of twelve members *(eight City employees, two County employees, and two people from the private sector)* reviewed twelve proposals. Four operators were selected for interviews. The four companies were:

  - Innovative Services Group, LLC
  - Snack Tyme
  - Uptown Cafe & Grille
  - Out To Lunch!/Southern Grille

- Innovative Services Group, LLC, was unanimously selected. Attached is a letter outlining the Committee's selection.

- The monthly rate is based on historic and projected gross monthly revenues. The monthly rental rate meets or exceeds, on average, rates charged for similar food services uptown.

- Key points proposed are:

  - Full service breakfast including a breakfast bar;
  - Lunch menus will include a wider variety of entrees, salad bar, healthy choices, and fresh fruits;

- Pre-packaged lunches "to-go";
- Offer a "theme of the day" of different ethnic cuisines;
- Printed weekly menus;
- Competitive prices;
- Tax inclusive pricing (in even increments - no pennies);
- Renovations to improve circulation and speed of service; and
- Phone and fax call in all day.

- Innovative Services Group plans to supplement its business by providing catering services. The added income is expected to help keep the daily menu prices competitive.

- Four of the twelve proposals were from minority-owned businesses. Of the four companies interviewed, two were minority owned. Innovative Services Group, LLC is not an MWBD company; however, they will seek opportunities in hiring minorities/women and using MWBD firms for restaurant supplies.

Attachment 18
J. W. (Slug) Claiborne's letter
Carl Anderson's resume

27. Photographic Film and Supplies

Action: **Approve two unit price contracts for the purchase of photographic film and supplies, one with HPI International, Inc. for $42,685.89 and the other with Camera World for $66,798.67. The contract award is for one year with an option to renew for two additional one year terms.**

Explanation:

- During FY98, all City key businesses were surveyed to determine their annual photographic film and supply needs. The primary purchasers, Police and Fire, along with other potential purchasers, Planning, Engineering & Property Management, CDOT, and Utilities, submitted estimates for FY99 totaling $125,000.

- Four bids were received offering unit prices on some or all of the items to be purchased.

- The recommended contract awards are based upon the lowest estimated cost for the year by category (film or other photographic supplies).

Estimated Purchases for FY99 Based Upon Unit Prices Quoted per Vendor

VENDOR NAME	CATEGORY I	CATEGORY II
HPI International, Inc.	**$42,685.89**	$28,648.24*
Camera World	$55,960.67	**$66,798.67**
Biggs Camera Image	$52,887.69	$66,896.79
Wolf Camera	$53,340.69	$62,565.69*

* Could not offer all items requested in Invitation to Bid.

28. Federal Aviation Administration Explosives Storage Magazine Lease

Action: **Approve a 15 year lease with the FAA for the use of an explosives storage magazine.**

Explanation:

- In 1994, the Airport initiated a K-9 program as a complement to its existing security program. The program is administered by the FAA and Department of Defense and provides the Airport with two dogs and the necessary explosive training aides.

- The FAA provides a storage facility to properly secure the explosive training aides at no cost to the Airport. The City needs to lease to the FAA a 20' x 20' tract of land on which to place the storage facility. There is no money involved in this agreement.

- The Airport Advisory Committee recommends this lease.

29. Sugar Creek Wastewater Treatment Plant, Change Order #2

Action: **Approve Change Order #2 with State Utility Constructors, Inc. to the Sugar Creek Wastewater Treatment Plant for General Construction at the Sugar Creek Wastewater Treatment Plant for $262,386.33.**

Explanation:

- This change order will authorize payment to State Utility Constructors, Inc. for additional general construction work at the Sugar Creek Wastewater Treatment Plant. Work added by this Change Order includes:

  - repairing corrosion damage on four primary clarifiers;

  - installing odorous air ducts, and

  - upgrading the computer controls for the odor scrubber system.

Funding: Sewer Capital Investment Plan

Background: On November 24, 1997, City Council approved a construction contract with State Utility Constructors, Inc. for general construction on the Sugar Creek Wastewater Treatment Plant Odor Control Improvements in the amount of $3,067,038.

30. Irwin Creek Wastewater Treatment Plant - Electrical/Instrumentation Improvements to Digesters

Action: **Approve Change Order #1 to the construction contract with Energy Erectors, Inc. in the amount of $383,650.94 for electrical/instrumentation work on the digesters at the Irwin Creek Wastewater Treatment Plant.**

Explanation:

- This change order is for additional services needed to meet safety requirements as defined by the National Fire Protection Association.
- During plan review, Mecklenburg County Engineering and Building Standards Department verbally agreed to declassify the digester complex, allowing less stringent electrical equipment specifications; however, after the bid, Building Standards reversed this decision, necessitating this change order.
- The contract for electrical/instrumentation work was approved by City Council on April 13, 1998 in the amount of $300,538.92.
- The total amount of the contract with Energy Erectors, Inc. including Change Order 1 is $684,189.86.
- The Contractor's efforts concerning MWBD involvement as part of this contract will continue to be monitored during the project. The Contractor exceeded the MWBD goals for the original bid.

Funding: Sewer Capital Investment Plan

31. Storm Water Engineering Unspecified Services - Amendment #2

Action: **Approve Amendment #2 for $107,500 with The Isaacs Group, P.C. for engineering design services for various storm drainage improvement projects.**

Explanation:

- The original agreement for Storm Water Engineering Unspecified Services initiated the planning and design for several smaller storm drainage improvements projects. This contract was awarded May 2, 1996 by the City Manager for $95,000.

- Amendment # 1 was awarded October 7, 1997 by the City Manager for $85,000 to continue design work and for additional projects.

- The purpose of this amendment is to complete the design phase of several capital storm drainage improvement Projects. It also provides for engineering services that may be required during the construction phase of these projects. The projects include the following:

  - Colony/Roswell
  - Monroe/Bainbridge
  - Latta Park I
  - Andover
  - Woodlark
  - Winfield

- The total amount for this contract including Amendment # 2 will be $287,500. Storm Water Services does not intend to amend this contract again.

- The Isaacs Group, P.C. was selected using the Council-approved process.

- The cost of these services is comparable to the cost of similar work for other storm water projects.

Funding: Storm Water Capital Investment Plan

32. Sheffield/Tarrington Storm Drainage Improvement

Action: **Approve agreement for $234,932.30 with Kimley-Horn for engineering planning and design phase services for the Sheffield/Tarrington Storm Drainage Improvement Project.**

Explanation:

- The Sheffield/Tarrington Storm Drainage Improvement Project is a high priority capital project. There have been numerous citizen requests for storm water service due to house, street, and yard flooding, severe channel erosion and system failures.

- This agreement will provide for planning and design phase services. The planning phase will include the evaluation of the existing drainage area and the development of design alternatives for storm drainage system improvements. The design phase will provide for the design of the selected alternative. This agreement may be amended in the future to provide additional services such as bid phase and construction administration.

- Kimley-Horn was selected using the Council-approved process.

- The cost of these services is comparable to the cost of similar work for other storm water projects.

- The MWBD participation is 4.4% non-minority women.

Funding: Storm Water Capital Investment Plan

33. Underground Storage Tank Program - Amendment #1

Action: **Approve amendment #1 for $500,000 with Cooper Environmental, Inc. for engineering services for the Underground Storage Tank Program.**

Explanation:

- This work is a continuation of the Underground Storage Tank (UST) Program. This amendment will provide funds for the replacement of up to six additional UST systems prior to December 1998, including construction administration, and the continued compliance of other sites with state requirements for monitoring and/or closeout of these sites.

- This project involves engineering and testing services on an as-needed basis for the City's UST Program. Cooper Environmental, Inc. will provide a full range of environmental consulting and testing services for the cleanup, removal, and replacement of underground storage tanks. This work will be managed in accordance with all federal, state, and local requirements. This amendment will complete the City's requirements for tank upgrade/replacements by the December 1998 federal deadline; however, additional amendments may be required to comply with site monitoring and/or cleanup requirements.

- Cooper Environmental, Inc. was selected using the Council-approved process.

- The rates charged by Cooper Environmental, Inc. are comparable to the rates charged by other firms for similar services in this area.

- The original agreement with Cooper Environmental, Inc. was approved by Council June 22, 1997 for $300,000.

- The MWBD participation is 1.0% non-minority women.

Funding: Environmental Projects Capital Investment Fund

34. Sale of City Property - 4421 McKinley Drive

Action: **Approve the sale of City owned property located at 4421 McKinley Drive**

Explanation:

- The sale of City owned property is subject to compliance with the provisions of the North Carolina Statutes.
- The offer to purchase is $57,800 with the Airport paying a realty fee of 3%.
- The offer was advertised for 10 days in accordance with North Carolina General Statute 160A-269 for upset bid. No other offers were received.

Summary:

Property Address:	4421 McKinley Drive
Tax Code:	061-081-34
Buyer's Name:	Rosalind Berry and Henry Lee Berry III
Offer:	$57,800

Background:

- In accordance with the Part 150 Plan, the Airport acquired 32 homes in the Wandawood community, near Harding High School because they were located in the highest noise zones. Noise levels have subsequently decreased to a level where noise insulation is an acceptable remedy under the Part 150 Plan (less than 75DNL).
- The Airport provided noise insulation to 4421 McKinley Drive and listed the property in the Multiple Listing Service for sale to the public in July 1998.

35. Sale of 4828 Carmel Road

Action: **Adopt a resolution advertising an offer to purchase 4828 Carmel Road to receive upset bids.**

Explanation: The property was purchased by the City to acquire right-of-way for the Carmel Road widening project. It was listed for sale with an independent real estate broker and an offer to purchase was submitted by Abla and Osama Sallam for $165,000. The offer is 95% of the appraised value.

36. Property Transactions

Action: **Approve the following property acquisitions (A-F) and condemnation resolutions (G-N).**

Acquisitions:

A. Project: Master Plan Land Acquisition
Owner(s): Mr. and Mrs. James C. Hawfield
Property Address: 9146 Garrison Road
Property to be acquired: 8.11 acres
Improvements: two story farm house
Purchase Price: $191,453
Remarks: On July 28, 1997 Council approved a municipal agreement for NCDOT and the Airport to work together on those acquisitions that involve I-485 right-of-way and future Airport property. The purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Acquisition is eligible for federal funding.
Zoned: I-1 Use: Residential
Tax Value: $115,777
Tax Code: 141-131-04

B. **Project:** Master Plan Land Acquisition
Owner(s): Mr. and Mrs. Larry G. Briggs
Property Address: Garrison Road
Property to be acquired: 2.004 acres
Improvements: vacant land
Purchase Price: $29,549
Remarks: On July 28, 1997 Council approved a municipal agreement for NCDOT and the Airport to work together on those acquisitions that involve I-485 right-of-way and future Airport property.The purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Acquisition is eligible for Federal funding.
Zoned: I-1 **Use:** Vacant land
Tax Value: $37,980
Tax Code: 141-131-23

C. **Project:** Master Plan Land Acquisition
Owner(s): George H Curry Estate
Property Address: 8833 Walkers Ferry Road
Property to be acquired: 5.560 acres
Improvements: Ranch
Purchase Price: $107,525
Remarks: On July 28, 1997 Council approved a municipal agreement for NCDOT and the Airport to work together on those acquisitions that involve I-485 right-of-way and future Airport property.The purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Acquisition is eligible for federal funding.
Zoned: R-3 **Use:** Residential
Tax Value: $98,060
Tax Code: 113-133-22

D. **Project:** F.A.R. Part 150 Land Acquisition
Owner(s): Josephine B. Smith
Property Address: 4238 Beam Road
Property to be acquired: .839 acres
Improvements: Ranch house
Purchase Price: $103,500
Remarks: The purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the land and house. The tax value is determined on a more generic basis and will be higher or lower for land/house with certain attributes. Residential property is acquired per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition and relocation costs are eligible for Federal Aviation Administration reimbursement.
Zoned: O-1 **Use:** Residential
Tax Value: $97,730
Tax Code: 143-122-11

E. **Project**: Randolph Road/Wendover Road Intersection, Parcel #27
Owner(s): Paul H. Robinson & John H. Robinson
Property Address: 1154 South Wendover Road
Property to be Acquired: 1,378.85 sq.ft. (0.0317 ac.) plus 1,023.65 sq.ft. (0.0235 ac.) of temporary construction easement.
Improvements: Trees
Purchase Price: $32,200
Remarks: Required areas for road construction project. Compensation based on an independent appraisal.
Zoned: R-3 **Use**: Single Family Residential
Tax Value: $252,840
Tax Code: 181-012-26

F. **Project**: Randolph Road/Wendover Road Intersection, Parcels #7, 28 & 29
Owner(s): Richard F. Whitfield & Janet M. Whitfield
Property Address: Vacant Land-South Wendover Road
Property to be Acquired: 8,852.43 sq.ft. (0.203 ac.) plus 10,279.69 sq.ft. (0.236 ac.) of temporary construction easement
Improvements: Trees
Purchase Price: $60,000
Remarks: Required areas for road construction project. Compensation based on an independent appraisal.
Zoned: R-3 **Use**: Single Family Residential-Vacant
Tax Value: $287,000
Tax Code: 181-012-13/27/42

Condemnations

G. **Project:** FAR Part 150 Land Acquisition
Owner(s): Whippoorwill Hills Club, Inc.
Property Address: Lakeview Drive
Property to be acquired: 11.073 acres
Improvements: Lake
Purchase Price: $81,000
Remarks: In 1992, the Airport started the acquisition process to purchase this property. We contacted Robert F. Davis, last known secretary of Whippoorwill Hills Club, Inc. The Airport suggested that Mr. Davis and any other members of the Club contact an attorney regarding the status of the Corporation. As soon as the membership learned that the money would not go to the corporation, but to charity, they would not discuss the matter further. Subsequently, airport attorneys found that the corporate charter for the nonprofit corporation, Whippoorwill Hills Club, Inc., expired in 1973. Additionally during this process, the dam was determined to be unsafe and the lake was drained. The condemnation process will determine current ownership and disposition of funds.
Zoned: R-3 **Use:** Lake
Tax Value: $8,000
Tax Code: 141-053-31

H. **Project**: Beatties Ford Road 4-Lane Widening, Parcel #39
Owner(s): Muhammad Mosques of the Islam Temple #36 and any other parties of interest
Property Address: 1230 Beatties Ford Road
Property to be Acquired: 1,133 sq.ft. (.026 ac.) permanent utility easement and temporary construction easement.
Improvements: None
Purchase Price: $3,100
Remarks: Areas are needed to widen Beatties Ford Road. Condemnation is requested after numerous meetings with owner. Owner's counter-offer of $20,000 could not be justified. The City's offer was established by independent appraisal.
Zoned: 02 **Use**: Church
Tax Value: $241,030
Tax Code: 075-073-39

I. **Project**: Beatties Ford Road 4-Lane Widening, Parcel #71
Owner(s): Inez C. Kiser & any other parties of interest
Property Address: 2224 Tate Street
Property to be Acquired: 786 sq.ft. (.018 ac.) permanent drainage easement and temporary construction easement.
Improvements: None
Purchase Price: $1,900
Remarks: Required areas needed for the widening of Beatties Ford Road. Agent has yet to reach an agreement after numerous contacts. Condemnation price is based on an independent appraisal made on the property.
Zoned: R-5 **Use**: Single Family Residential
Tax Value: $30,620
Tax Code: 069-063-15

J. **Project**: Beatties Ford Road 4-Lane Widening, Parcel #83
Owner(s): Almetto Maxine Martin & any other parties of interest
Property Address: 2211 Celia Avenue
Property to be Acquired: 1,002 sq.ft. (.023 ac.)
Improvements: None
Purchase Price: $150
Remarks: Area needed to relocate power lines for Beatties Ford Widening. City has yet to reach an agreement after numerous contacts. Compensation amount is based on independent, certified appraisal.
Zoned: **R-5** **Use**: Single Family Residential
Tax Value: $51,780
Tax Code: 069-061-032

K. **Project**: Sharon View Road Widening, Parcel #22
Owner(s): Waters Construction and Realty Company & any other parties of interest
Property Address: 3705 Sharon View Road
Property to be Acquired: 7,470 sq.ft. (0.171 ac.)
Improvements: Trees & landscaping
Purchase Price: $33,500
Remarks: Required areas needed for the construction and widening of Sharon View Road. Agent has yet to reach an agreement after numerous contacts. Condemnation price is based on an independent appraisal made on the property.
Zoned: R-15 MF **Use**: Multi-Family Residential
Tax Value: $140,160
Tax Code: 183-151-03

L. **Project**: Sharon View Road Widening, Parcel #18
Owner(s): W.C. & C., Inc. & any other parties of interest
Property Address: Vacant Land-Sharon View Road
Property to be Acquired: 6,429 sq.ft. (0.147 ac.)
Improvements: Brick walk, landscaping trees
Purchase Price: $11,200
Remarks: Required areas needed for the construction and widening of Sharon View Road Agent has yet to reach an agreement after numerous contacts. Condemnation price is based on an independent appraisal made on the property.
Zoned: R-15 MF **Use**: Multi-Family Residential
Tax Value: $965,990
Tax Code: 183-151-02

M. **Project**: Sharon View Road Widening, Parcel #4
Owner(s): W.C. & C. Corporation & any other parties of interest
Property Address: 3008 Sharon View Road
Property to be Acquired: 3,326 sq.ft. (0.076 ac.)
Improvements: None
Purchase Price: $4,700
Remarks: Required areas needed for the construction and widening of Sharon View Road. Agent has yet to reach an agreement after numerous contacts. Condemnation price is based on an independent appraisal made on the property.
Zoned: **R-3** **Use**: Single Family Residential
Tax Value: $78,970
Tax Code: 209-061-11

N. **Project**: Long Creek Parallel Outfall-Phase I, Parcel #52, 53, 54
Owner(s): Henry Russell Helms and wf., Deborah A. Helms & any other parties of interest.
Property Address: 9395 Hutchinson Lane
Property to be Acquired: Temporary construction easement 40,236 (.924 ac.)
Improvements: None
Purchase Price: $719
Remarks: Temporary construction easement is needed for sanitary sewer line to be built parallel to an existing sewer line. City's offer was based upon an independent, certified appraisal. The property owners provided a counter-offer of $19,000 without appraisal justification.
Zoned: R-3 **Use**: Single Family Residential
Tax Value: $63,700
Tax Code: 033-021-06

37. Minutes

Action: **Approve minutes as follows:**

- **July 14 Joint City/County/School Board Meeting**
- **July 20 Zoning Meeting**
- **July 27 Business Meeting**