

Mavor Patrick L. McCrory **Mavor Pro Tem Susan Burgess**
Michael Barnes John W. Lassiter
Nancy Carter Don Lochman
Andy Dulin James Mitchell, Jr.
Anthony Foxx Patrick Mumford
Patsy Kinsey Warren F. Turner

CITY COUNCIL MEETING

Monday, July 23, 2007

In addition to the previously advertised public hearing items, Key Businesses have asked that the time sensitive items listed below not be deferred.

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CITY COUNCIL AGENDA

Monday, July 23, 2007

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Mayor and Council Consent Item Questions

Time: 5 minutes

Synopsis

- Mayor and Council may ask questions about Consent I and Consent II agenda items. Staff will address as many questions as possible at the end of the dinner meeting.

2. Neighborhood Councils Concept

Committee Chair: Susan Burgess

Resources: Stanley Watkins, Neighborhood Development
Stephanie Small, Neighborhood Development

Time: 15 minutes

Synopsis

- At the June 25, 2007 meeting of the City Council, Council requested a report on neighborhood councils, after several citizens spoke expressing their views about the concept of neighborhood councils.
- On February 26, 2007 City Council referred the subject of neighborhood councils to the Housing and Neighborhood Development Committee to review the feasibility of supporting neighborhood councils.
- A neighborhood council is a citizens group representing several neighborhoods working on common issues and concerns. A council may be independent, citizen organizations or may be a government supported organization, serving as a connecting link between neighborhoods and elected officials on neighborhood issues.
- Neighborhood councils focus primarily on area wide issues such as city service delivery, zoning and development, growth management and other neighborhood related issues.
- On March 21, 2007, the Housing and Neighborhood Development Committee received a report from staff on neighborhood councils. The report included information on the purpose of neighborhood councils, how they are organized, and operated. National and local examples of neighborhood councils were provided, which included the cities of Durham, NC, Raleigh, NC; Columbia, SC, Rock Hill, SC; Reno, Nevada and Tacoma, Washington. Local examples included Charlotte East Area Partners and the West Boulevard Coalition.
- At the Housing and Neighborhood Development Committee's direction, the staff solicited citizen input on the concept at the Neighborhood Symposium held on March 31, 2007.

- On April 11th, a follow-up report providing additional information on neighborhood councils and current citizen engagement processes was presented to the Committee.
- On May 23rd, a report to Committee provided information on a three-phased process that included: identification of the focus groups, issue identification and strategy formation, and formulation of recommendations to Council.
- On June 19, 2007, staff convened the focus group to begin discussion on neighborhood councils.

Council Direction or Action

- Provide feedback to the Housing and Neighborhood Development Committee on how to proceed with the issue of neighborhood councils.

Attachment 1

Neighborhood Councils PowerPoint

Neighborhood Councils Focus Group List and Process Schedule

3. Biz Hub Update

Resource: Tom Flynn, Economic Development

Time: 15 Minutes

Synopsis

- In 2002, the MWDB Task Force recommended an entrepreneurial center be established. In 2003 Council approved the components of the SBE program including the development of a small business center that would link existing resources by partnering and collaborating with existing service providers.
- The original purpose of the BizHub was to provide small businesses with a “one-stop” center where they could find information and resources. BizHub was also created to centrally link available public, nonprofit and for-profit resources. The original BizHub operated under an affiliate model which raised funds by charging non-and-for-profit members to be part of the resource center.
- In April 2004, City Council approved a \$75,000 annual, three-year funding agreement with BizHub for seed funds with the understanding that the organization would secure financial support from private sponsors and affiliate members and reduce the ongoing need for City assistance. The contract outlined a 15 member volunteer board of directors comprised of:
 - Three members appointed by the City of Charlotte (1-Mayor; 2-Council)
 - Two members appointed by CPCC
 - Two members appointed by Mecklenburg County
 - Two members appointed by the Charlotte Chamber
 - One member appointed by the Public Library of Charlotte and Mecklenburg County
 - Five members appointed at-large by majority vote of aforementioned board members

- The Board of Directors hires the Executive Director.
- The business community was concerned about the BizHub duplicating existing services as well as increased competition for private funding. In response, the BizHub restructured in April of 2005 to focus on the co-location of non-profit and public organizations serving small businesses in the new CPCC Professional Development Center. Representatives from CPCC, CMS, City of Charlotte, Mecklenburg County, SCORE, BEFCO (Business Expansion Funding Corporation) and others would be available for training, counseling and assisting small businesses with small business certification, resources, financing and counseling.
- Under this model the Biz Hub offered:
 - In-person, online and over-the-phone help for those with basic questions or in need of additional resources
 - One-on-one counseling services
 - Resource Navigator, an online tool that uses technology to create custom referrals for those needing assistance
 - Regional calendar of small business activities
- Operating at CPCC since September of 2006, the BizHub experienced several challenges, including:
 - Co-location of service providers never materialized
 - Shift in how people access information
 - o Resource Navigator, BizHub's online resource component heavily utilized
 - Low amount of foot traffic
 - o Less than 35 people per month
 - Cost of operating separate entity
 - o No private fund development strategy to sustain operations
- In June 2007, the BizHub Board voted to transfer existing BizHub services to CPCC's Institute for Entrepreneurship. This merger will maintain the core services of the BizHub at the same location and under the same leadership (Lori Day, former BizHub Executive Director is Director of CPCC's Institute for Entrepreneurship) as well as eliminate the costs of operating a separate entity.

Future Action

- Staff has received a verbal funding request from CPCC for \$37,500 to fund increased one-on-one counseling services due to merger. Staff will receive a written funding request from the Institute for Entrepreneurship by the end of July. Staff will update Council after reviewing the proposal.

4. Answers to Mayor and Council Consent Item Questions

Time: 10 Minutes

Synopsis

- Staff responses to questions from the beginning of the dinner meeting.

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

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

CONSENT

- 5. Consent agenda items 22 through 50 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.**

PUBLIC HEARING

6. Public Hearing on Resolution to Close a Portion of Right-of-Way at the End of Equitable Place

Action: A. Conduct a public hearing to close a 30-foot portion of right-of-way at the end of Equitable Place, and
 B. Adopt a Resolution to Close.

Staff Resource: Linda Poissant, Transportation

Policy:

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

Explanation

- North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition to abandon public right-of-way and requests this Council Action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property.

Petitioner

Unifirst Corporation – Mr. Taney O. Browder, P.E. (Browder Engineering)

Right-of-Way to be abandoned

A 30-foot portion of right-of-way at the end of Equitable Place

Location

Located within the vicinity of the Green Forest Neighborhood Community beginning approximately 12 feet from the intersection of Covecreek Drive and Equitable Place continuing 20 feet east to its terminus at the Guard rail at the private access easement to parcel #097-028-23

Reason

To incorporate the right-of-way into adjacent property owned by the petitioner in order to provide a more viable access to the property

Notification

In accordance with City Policy, the Charlotte Department of Transportation (CDOT) sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies and City departments for review.

Adjoining property owners

Carter Services Industries, Inc. - No objection

Neighborhood/Business Associations

Autumnwood Community Association – No objections
 Bridlewood HOA – No objections
 Candlewood – No objections
 Charcon Heights/Mecklenburg Acres – No objections
 Charlotte East Community Partners – No objections
 Eastland Area Strategy Team (EAST) – No objections
 Eastside Community Eco. Dev. Corp. – No objections
 Garden Renaissance in the South (GRITS) – No objections
 Green Forest Neighborhood Assoc. – No objections
 Green Meadows Community Assoc. – No objections
 Green Meadow Neighborhood Assoc. – No objections
 Hampshire Hill Neighborhood Assoc. – No objections
 Hickory Grove Coalition – No objections
 Highland Trace Neighborhood – No objections
 Milton Road Neighborhood Org. – No objections
 Newell Association – No objections
 Newell Community Association – No objections
 Olde Concord Association – No objections
 Plaza/Eastway Partners – N. East Community Org. – No objections
 Ravenwood – No objections

Private Utility Companies – No objectionsCity Departments –

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

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

Attachment 2

Map

Resolution

7. **Public Hearing on Resolution to Close a Portion of Community House Road and Ross Farm Road**

Action: **A. Conduct a public hearing to close a portion of Community House Road and Ross Farm Road, and**
 B. Adopt a Resolution to Close.

Staff Resource: Linda Poissant, Transportation

Policy:

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

Explanation

- North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition to abandon public right-of-way and requests this Council Action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property.

Petitioner

Ham Holdings, LLC – John Carmichael (Kennedy Covington Lobdell & Hickman)

Right-of-Way to be abandoned

A portion of Community House Road and Ross Farm Road

Location

Located within the vicinity of the Weston Glen Community
Community House Road (now renamed Ross Farm Road): beginning from Providence Road West continuing southeastwardly approximately 547 feet to its terminus at the newly realigned portion of Community House Road.
Ross Farm Road (formerly named Dickie Ross Road): beginning from Community House Road (now renamed Ross Farm Road) continuing southeastwardly approximately 471 feet to its terminus at cul-de-sac.

Reason

To incorporate the right-of-way into adjacent property owned by the petitioner for the construction of the new Rainbow Station Preschool. Rezoning Petition #2006-109 was approved by City Council on November 20, 2006.

Notification

In accordance with City Policy, the Charlotte Department of Transportation (CDOT) has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies and City departments for review.

Adjoining property owners

Cornerstone Presbyterian Church – No objections
The Trustees for the Providence Woman’s Club – No objections
Mecklenburg County – No objections
Ross Properties, LLC – No objections
Nanyuan Jiang and Kai Jiang – No objections
Ravi K, Korrapati and Indira Korrapati – No objections
(Trustees of the Korrapati Revocable Trust)
Leonard A. Schnall and Cynthia A. Schnall – No objections

Neighborhood/Business Associations

Kenilworth/Amberleigh HOA – No objections
Ellington Park Homeowners Association – No objections
Cobblestone HOA, Inc. – No objections

Private Utility Companies – No objections

City Departments –

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

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

Attachment 3

Map

Resolution

8. Public Comment on Urban Street Design Guidelines



Action: Approve the Transportation Committee recommendation to receive public comments on the draft Urban Street Design Guidelines and the draft Urban Street Design Guidelines Policy Summary Document.

Committee Chair: Pat Mumford

Staff Resources: Norm Steinman, Transportation
Tracy Newsome, Transportation

Policy

Transportation Action Plan

Explanation

- Council adoption of the Urban Street Design Guidelines (USDG) will be a key step supporting the implementation of the Transportation Action Plan (TAP), which was adopted by Council in 2006. The USDG describe the “streets” component of the TAP.
- The USDG describe processes and design details to create a network of “complete” streets – streets that provide capacity and mobility for motorists, while also being safer and more comfortable for pedestrians, cyclists, and neighborhood residents.
- The USDG Policy Summary Document (attached), presented to the Transportation Committee on June 25th, describes the major policy intentions of the more detailed USDG document. Council will be asked to adopt the Policy Summary Document and, by reference, the USDG in fall 2007.
- CDOT, Planning, E&PM, and CATS have been working to develop the USDG since 2002.
- There have been several cycles of development, review, and revision of the USDG document, including:
 - April 2002 - January 2006:
 - Small group interviews of public and interdepartmental staff teams (Spring 2002)

- Public meetings on early drafts of key content items (Summer 2003)
- Interdepartmental development and review (2002-2005)
- Web-based visual opinion survey of key content items, with over 900 respondents (2004)
- Public review draft released (April 2005)
- Stakeholder Group review of key content items (Summer 2005)
- Two developer workshops (September and October 2005)
- Three public workshops (October 2005)
- Stakeholder Group reconvened to describe key content changes, (January 2006). The major “outstanding” content items after the Stakeholder Group meetings were planting strip width, block length, environmental concerns, and cost concerns.
- Since January 2006
 - City staff have prepared information about the policy alignment and costs related to USDG, Post Construction Controls Ordinance (PCCO), and General Development Policies – Environment chapter (GDP-E)
 - City staff have reviewed and revised parts of the USDG (March-July 2007)
- Staff sent 900 letters and emails announcing the July 23rd public comment opportunity. The stakeholders group was also notified.

Committee Discussion

- The USDG were referred back to the Transportation Committee by Council at the May 14th Dinner Briefing, after an initial series of discussions with the Transportation Committee in summer and fall, 2005.
- On May 29th, staff described the relationship between the TAP and the USDG and provided examples of how the concepts in the USDG are being applied on City projects.
- On June 25th, staff presented the USDG Policy Summary Document and responses to the key content items still under discussion since the 2005 Stakeholder meetings - planting strips, block length, environmental concerns, cost concerns.
- At the June 25th meeting, the Transportation Committee directed staff to hold a public briefing on July 19th and to send the USDG forward for a public comment session before the full Council on July 23rd.
- Staff will send a summary of the July 19th briefing meeting in the Friday, July 20th Council Manager Memorandum.

Next Step

- Staff will present the results of the public review and any revisions to the USDG Policy Summary Document to the Transportation Committee on August 27th.

Attachment 4

Urban Street Design Guidelines Policy Summary Document

ZONING DECISIONS

9. Zoning Petition 2007-13

Action: Render a decision on proposed rezoning 2007-13, by Iheanyi and Eddit Okwara, for a change from R-3, single family residential, to I-1 (CD), light industrial conditional district, for approximately .58 acres on the north side of Gibbon Road between Nevin Road and Poplar Springs Drive.

Staff Resource: Tammie Keplinger, Planning

Explanation

- The decision on this petition was deferred from July 16th to July 23rd to allow 30 days to pass between the public hearing and the decision date. Therefore, the City Council may make a decision on the petition without a recommendation from the Zoning Committee.
- The Zoning Committee voted unanimously to recommend a one month deferral of this petition.

Attachment 5

Zoning Committee Recommendation

Staff Analysis

Site Map

10. Zoning Petition 2007-53

Action: Render a decision on proposed rezoning 2007-53, by the Ghazi Company, for a change from R-3, single family residential, and R-8MF (CD), conditional multi-family residential, to UR-C (CD), urban residential commercial conditional district, for approximately 3.0 acres on the northwest corner of Fairview Road and Wintercrest Lane

Staff Resource: Tom Drake, Planning

Explanation

- The decision on this petition was automatically deferred from July 16th to July 23rd because it was a protest petition and 12 Council members must be present.
- The Zoning Committee voted unanimously to recommend denial of this petition, including consideration of the following modifications:
 - A commitment to save trees “along the rear property line” was added to the site plan.
 - With staff agreeing to a 14-foot setback from the future curbline, the petitioner agreed to dedicate right-of-way 50 feet from the centerline of Fairview Road.

- The site plan was clarified to provide “landscaping, garden, sitting, and outdoor grilling” as amenities for the Residential Open Area.
- An eight-foot planting strip and six-foot sidewalk on Wintercrest Lane was added.
- Water quality improvements and peak/volume controls have been added to the site plan.
- Petitioner agreed to submit a solid waste management plan for the development.

Attachment 6

Zoning Committee Recommendation

Staff Analysis

Site Map

POLICY

11. City Manager's Report

- North Corridor Update
Attachment 7
- Planning, Design and Construction Contracts for Capital Projects

12. Bryant Park Land Use and Streetscape Plan



Action: Approve the Economic Development and Planning Committee's recommendation to adopt the Bryant Park Land Use & Streetscape Plan, Concept Plan, with proposed revisions in document dated May 18, 2007.

Committee Chair: John Lassiter

Staff Resource: Kent Main, Planning Department

Explanation

- This is a policy document for the Bryant Park area updating existing policy in Central District Plan (1993).
- The Bryant Park area is about 360 acres in the vicinity of West Morehead Street, Wilkinson Boulevard, Berryhill Road and Freedom Drive.
- Existing land use plans still indicate industrial use for the area, planned before emergence of the dramatic commercial and residential opportunities now underway.
- There are several major development projects, with accompanying rezonings, pending in the area.
- The need for comprehensive vision for land use, street networks and infrastructure has led to accelerated planning effort for this plan.
- The West Transit Corridor extends through the study area.
- County Park & Recreation's Stewart Creek Greenway, under construction in parts of the area, is a prime amenity for the plan.
- Land Use Recommendations:
 - Along West Morehead Street: redevelopment as walkable mixed-use development. Maintain existing underlying industrial zoning to facilitate remaining warehouse/industrial occupants.
 - Radiator Specialty site, vicinity of Wilkinson Boulevard & Suttle Avenue: redevelopment for office and other mixed use development.
 - Former Westwood Apartments site: redevelopment for residential use, transitioning from high density at south and east to lower density compatible with single-family west across Berryhill Road.
 - Wesley Village site, near Thrift Road and Freedom Drive: residential redevelopment fronting on greenway.

- Industrial area, vicinity of Freedom Drive, Thrift Road and Tuckaseegee Road: Continuing warehouse, industrial, office, and retail uses for the present. Expect that over time mixed uses and residential may emerge.
- Cross Sections and Streetscape Recommendations:
 - Within proposed Pedestrian Overlay Zoning District (PED) street cross sections and setbacks identical to those in adjoining approved West Morehead PED district to be required.
 - Wide sidewalks, tree plantings and buildings close to street.
- Street and Pedestrian Improvements:
 - Plan includes network of proposed new streets to improve connectivity for new, more intense proposed uses; some to be provided by developers; others may require public investment.
 - Includes new Stewart Creek Parkway along creek and greenway for improved general circulation.
 - Includes new Bryant Parkway from Wilkinson Boulevard north to West Morehead Street, aligning with Gay Street/Julian Price/Millerton.
 - Includes various improvements, traffic circles, etc., along existing West Morehead Street, Tuckaseegee Road, and Berryhill Road.

Public Input

- Well-attended public meetings, including a three-day charrette, were held onsite at Christ Presbyterian Church on Arty Avenue on September 21 and October 24-26, 2006 and May 1, 2007. The Proposed Revisions document is the result of concerns with the Draft document as expressed by various stakeholders.
- Charlotte-Mecklenburg Planning Committee: Received public comments on May 29th. Eight attendees, including business and property owners, developers, and neighborhood association leadership, attended and chose not to speak. On June 26, the Planning Committee voted 6-0 to recommend approval of the Draft Plan with the Proposed Revisions.
- City Council's Economic Development and Planning Committee received staff background briefing on June 6th. Committee members asked a number of questions as to timing of projects and development adjoining the study area. Committee will consider its recommendation on July 19th. The Friday, July 20th Council-Manager Memo will include the Committee recommendation.
- The City Council public comment session was held on June 11th. Area representatives in attendance chose not to speak. A representative of Urban Restoration, the service agency/school that owns property adjacent to Park & Recreation's Dowd House site on the edge of the study area, spoke about their organization's needs. Park & Recreation staff have since indicated that their master plan for the site has not yet been formulated, but that they are working with Urban Restoration on their mutual needs.

Link to documents

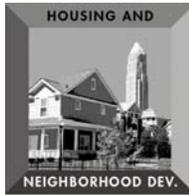
Proposed Revisions to May 1, 2007 Draft Document

http://www.charmeck.org/Planning/Land%20Use%20Planning/BryantPark/Bryant_Park_Draft.pdf

Draft Bryant Park Land Use and Streetscape Plan, May 1, 2007

[http://www.charmeck.org/Planning/Land%20Use%20Planning/BryantPark/Bryant_Park_Plan_Proposed_Revisions\(May2007\).pdf](http://www.charmeck.org/Planning/Land%20Use%20Planning/BryantPark/Bryant_Park_Plan_Proposed_Revisions(May2007).pdf)

13. Boarded Up Residential Structures Ordinance



Action: Approve the Housing and Neighborhood Development Committee Recommendation to adopt an ordinance amending Chapter 5 of the Charlotte City Code entitled “Buildings and Building Regulation”, effective upon adoption with a six month grace period before enforcement.

Committee Chair: Susan Burgess

Staff Resources: Walter Abernethy, Neighborhood Development
Michael Jenkins, Neighborhood Development

Policy

- The intent of the proposed ordinance is to impose time limits and guidelines for the boarding of residential structures, in order to promote the health, safety and welfare of the citizens of Charlotte.

Explanation

- The current City Code does not impose time limits or guidelines for the boarding of residential structures.
- Proposed changes to the Charlotte City Code would:
 - Provide a definition for Boarded Up Residential Structures
 - Establish a six month time limit on boarding of residential structures
 - Require registration of boarded up residential structures
 - Provide guidelines on methods to board up structures
 - Establish a method to issue notices of violation, impose civil penalties and an appeal process for violations of the Boarded Up Residential Structure Ordinance
- A public hearing was held on May 29, 2007 (see attached comments).

Grace Period

- Upon adoption of the ordinance, all boarded structures will be given a six month grace period to come into compliance with the proposed ordinance. All units must be registered with the City by the end of the six month period, January 23, 2008, or be subject to fines. During this time period, City staff will conduct community outreach to make sure citizens are familiar with the proposed ordinance before enforcement begins.

Committee Recommendation

- The Housing and Neighborhood Development Committee unanimously recommended approval of the Boarded Up Structures Ordinance on June 18, 2007. Members present: Burgess, Foxx and Mumford.

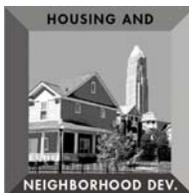
Background

- At the May 10, 2006 Housing and Neighborhood Development Committee meeting, a petition was submitted requesting an inspection of boarded up structures in the Villa Heights Community. At the same time, a request was submitted for the City to conduct a city-wide inventory of all boarded up structures.
- On May 22, 2006, City Council authorized staff to conduct an inventory of boarded up structures, identify how other cities are addressing this issue, and develop a proposed ordinance to address boarded up structures.
- On February 14, 2007, staff provided a proposed ordinance to the Housing and Neighborhood Development Committee recommending a one year time limit for residential structures, no time limit for commercial structures, and specifications for boarding residential and commercial structures.
- On April 4, 2007, the Housing and Neighborhood Development Committee held a public input meeting, which was attended by approximately 43 people.
- On April 11, 2007, the Housing and Neighborhood Development Committee voted to set a public hearing with the following changes: (Burgess, Foxx, Barnes and Lochman)
 - Reduce the time limit on boarding residential structures from 12 months to 6 months (Burgess, Foxx and Barnes in favor)
 - Permit the Code Enforcement Officials flexibility in establishing standards for boarding up structures (unanimously approved)
 - Request staff to undertake additional research on the boarding of commercial structures (unanimously approved). Staff plans to provide a report to the Committee in September 2007.
- Advertisements for the public hearing were run in the Charlotte Observer on May 17, 2007 and May 20, 2007.

Attachment 8

Proposed Boarded Up Structures Ordinance
Public Hearing Comments
Registration Process and Penalties

14. Double Oaks Redevelopment Concept



Action: Approve the Housing and Neighborhood Development Committee's recommendation to:

- A. Approve of the Double Oaks Redevelopment Concept as a priority,**
- B. Approve the proposed Financial Strategy, excluding the Infrastructure proposal, and**
- C. Direct the City Manager to include Infrastructure Funding as part of the FY09 Capital Budget, excluding consideration of approved Neighborhood Improvement projects.**

Committee Chair: Susan Burgess

Resources: Stanley Watkins, Neighborhood Development
Pat Garrett, The Housing Partnership
Debra Campbell, Planning
Tom Flynn, Economic Development

Policy

- City's Mixed Housing Development Policy was adopted by City Council on September 24, 2003.
- The City's FY2008 Consolidated Plan was approved by City Council on May 29, 2007. The Plan identified the need for affordable, safe and decent housing for low and moderate-income families. The Plan reaffirmed the three basic goals of the City's Housing Policy
 - Preserve the existing housing stock
 - Expand the supply of affordable housing
 - Support family self-sufficiency initiatives
- The Plan included undertaking a feasibility analysis of the Double Oaks Apartments.

Explanation

- The Double Oaks Redevelopment project is a mixed income and mixed use development on 98 acres of land along the Statesville Avenue Corridor. The project is roughly bounded by Statesville Avenue, Anita Stroud Park, Interstate 77 and LaSalle Street.

Double Oaks Today

- The apartments were built in 1949 on 70 acres.
- Includes 576 units in 165 single story barracks style buildings.
- Rent for the units is between \$300 and \$450 per month.
- 1/3 of the units are unoccupied.
- The property is zoned R-22MF, which permits 22 units per acre.

Redevelopment Proposal

- The redevelopment includes 940 residential units and approximately 108,000 square feet of non-residential development. Elements include:
 - 300 affordable apartments
 - 120 market rate apartments
 - 308 market rate single family/townhouses
 - 212 condominiums
 - 108,000 square feet of retail services and offices
- 75% of the proposed rental and ownership housing will be affordable to households earning 80% of less of the area median income, which equates to \$51,520 for a household size of four. This is the U.S. Department of Housing and Urban Development's standard for low income housing. (See the attached Double Oaks Redevelopment Feasibility Report for a detailed description of the project).

Project Financing

- The Double Oaks Redevelopment is projected to cost \$56.6 million and generate over \$120 million in public and private development. The projected City investments of \$25,055,800 consist of loan guarantees, loans and grants: The uses, type, amount and sources of those funds are as follows:

<u>City Assistance</u>	<u>Type</u>	<u>Amount</u>	<u>Source</u>
Section 108 Loan Guarantee (land acquisition)	Loan	\$10,000,000	Federal loan back by local CDBG funds
Housing Trust Fund Set Aside (rental housing)	Loan	\$ 5,000,000	2008 and 2010 Future Housing Trust Bonds
Sub-Total Loans		\$15,000,000	
Synthetic Tax Increment Financing (for Section 108 debt service)*	Grant	\$ 3,500,000	Future development tax revenue
Infrastructure (roads, sidewalk, curb & gutter, street amenities, etc)	Grant	\$ 6,000,000	To be determined as part of the FY09 Capital Budget.
Relocation Assistance (for current residents)	Grant	\$ 500,000	CDBG Funds
Land Donation (1.3 acres)	Grant	\$ 55,800	City Asset
Sub-Total Grants		\$10,055,800	
Total		\$25,055,800	

* - An alternative to the Synthetic Tax Increment Financing is a one-time grant of \$2.1 million for debt service. This will decrease the total grant funds needed by \$1.4 million.

- The City's investment represents a per unit cost of \$26,655, excluding the commercial development.

Council Decision Schedule

- The chart below shows some of the major decisions that will be required by the City Council to implement this project:

<u>Year</u>	<u>Activity</u>
2007	<ul style="list-style-type: none"> ○ Approve Concept and Financing Plan (July) ○ Approve Section 108 Loan Application (August) ○ Approve Synthetic TIF Framework (September)
2008	<ul style="list-style-type: none"> ○ Approve Relocation Grant ○ Approve Land Transfer ○ Approve Infrastructure Funding ○ Approve Housing Bound Set Aside ○ Site Rezoning

- A decision is needed by City Council on July 23rd. The Housing Partnership's purchase option expires at the end of August 2007.

Committee Discussion

- The Housing and Neighborhood Development Committee met on July 9th and 16th to discuss financial options for the proposed Double Oaks redevelopment project. On July 16th, the Committee discussed the importance of this project and determined that it should be a Council priority. The Committee stressed the importance of making sufficient investments to ensure success of the project and discussed the catalytic impact it will have on development along the Statesville Road corridor.
- The Committee reviewed various funding scenarios for the project. After considerable discussion on the pros and cons of various funding options, the Committee unanimously recommended to:
 1. Approve the Double Oaks Redevelopment Concept
 2. Approve the proposed financial plan, with the exception of the Infrastructure proposal (\$6,000,000)
 3. Direct the City Manager to include the Infrastructure funding in the FY09 Capital Budget recommendation, excluding from consideration the making of any changes to the approved Neighborhood Improvement projects.
- Members in attendance: Burgess, Foxx and Mumford.

Background

- On April 9, 2007, the City Council approved the Housing Partnership's request to work with City staff to develop a financing plan for the redevelopment of the Double Oaks Apartments.
- On June 25, 2007 the City Council referred the proposal to the Housing and Neighborhood Development Committee for recommendation and scheduled the item to return to full Council for action on July 23, 2007.

Attachment 9

Double Oaks Feasibility Report
Double Oaks Redevelopment Slide Show

BUSINESS

15. Scaleybark Transit Oriented Development



Action: Adopt a resolution approving a Purchase and Sale Agreement with Scaleybark Partners, LLC (Pappas Properties, Colonial Properties Trust, Housing Partnership, Citiventure, and Greenhawk Partners) for the transit oriented development at the Scaleybark Station consistent with the framework outlined below.

Staff Resources: Tom Flynn, Economic Development
Debra Campbell, Planning
Ron Tober, CATS
Stanley Watkins, Neighborhood Development

Purchase and Sale Agreement

- The recommended Purchase and Sale Agreement (PSA) with Scaleybark Partners has the following key points; all of which address items in the Council approved Memorandum of Understanding, approved in concept by Council on June 25, 2007:
 - Payment of \$3.585 million to CATS by October 1, 2007
 - A reimbursement to CATS of \$500,000 for a temporary Park & Ride facility to be constructed before November 1, 2007
 - Construction of a permanent Park & Ride by November 1, 2012 at no cost to the City or CATS
 - A permanent easement that provides CATS use of 315 parking spaces
 - Payment to the City of \$3.4 million (\$680,000 paid in initial closing with remaining payment by October 1, 2008) for the eight-acre City-owned parcel
 - Investment of \$625,000 toward open space and monument signage between the temporary Park & Ride and the Light Rail Station by November 1, 2007, provided all permits are received by July 15, 2007
 - Streetscape improvements along road frontages bordering the property by December 31, 2008
 - Conceptual site plan developed in collaboration with City staff for a transit oriented development before September 1, 2007
 - Development of 80 housing units affordable to 60% average median income (AMI) with 24 units of the units affordable to 30% AMI on the City property. The developer will commit to apply for the low-income housing tax credits no later than 2010. If low income housing tax credits are not secured after two attempts, the City will make this project its only approved application for the third attempt. The City will communicate to North Carolina Housing Finance Agency this project is its highest and only priority if the Developer is unsuccessful in two attempts to secure tax credits.
 - The affordable units will be in one or two buildings, which will be integrated into the site.

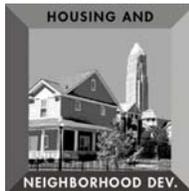
- Commitment to develop a SBE/MWBE goal of 10% (plan equivalent to the plan adopted by Midtown Redevelopment Partners, LLC in connection with the redevelopment of Midtown Square.
- The Purchase and Sales Agreement also provides for the City to repurchase this land, at the current price plus developer’s expenses, if the following were to occur:
 - Reduction in transit funding that reduces transit service level, for more than 30 consecutive days, below 15 minute headways during peak hour and 25 minute headways during non-peak hour, less than 18 hours service per day on the corridor, and bus service to the Scaleybark Station is less frequent than 30 minutes during peak
 - Inability of City and Scaleybark Partners to agree to a less intense land use, reflective of the reduced level of transit service
- This provision of the Purchase and Sales Agreement expires after June 30, 2009.
- Staff is currently seeking Federal Transit Administration (FTA) approval of the PSA. It is important to note that while Council approval of the PSA can occur before FTA approval, the signing of the document can only be carried out after receiving FTA approval.

Attachment 10

Resolution

Purchase and Sale Agreement with Scaleybark Partners, LLC

16. FY2008 Housing Trust Fund Allocation



Action: Approve the Housing Trust Fund Advisory Board’s recommendation to allocate \$11,537,553 for FY2008 to the City’s Housing Trust Fund.

Staff Resource: Stan Wilson, Neighborhood Development

Policy

- On November 26, 2001, City Council established a Housing Trust Fund to provide financing for affordable housing in the Charlotte community.
- On April 8, 2002, City Council established the Housing Trust Fund Advisory Board. One of the Advisory Board’s charges is to recommend annual funding priorities for the Housing Trust Fund to City Council.

Explanation

- On June 14, 2006, the Housing Trust Fund Advisory Board approved the allocation of \$11,537,553 for FY2008 City’s Housing Trust Fund. The Board recommends allocation for multi-family rental housing development (new construction and rehabilitation), special needs housing and special projects funding. Below are the funding categories and allocations recommended by the HTF Advisory Board:

<i>Category</i>	Funds Allocated	Percent of Funds
Multi-Family (Rental) – New construction and rehabilitation (including acquisition and rehabilitation) of multi-family housing that services households earning 60% or less of the area median income (AMI) with priority for households earning 24% or less of AMI	\$7,500,000	65%
Special Projects – Allocation for special projects that do not fit into the typical project funding guidelines and categories. Category will fund new construction and rehabilitation (including acquisition and rehabilitation) of multi-family housing that serves households earning 60% or less of the area median income (AMI) with priority for households earning 24% or less than AMI. Projects may be identified by City Council or City staff.	\$2,310,000	20%
Special Needs Housing – Provision of housing to serve the disabled, homeless and elderly populations or HIV/AIDs populations earning 60% or less than the AMI	\$1,727,553	15%
Total	\$11,537,553	100%

- After the FY2008 allocation, there are no remaining Housing Trust Fund dollars.
- Overall, the HTF Advisory Board’s recommendation represents a balanced approach to meeting affordable housing needs, production goals, serving the neediest population and meeting the leverage factors established by City Council.
- In reaching its recommendation, the HTF Advisory Board explored an alternative funding scenario such as a deep subsidy concentrating on areas of greatest housing need.
- The City’s bond funds are for “capital” projects and can not be used for rental subsidies.
- City Council has already approved \$1,250,000 for the Brooklyn Project from the Special Projects Category. The available allocation left is \$1,060,000.
- The \$11,537,553 allocation represents the following:
 - \$10,000,000 from the FY2006 Housing Bonds
 - The allocation of \$1,537,553 of uncommitted funds from the 2004 Housing Bonds.
- The funding is projected to develop approximately 570 affordable units, of which approximately 220 will serve households earning 24% and below of the area median income.
- The funds will be allocated through a competitive Request for Proposal (RFP) process. Separate RFPs will be issued for each funding category.
- The proposal package will be made available to assist developers in accessing Housing Trust funds and include the Loan/Grant Guidelines, the RFP document, and the Application for Funding.

Funding

FY2006 City Housing Bond Funds (November 2006 ballot) and the FY2004 Housing Bonds

Attachment 11

FY2008 HTF Allocation Analysis and Recommendation
Housing Trust Fund Project Report
Housing Trust Fund Advisory Board

17. I-277/Caldwell Street Interchange Project

- Action:**
- A. Award the low bid by Blythe Development, Inc. of Charlotte North Carolina in the amount of \$16,359,966.65 for street /drainage /conduit system and \$5,007,792.44 for water and sewer,**
 - B. Adopt a budget ordinance appropriating \$1,000,000 in utility company reimbursements and authorize the City Manager to execute the agreements, and**
 - C. Authorize the payment of up to \$2,000,000 to Duke Energy for mast arm signals, pedestrian lighting, and street lighting capital costs.**

Staff Resource: Jim Schumacher, Engineering and Property Management

Explanation

- This project will construct interchange modifications and road work in the vicinity of the new NASCAR Hall of Fame to include reconstruction of several ramps on the John Belk Freeway / I-277 / Caldwell Interchange and modifications to Stonewall, Caldwell and Brevard Streets in Uptown Charlotte.
- The work includes paving, utility relocations, sidewalks, bike connections, medians, grading, traffic control, pavement markings, erosion control, lighting, signing, curb & gutter, storm drainage, water/sewer joint conduit system, bridge barrier and retaining walls.
- The North Carolina Department of Transportation approved the plans with minor revisions.
- Four construction firms were pre-qualified to bid based primarily on experience with interstate highway work. The low bid is within budget.
- Construction completion is scheduled for summer/fall of 2009.
- This contract combines the NASCAR Hall of Fame interchange modifications and a portion of the Brevard/Caldwell street improvements into one seamless project.
- This project also incorporates water and sewer improvements already in the Utilities Capital Investment Plan that can be installed at this time to avoid construction disruption at another time.

- The modifications to the Caldwell Street Bridge include a pedestrian and bike path which replaces the path that could not be incorporated into the light rail bridge.
- A major drainage culvert is being partially relocated to increase the value of the parcels that will be sold.

Funding and Reimbursements

- Funding sources for the street improvements are the \$11 million associated with the NASCAR project and \$10 million for the Brevard/Caldwell improvements. Private utility companies will reimburse the City for their shares of a combined joint conduit system.
- The utility reimbursement agreements allow the City to be reimbursed by private utility companies for the relocation of utilities.
- The City will pay up to \$2 million to Duke Energy for the installation of mast arm traffic signals, pedestrian lighting and street lighting capital costs.
- Duke Energy is the sole provider of mast arms and street lighting and their costs are provided in the project budget.

MWB Status	Established Goal	Committed Goal
WB	7%	5.35%
MB	5%	3.50%

Per the municipal agreement with NCDOT, the State Minority (MB) and Women (WB) Business Enterprise Program must be followed. Blythe Development did not meet the MB or WB goals, but have submitted sufficient documentation showing good faith efforts were made to meet the advertised goals. Blythe Development has committed 3.50% (\$747,113.50) to the following State certified Minority Business firms: Charlotte Trucking Solutions, Driggers Electric & Control, Superior Seeding, and International Contractors and 5.35% (\$1,142,308.70) to the following State Certified Women Business firms: Curtin Trucking & Drainage, Stay Alert Safety Services, Bullington Construction, Paul M. Bost Trucking, Carolina Environmental Contractors, Gupton Land Clearing, and Hiatt & Mason Enterprise, Inc.

Attachment 12
Budget Ordinance

18. CATS Security City Code Amendments

Action: Adopt an ordinance amending Chapter 10 “Health and Sanitation,” Chapter 14 “Motor Vehicles and Traffic” and Chapter 15 “Offenses and Miscellaneous Provisions,” of the City Code to expand the current section governing public transportation into a separate Article to provide a more comprehensive regulatory framework applicable to all parts of the public transportation system, including the Lynx Blue Line light rail, while remaining consistent with other parts of the City Code.

Staff Resources Ron Tober, Charlotte Area Transit System
John Joye, City Attorney's Office

Policy

Transportation Action Plan (TAP) 2.1 & 2.5, Community Safety Initiatives 1 and 2. City Code (15-4) "Riders Code of Conduct", Centers & Corridors, 2030 Transit Corridor System Plan

Explanation

- On June 27th, the Metropolitan Transit Commission (MTC) unanimously endorsed a revised safety and security policy designed to meet the security needs inherent to the expanding public transportation system, specifically including the Lynx Blue Line. Code amendments are needed to implement the revised safety and security policy and to allow CATS to continue to provide a comfortable, safe, and secure environment for customers.
- The Code amendments address the following items:
 - Behavior on and around the entire public transportation system, including all vehicles, rapid transit rail platforms, and other public transportation property
 - A proof-of-payment fare system
 - A civil penalty option for violations of transit-related ordinances, rules, and regulations
 - Establishment of CATS as the KBU primarily responsible for the administration and enforcement of the ordinances governing the public transportation system
- Vehicles: The existing City Code includes one section (15-4) that applies to public transportation vehicles, including rail vehicles. The current Riders Code of Conduct is being retained, except for a small change to bring the language used into conformity with other city ordinances.
- Rail platforms and other property: Current City Code does not address acts prohibited on rapid transit rail platforms or other transit-related property (e.g., neighborhood transit centers, park-and-ride lots, and rail tracks). The proposed amendments will prohibit the following acts:
 - Lying or sleeping on seats, tables, or benches located on platforms
 - Standing, sitting or lying within two feet of the rail side edge of platforms, except for when embarking or disembarking from a vehicle
 - Skating or skateboarding
 - Disturbing or disruptive behavior which exceeds a reasonable tolerance in a manner that obstructs access or use of the public transportation system
 - Littering
 - Consuming alcohol or possession of an open container of beer or wine
 - Vandalizing or destructing the platform or property
 - Begging, soliciting, or panhandling
 - Excreting body fluid or matter
 - Entering or being present upon any areas not open to the public and posted as such, without proper authorization and purpose

- The proposed amendments will require all individuals upon public transportation vehicles to have paid the proper fare and to produce proof of payment upon request.
- Chapter 14 of the City Code is amended to address existing regulations of railroads. The speed limit for trains is deleted due to a federal ruling and the sections regarding track maintenance and construction are specifically made inapplicable to the City as the City is already obligated to maintain the Lynx Blue Line in an appropriate fashion.
- Enforcement and Penalties: The current Riders Code of Conduct may only be enforced criminally. These amendments will allow civil enforcement (\$50 fine) as an option in lieu of criminal prosecution, when appropriate. Penalty monies will go to the Charlotte Mecklenburg Schools.
- CATS will be responsible for administering and enforcing these ordinances and may utilize city employees, volunteers, contracted company police and unarmed security officers, as well as CMPD.

Attachment 13

Ordinance

19. Mayor and Council Topics

Council members may share information and raise topics for discussion.

20. Closed Session

Action: Adopt a motion pursuant to NCGS 143-318.11(a)(3) to go into closed session to consult with attorneys employed or retained by the City of Charlotte in order to preserve the attorney-client privilege and to consider and give instructions to the attorneys concerning the handling and settlement of a judicial action – *Trang Vo v. Jerome Burke and City of Charlotte, 06 CVS 23667.*

21. Closed Session

Action: Adopt a motion pursuant to NCGS 143-318.11(a)(3) to go into closed session to consult with attorneys employed or retained by the City of Charlotte in order to preserve the attorney-client privilege and to consider and give instructions to the attorneys concerning the handling and settlement of a judicial action – *Mark Barkan, as the Personal Representative and Administrator of the Estate of Alexander Ehrenburg v. Chris Kimbell and the City of Charlotte.*

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

22. Various Bids

A. Concrete Installation & Repair FY2007

EPM

Staff Resource: Jeff Black

Action

Award the low bid of \$287,945 to 7-Star Construction Company of Charlotte, North Carolina. This annual contract includes removal and replacement of deteriorated curb, sidewalk, driveways and pavement sections at various locations within the Charlotte city limits. The contract may be renewed three times for a total of four contract periods.

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.

B. Hubbard Road Sidewalk Improvements EPM

Staff Resource: Sonji Mosley

Action

Award the low bid of \$1,326,050 by Blythe Development Company of Charlotte, North Carolina. This project will provide infrastructure improvements such as sidewalk, planting strips, storm drainage and wheelchair ramps along Hubbard Road from Mallard Creek Road to West Sugar Creek Road in northwest Charlotte. Construction completion is scheduled for second quarter of 2008.

Small Business Opportunity

Established SBE Goal: 7.00%

Committed SBE Goal: 7.21%

Blythe Development met the established SBE goal and committed 7.21% (\$95,617.50) to the following SBE firms: Bullington Construction, Ground Effects, On Time Construction, RC Hauling, and The Carolina Landworks.

C. 24-Inch Water Main Along Highway 115 CMU

Staff Resource: Doug Bean

Action

Award the low bid of \$949,583.37 by R.H. Price, Inc. of Charlotte, NC for construction of approximately 5,820 linear feet of 24-inch water transmission main along Highway 115 and Zion Avenue from Bailey Road to Hickory Street in Cornelius. Project scheduled for completion by November 30, 2007.

Small Business Opportunity

Established SBE Goal: 6%

Committed SBE Goal: 1.21%

R. H. Price failed to meet the established goal, but earned the required Good Faith Effort points and exceeded the mandatory outreach. They have committed \$11,500 to the following SBE firms: Fast Signs, D's Trucking Service, On Time Construction Co., Union Paving, The Carolina Landworks and Martin Landscaping Co.

D. North Mecklenburg – Rocky River Outfall – Phase 3 CMU

Staff Resource: Doug Bean

Action

Award the low bid of \$1,673,262.20 by Sanders Utility Construction Company, Inc., Charlotte, NC for construction of sanitary sewer mains along Rocky River, and West Branch, in Davidson, NC. Project scheduled for completion by January 28, 2008.

Small Business Opportunity

Established SBE Goal: 8%

Committed SBE Goal: 1.25%

Sanders Utility Construction Company Inc. failed to meet the goal, but met the mandatory outreach requirements and earned the necessary Good Faith Effort points. They have committed \$20,982 to the following SBE firms: Fast Signs and Carolina Landworks.

23. In Rem Remedy

For In Rem Remedy #A-D, the public purpose and policy are outlined here.

Public Purpose:

- Eliminate a blighting influence.
- Reduce the proportion of substandard housing.
- Increase tax value of property by making land available for potential infill housing development.
- Support public safety initiatives.

Policy:

- Housing & Neighborhood Development
- Community Safety

The In Rem Remedy items were initiated from 3 categories:

1. Public Safety – Police and/or Fire Dept.
2. Complaint – petition by citizens, tenant complaint or public agency referral
3. Field Observation – concentrated code enforcement program

The In Rem Remedy item is listed below by category identifying the street address and neighborhood.

Field Observation:

- A. 4019-A Glenwood Drive (Neighborhood Statistical Area 18 – Enderly Park Neighborhood)
- B. 4019-B Glenwood Drive (Neighborhood Statistical Area 18 – Enderly Neighborhood)
- C. 2400/2402 Marlowe Avenue (Neighborhood Statistical Area 13 – Ashley Neighborhood)
- D. 4609 Olney Street (Neighborhood Statistical Area 19 – Thomasboro/Hoskins Neighborhood)

Field Observation:

A. 4019-A Glenwood Drive

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 4019-A Glenwood Drive (Neighborhood Statistical Area 18 – Enderly Park Neighborhood).

Attachment 14
Ordinance

B. 4019-B Glenwood Drive

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 4019-B Glenwood Drive (Neighborhood Statistical Area 18 – Enderly Park Neighborhood).

Attachment 15
Ordinance

C. 2400/2402 Marlowe Avenue

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2400/2402 Marlowe Avenue (Neighborhood Statistical Area 13 – Ashley Park Neighborhood).

Attachment 16
Ordinance

D. 4609 Olney Street

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 4609 Olney Street (Neighborhood Statistical Area 19 – Thomasboro/Hoskins Neighborhood).

Attachment 17
Ordinance

CONSENT II

24. Armored Service for Ticket Vending Machine Revenue Collection

- Action:**
- A. Approve a contract with Dunbar Armored for armored services to retrieve revenue from Light Rail Ticket Vending Machines (TVMs) and other CATS revenue collection locations; and transport bank deposit for all CATS Treasury room revenue, and**
 - B. Authorize the City Manager to execute a contract for the first year at \$267,000 and four one-year contract extension options for a five-year contract value of \$1,417,540.**

Staff Resource: Michael Nail, CATS

Policy

Centers & Corridors, 2030 Transit Corridor System Plan

Explanation

- Tickets for the Lynx Blue Line services will be purchased at Ticket Vending Machines located on the platforms of each Light Rail station, or other tickets/pass sale outlets.
- The ticket vending machines will require daily servicing to collect revenue and to replenish change reserves.
- Armored service provides a safe and dependable method of collecting and transporting revenue from the ticket vending machines and other CATS revenue collection locations to the CATS treasury room for counting and to transport daily deposit to the bank.
- A Request For Proposals for Armored Services was issued on May 4, 2007. A pre-proposal conference was held on May 15, 2007. Two proposals were received on June 5, 2007.
- A five member technical team, made up of CATS employees and contractors evaluated the proposals based on the following criteria;
 - Approach and ability to meet requirements
 - Background and experience with similar transit revenue service contracts
 - Security procedures for personnel and operations
 - Ability to adapt to potential schedule changes
- A three member evaluation team reviewed the proposals and the technical team's recommendation and selected Dunbar Armored as the most qualified to provide the service.
- The contract cost for the first year is up to \$267,000, with a three percent (3%) cost escalation for each optioned annual extension.
- Dunbar currently provides limited cash transportation services for the CATS' Bus Operations Division.

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

Transit Operating Budget

25. Voluntary Annexation Public Hearing Date

Action: Adopt resolutions setting public hearings for August 27, 2007 for two Voluntary Annexations.

Staff Resources: Jonathan Wells, Planning Department
Mike Boyd, City Attorney's Office

Policy

City Annexation Policy and State Annexation Statutes

Explanation

- Two voluntary annexation petitions have been received for properties in Charlotte's extraterritorial jurisdiction immediately outside the current City limits.
- Petitioners and properties are:
 - Amber Leigh, LLC, NVR, Inc. d.b.a. Ryan Homes, and others ("Amber Leigh" voluntary annexation petition)
 - First CC, LLC ("Smith Corners" voluntary annexation petition)
- The Amber Leigh petition property is vacant. The Smith Corners property contains a portion of a commercial structure (the remainder of which lies within the City of Charlotte).
- The petitioned properties share boundaries with current City limits.
- Public hearings are required prior to City Council taking action on annexation requests.
- The purpose of the required public hearings is to obtain public input on these requested voluntary annexations.

Consistency with City Council Policies

- Consistent with voluntary annexation policies approved on March 24, 2003.
- Annexation will not adversely affect the City's ability to undertake future annexations.
- Annexation will not have undue negative impact on City finances or services.
- Annexation will not result in situation where unincorporated areas will be encompassed by new City limits.

Public Hearing Date

- The resolution sets Monday August 27, 2007 as the date for public hearings on the voluntary annexations.

- City Council will be asked to take action on voluntary annexations at conclusion of public hearings.

Attachment 18

Resolutions

Maps

26. Public Safety Radio System Support Contracts

Action:

A. Authorize the City Manager to sign a one year Public Safety Radio System support and software subscription contract renewal in the amount of \$991,440 with Motorola Incorporated without competitive bidding, as authorized by the sole source purchasing exemption of G.S. 143-129(e)(6), and

B. Authorize the City Manager to approve four additional one year renewals of the Public Safety Radio System support and software subscription contract with Motorola Incorporated.

Staff Resource: Susan Johnson, Business Support Services

Sole Source Exception

- G.S. 143-129 (e)(6) provides that formal bidding requirements do not apply when:
 1. Performance or price competition are not available;
 2. A needed product is available from only one source or supply; or
 3. Standardization or compatibility is the overriding consideration.
- Sole sourcing is necessary because compatibility and standardization with existing infrastructure is an overriding consideration. This is the standard equipment utilized in this radio network and is the only equipment staff has received training and certification to support.
- Purchases made under the sole source exception require City Council approval.

Explanation

- The City provides for the operation, maintenance and management of the Charlotte/Mecklenburg consolidated Public Safety radio System.
- This request is for renewal of the existing maintenance agreement for the radio system.
- The radio system is a Motorola SmartZone 4.1 system. The operating software and equipment are specific to Motorola and cannot be serviced by any other company.
- Due to the nature of the public safety and emergency services provided by this system, the support contract is critical to its successful operation.
- The contract is renewable each year and is funded through radio system user fees paid by the City, County and other municipalities in Mecklenburg County.

Small Business Opportunity

Pursuant to Section 2.21 of the Program policy regarding purchases without competitive bidding, this contract is exempt from the Small Business Opportunity Program.

Funding

Business Support Services Operating Budget

27. Smoke Detector Grant

- Action:** **A. Accept two grants totaling \$2,500 from the North Carolina Department of Health and Human Services; and**
- B. Adopt a budget ordinance appropriating \$2,500 in funding.**

Staff Resource: Pete Key, Fire

Explanation

- The North Carolina Department of Health and Human Services has made funds available through the *Get Alarmed, North Carolina* grant program. This program was established to reduce fire deaths and injuries in North Carolina by providing fire safety education and installation of smoke alarms in the homes of residents at great risk of fire injury.
- The *Get Alarmed, North Carolina* grant program will provide approximately 500 smoke alarms to the Charlotte Fire Department. These alarms will be placed in homes with older adults, families with children under age six, and disabled persons.
- Grant funds will be spent on several items including fire safety education guides, electric drills and utility ladders.

Attachment 19

Budget Ordinance

28. Mobile Data Computers for Fire Apparatus

- Action:** **A. Approve the purchase of 100 Panasonic Toughbooks without competitive bidding, as authorized by the cooperative purchasing exemption of G.S. 143-129(e)(3), and**
- B. Approve the contract with GTSI for the purchase of the 100 Panasonic Toughbooks at a cost not to exceed \$325,000, and**
- C. Approve the purchase of modems from BlueTree Wireless Data Inc. without competitive bidding, as authorized by the sole source exception of G. S. 143-129(e)(6), and**
- D. Approve the contract with BlueTree modems and peripheral hardware at a cost not to exceed \$100,000.**

Staff Resource: David Duffy, Fire

Explanation

- This project is the next phase of the Fire Information Systems Master Plan. On February 12, 2007 City Council approved the build out of wireless access points.
- TriTech VisiNet Mobile software procured and implemented during the last quarter has been successful. Now the Fire Department is rolling out this feature to the rest of the Operations and Support fleet.
- The Fire Department expanded the pilot program from simply testing the software to testing the entire mobile data computers (MDC) configuration in the Battalion Chief cars. This has been quite successful and Fire is ready to rollout this solution to the rest of the fleet.
- MDCs will provide fire companies on the scene with direct access to GIS data such as routing for quickest response, location of fire hydrants, and details on premise history (including location and amounts of hazardous materials on site and other caution notes).
- MDCs will decrease response time by providing automatic notification to fire companies of incident and location-finding information.
- MDCs will be installed on response vehicles representing 55 fire companies, 7 battalions, and several support personnel.

Cooperative Purchasing Exemption (Panasonic Toughbooks)

- GTSI has a national contract through US Communities Cooperative Purchasing Alliance that guarantees their prices to be the lowest offered to a Government Entity.
- NC Senate Bill 914, effective January 1, 2002 authorizes the exception to competitive bidding for competitive group purchasing.
- GTSI consistently submits lower prices than other certified dealers through the competitive bid process for public safety and IT products.

Sole Source Exemption (BlueTree modems only)

- G.S. 143-129 (e)(6) provides that formal bidding requirements do not apply when:
 1. Performance or price competition are not available;
 2. A needed product is available from only one source of supply; or
 3. Standardization or compatibility is the overriding consideration.
- This will be a sole-source purchase because compatibility and standardization are overriding considerations, as provided for by G.S. 143-129 (e)(6). With 55 fire companies, seven battalion chiefs, and several support vehicles the hardware and software must be uniformly available and functional. BlueTree modems have proven to be more reliable and cheaper, when purchased directly from the manufacturer, than other modems available. Other TriTech clients who have VisiNet Mobile Software use BlueTree modems for mobile data computers (MDC) because of its compatibility and seamless interfaces.
- Sole source purchases require City Council approval.

Small Business Opportunity

Pursuant to Section 2.21 of the Program policy regarding purchases without competitive bidding, this contract is exempt from the Small Business Opportunity Program.

Funding

This purchase will be funded using 911 Surcharge funds.

- By state law, these funds can only be used to purchase equipment and technology that supports the receipt of 911 emergency calls and the dispatch of emergency response personnel. Eligible equipment includes telephones, telephone lines, and CAD systems and associated computer equipment software.
- The law governing the use of 911 Surcharge funds specifically prohibits the purchase of fire apparatus, payment of salaries for response personnel, or the construction and refitting of emergency facilities.

29. Fire Station Alerting System

Action: Approve the procurement and implementation of Locution Fire Station Alerting System, associated Fire Station hardware, site preparation (audio/connectivity upgrade, if necessary,) and five year maintenance agreement at a cost not to exceed \$1,200,000.

Staff Resource: Jon Hannan, Fire

Explanation

- The current fire station alerting system requires that calls be dispatched consecutively instead of notifying all the companies assigned to the incident at the same time. Therefore, if there are multiple companies assigned to one incident, each company will be notified one at a time.
- Using the current system, the total incident response time is negatively affected by the delay in notification.
- The new system will streamline dispatching calls by automating steps which will in turn decrease the amount of time needed to notify fire companies.
- This system will enable the Fire Department to:
 - Save time through automating the previously manual process of notifying companies of a call
 - Save time by allowing dispatchers to notify all companies assigned to a call at the same time instead of notifying them one at a time
- Staff anticipates that the decrease in notification time will impact overall response time. The goal is to have 80% of first-due companies arrive on scene within six minutes of the phone call being answered, but this target has been a challenge to meet. During FY07 the target was met 73% of the time.

Small Business Opportunity

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

Funding**911 Surcharge**

- By state law, these funds can only be used to purchase equipment and technology that supports the receipt of 911 emergency calls and the dispatch of emergency response personnel. Eligible equipment includes telephones, telephone lines, and CAD systems and associated computer equipment software.
- The law governing the use of 911 Surcharge funds specifically prohibits the purchase of fire apparatus, payment of salaries for response personnel, or the construction and refitting of emergency facilities.

30. GangNet Replication Grant

Action: Adopt a budget ordinance appropriating \$241,300 from the Governor's Crime Commission for GangNet replication.

Staff Resource: Captain Steve Willis, CMPD

Explanation

- North Carolina GangNet was established in 2006 to provide a centralized statewide gang intelligence database. The database includes information on where individuals were encountered, why they are considered a gang member, criminal activity and known associates.
- CMPD is the grant coordinator for the western part of the state; CMPD GangNet system is being expanded to include users in the western part of North Carolina.
- This grant is the second year of the expansion of GangNet.
- Funds will be used for salaries for contract employees who are implementing the expansion; funding also includes travel to the 50 counties in the western region to train users on the system.
- The grant period runs from July 1, 2007 to June 30, 2008.
- There are no City matching funds required.

Funding

\$241,300 from the Governor's Crime Commission

Attachment 20

Budget Ordinance

31. Forensic Medicine Program Grant

Action: Adopt a budget ordinance appropriating \$103,312.45 from the Governor's Crime Commission for the Police Department's Forensic Medicine Program.

Staff Resource: Deputy Chief Ken Miller, CMPD

Explanation

- The Police Department's Forensic Medicine Program was established in 2004 to provide training and standardized protocols for the collection of forensic evidence in hospital emergency rooms.
- The primary focus of the program is cases involving rape and domestic violence.
- The program began as a partnership between CMPD and Carolinas Medical Center but has now expanded to all seven hospitals in Charlotte-Mecklenburg.
- The training provided to emergency room personnel has resulted in better evidence collection to be used in the prosecution of criminal cases.
- The grant will fund:
 - Program Director's salary for one year
 - Training for personnel at seven hospitals in Mecklenburg County
 - Training for police officers in hospital protocols
 - Supplies for evidence collection
- The required 25% match of \$25,828 will be met through the services of on-call domestic violence volunteers who respond to victims at Carolinas Medical Center.
- The grant period is from July 1, 2007 to June 30, 2008.

Funding

Governor's Crime Commission

Attachment 21

Budget Ordinance

32. Janitorial Services for CMPD/Fire Training Academy

Action: A. Approve an annual contract for \$150,000 with Sizemore, Inc. for janitorial services for the Charlotte-Mecklenburg Police Department (CMPD)/Fire Department Training Academy, and

B. Authorize the City Manager to approve the two, one-year extension options at the same annual contract amount.

Staff Resource: Mike Bedard, CMPD

Explanation

- The City currently uses a private contractor, on a month-to-month basis, for janitorial services at the CMPD/Fire Training Academy.
- A Request for Proposal process was used to select a vendor to provide this service under an annual contract.
- Ten proposals were received. Selection criteria included:
 - Janitorial experience in buildings of similar size and nature
 - Hiring and training practices of employees

- Use of “green” products and practices
- Local management
- Competitive price
- Sizemore’s price was the most competitive among vendors who demonstrated strengths in the selection criteria.
- Sizemore’s price remains fixed for the complete length of the contract, including any extensions. The term of the contract is for one year, with an option to renew for two-additional one-year periods.

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

Police Operating Budget

33. Charlotte-Mecklenburg Police Foundation Appropriation

Action: Adopt a budget ordinance appropriating a contribution of up to \$255,000 from the Charlotte-Mecklenburg Police Foundation for a pilot program to electronically monitor repeat offenders.

Staff Resource: Deputy Chief Ken Miller, CMPD

Explanation

- The Charlotte-Mecklenburg Police Foundation raises contributions to fund projects that the Charlotte-Mecklenburg Police Department believes will benefit community safety.
- The Foundation has agreed to fund a pilot program to electronically monitor up to 100 chronic offenders considered a high risk to the community.
- The program would target chronic offenders in crime categories including robbery, auto theft, burglary, and assault, including domestic assault.
- Benefits of an electronic monitoring program include:
 - Preventing crime by discouraging offender recidivism as a result of active location monitoring and returning offenders who continue to commit crime to prison
 - Enhancing curfew monitoring and enforcement and expanding curfews as a condition of probation for the listed offenses
 - Assisting in suspect identification or exclusion for reported offenses, through automated global positioning system (GPS) device/crime data comparisons and investigations
- Offenders will be considered for electronic monitoring based on their criminal history, including patterns of recidivism; aggravating behaviors; number and type of pending charges; gang involvement and threat risk to the community
- Offenders will be identified by CMPD officers. The District Attorney will evaluate all referrals to the program and pursue electronic monitoring through the judicial system.

- Electronic monitoring will focus on offenders seeking pre-trial release and those sentenced to probation.
- Electronic monitoring will allow CMPD to expand its Dusk to Dawn Curfew program which targets robbery offenders on pre-trial release. More offenders can be added to the curfew program if police officers do not have to conduct in-person monitoring visits at the homes of offenders.
- CMPD will allocate one officer full time to coordinate the program including coordinating with the District Attorney's Office and Community Corrections.
- Offenders will be monitored with ankle devices equipped with a global positioning system (GPS) which is monitored 24/7 by a monitoring center.
- The lease and monitoring of each device is estimated at \$7 per day; \$255,000 would allow the equivalent of 100 chronic offenders in the program for one year.
- The contributions from the Police Foundation will be paid incrementally based on the number of identified offenders for whom judges order electronic monitoring and the amount of funds raised by the Foundation

Funding

Contributions from the Charlotte-Mecklenburg Police Foundation

Attachment 22

Budget Ordinance

34. Expansion of Police and Transportation Video Router System

Action: Approve a contract with Clark-Powell, in the amount of \$264,989, for the expansion of the video network for CMPD and CDOT, without competitive bidding, as authorized by the sole source purchasing exemption of G.S. 143-129 (e) (6).

Staff Resource: Officer Craig Allen, CMPD

Explanation

- CMPD and CDOT have a network of video cameras throughout the city.
- The video network allows CMPD to monitor areas of known criminal activity and special events in the center city; CMPD can also receive live feeds from the helicopter.
- CDOT has cameras that monitor traffic along several major corridors.
- The video network partnership allows CMPD and CDOT to coordinate their work on special events; to maximize their resources, and share equipment to avoid duplicate purchases.
- The current video network is at capacity with no room for any additional camera inputs and outputs for viewing and distribution of the video feeds.
- Expansion of the existing Sequoia matrix router will allow CMPD and CDOT to continue expanding the network by adding cameras in other areas throughout the city as fiber optic cabling becomes available.

Sole Source Exception

- G.S. 143-129 provides that formal bidding requirements do not apply when standardization or compatibility is the overriding consideration.
- Clark-Powell installed all of the existing camera systems and integration feeds for the existing video network.
- Due to the compatibility requirements with the existing equipment, it is recommended that Clark-Powell install the new hardware to ensure all warranties and future services are not jeopardized.
- Security issues are a matter of concern and Clark-Powell is currently the only vendor with knowledge of the control room's wiring and set up.
- The contract covers all equipment and technical services to expand the video router including additional terminations, cables, testing, and documentation amendments.

Small Business Opportunity

Pursuant to Section 2.21 of the program policy regarding purchases without competitive bidding, this contract is exempt from the Small Business Opportunity Program.

Funding

USAI 2006 grant funds

35. Utility Engineering Services Contract

Action: Approve Amendment #1 for \$200,000 with Kimley-Horn and Associates, Inc., Charlotte NC, for engineering services for utility projects within NCDOT and City of Charlotte roadway projects.

Staff Resource: Doug Bean, Utilities

Explanation

- This contract provides engineering design services for miscellaneous water and sewer main construction throughout Mecklenburg County associated with NCDOT and City of Charlotte roadway projects.
- The original contract was awarded by Council on April 24, 2006, in the amount of \$400,000.
- Due to new construction in the uptown area, upgrades to the water and sewer system are needed. The majority of this amendment is for construction administration of a major waterline from Morehead Street into the uptown area in conjunction with the I-277/Caldwell Street interchange project.

Small Business Opportunity

Established Goal: 4%

Committed SBE Goal: 4%

This amendment complies with Section 10.3 of the SBO Policy. All work will be performed by the prime and their current subcontractors.

Funding

Water and Sewer Capital Investment Plan

36. Sugar Creek Wastewater Treatment Plant Expansion

Action: Approve a contract for \$824,953 to HDR Engineering, Inc. for pre-design and permitting for the Sugar Creek Wastewater Treatment Plant Expansion Project.

Staff Resource: Doug Bean, Utilities

Explanation

- The need for this project is in response to growth and infill development in the Uptown and South Charlotte areas as presented to City Council on March 5, 2007.
- This contract provides for the pre-design and permitting to determine the best options for expansion of the Sugar Creek WWTP, and includes the following services:
 - Engineering analysis of plant operation and needs
 - Public involvement activities with neighborhood groups, area business interests, and local and state agencies
 - Development of alternates using sustainable design principles
 - Development of cost estimates
 - Investigation of LEED certification for applicable portions of the project
 - Development of required environmental documentation (Environmental Assessment)
- HDR was selected using the Council approved qualifications-based selection process.
- Final design and construction administration services for the project will be negotiated and presented to Council for approval at a later date.

Small Business Opportunity

Established Goal: 3.0%

Committed Goal: 3.07%

HDR met the goal and mandatory outreach. They have committed \$25,307.00 to the following SBE firms: Neighboring Concepts, Richa Graphics and Joel E. Woods & Associates.

Funding

Sewer Capital Investment Plan

37. Irwin Creek Wastewater Treatment Plant Upgrades and Improvements Study

Action: Approve a contract for \$561,900, with Hazen and Sawyer, for the pre-design and permitting needed to upgrade and improve facilities at the Irwin Creek Wastewater Treatment Plant.

Staff Resource: Doug Bean, Utilities

Explanation

- Utilities recently completed a wastewater treatment capacity study for the areas served by the Irwin, Sugar, and McAlpine Wastewater Treatment plants with the results being presented to City Council on March 5, 2007.
- The study recommended an upgrade of the Irwin Wastewater Treatment plant to replace equipment and structures that have reached their service life and for overall rehabilitation to increase the reliability of the plant.
- This project will provide for the pre-design and permitting to identify the upgrades and rehabilitation needed to ensure the plant will continue to be reliable into the future.
- Hazen and Sawyer was selected using the Council approved qualifications-based selection process.
- Final design and construction administration services for the project will be negotiated and presented to Council for approval at a later date.

Small Business Opportunity

Established SBE Goal: 3%

Committed SBE Goal: 5.61%

Hazen and Sawyer met the goal and mandatory outreach. They have committed \$31,500 to the following SBE firms: Hinde Engineering, On Target Utility Locating Services and Richa Graphics

Funding

Sewer Capital Investment Plan

38. Airport Revenue Bonds

Action: Adopt a resolution calling for the issuance of up to \$161,250,000 in Airport Revenue Bonds including refunding the 1999A Airport Revenue Bonds.

Staff Resources: Jerry Orr, Aviation
Greg Gaskins, Finance

Explanation

- On June 25, 2007 Council adopted an initial resolution authorizing the issuance of 2007 Airport Revenue Bonds and directed staff to apply to the

Local Government Commission (LGC) for approval of a bond issue.

- The LGC approved the sale on July 10, 2007 not to exceed \$161,250,000 (up to \$52 million can be variable rate debt).
- The following projects are funded by this financing:
 - Phase II of the third parallel runway
 - East parking deck
 - Airport terminal improvement
 - Terminal signage
 - Restroom renovations
 - Land acquisition
 - Refunding the 1999A Airport Revenue Bonds for cost saving purposes (5.8%)
- This action directs the sale of the bonds and the terms of the sale.

Funding

Airport Debt Service Fund

Attachment 23

Resolution

39. Federal Aviation Administration Grant

Action: **A. Adopt a resolution accepting a Federal Aviation Administration (FAA) Airport Improvement Program grant in the amount of \$11,132,191 for various Airport projects,**

B. Adopt a budget ordinance appropriating \$11,132,191 in FAA grant funds and transferring \$6,025,000 of 1999 Series D General Airport Revenue Bonds to the Debt Service Fund.

Staff Resource: Jerry Orr, Aviation

Explanation

- Each year, the Airport qualifies for FAA entitlement funds based on passenger enplanements. The Airport's FY2007 entitlement funds (\$9,132,191) will be used to reimburse the Airport for cost associated with the following projects:
 - Master Plan Land Acquisition
 - Runway 18W Construction
- In December 2006, the FAA issued its Letter of Intent (LOI) to provide \$80 million dollars in federal funds to be applied towards the cost of constructing the new third parallel runway. The FY2007 allocation of this LOI is \$2 million dollars and is included in the \$11,132,191 grant offer. This amount is to be appropriated to the runway project to be used to fund a portion of the construction cost.
- 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.
- It is the intent of the City to redeem up to \$60,000,000 of these bonds upon the receipt of FAA grants.
- To date, the Airport has allocated \$53,975,000 of grant funds to redeem these bonds, which is \$6,025,000 short of the maximum federal share.
- The budget ordinance transfers \$5,995,389 in newly appropriated bond funds, replaced by the receipt of this grant, and \$29,611 of appropriated bond funds, eligible for replacement by prior grants, received for a total of \$6,025,000 to the Debt Service Fund to redeem the maximum federal share of the outstanding debt.

Funding

Federal Grants

Attachment 24

Resolution

Budget Ordinance

40. Airport Parking Citation Services

Action: Approve a three year contract for Airport Parking Citation Management Services with Complus Data Innovations, Inc. for 22% of the revenue collected.

Staff Resource: Jerry Orr, Aviation

Explanation

- Airport officers issue approximately 8,000 citations on paper tickets annually in order to enforce Federal Security Requirements and to maintain traffic control.
- The current citation process is a manual, time-consuming effort which generates less than a 50% collection rate.
- Proposals were requested from parking ticket management companies to automate the process and thereby improve customer service and revenue collections.
- Under this program, Airport officers would issue citations using hand held digital equipment, which would then be processed by the parking ticket management company for a portion of the revenue collected.
- Proposals were received from the following companies:
 - Complus Data Innovations, Inc. at 22 % of revenue collected
 - Central Parking Systems with 30% of revenue collected plus a management fee of \$1,250 per month
 - T- 2 Systems at 36% of revenue collected.
- Complus Data Innovations, Inc. was selected as it offers the highest level of experience and service at the lowest cost. Complus has the resources and

expertise in parking citation management to improve both customer service and revenue collections.

- Under this new contract the estimated annual parking citation revenue is \$102,000.

Small Business Opportunity

Pursuant to Section 5 of the Program, no SBO utilization goal was set because no subcontracting is anticipated.

Funding

Airport Operating Budget

41. Airport Telecommunications Contract

Action: Approve a contract extension with BellSouth Communications Systems, LLC in the amount of \$137,443.85 for maintenance of the Airport's telecommunications system.

Staff Resource: Jerry Orr, Aviation

Explanation

- Since the new terminal opened in 1982, the Airport has contracted for a dedicated on-site technician to maintain its BellSouth Centrex telephone system.
- The telephone system currently has over 3,100 lines.
- The cost of the technician is spread over all users of the Airport system.
- This agreement will extend the contract with BellSouth for another year with a \$439 increase in the annual cost.

Small Business Opportunity

Pursuant to Section 5 of the Program, no SBO utilization goal was set because no subcontracting is anticipated.

Funding

Airport Operating Budget

42. Airport Electrical Supplies Purchase

Action: A. Approve the purchase of various electrical parts without competitive bidding, as authorized by the cooperative purchasing exemption of G.S 143-129(e) (3), and

B. Approve a contract with Graybar, Inc. for the purchase of electrical parts in the amount of \$240,000.

Staff Resource: Jerry Orr, Aviation

Cooperative Purchasing Agreement

- Graybar has a national contract through US Communities Cooperative Purchasing Alliance that guarantees their prices to be the lowest available to a governmental entity.
- US Communities pools the purchasing power of 87,000 public agencies.
- The Graybar contract was competitively bid by Los Angeles County, California and awarded by the Los Angeles Board of Commissioners through January 31, 2008.
- NC Senate Bill 914, effective January 1, 2002, authorizes the exception to competitive bidding for cooperative group purchasing.

Explanation

- This contract will provide for various electrical parts to maintain the facilities throughout the Airport complex.
- The Airport purchases a wide variety of electrical parts and recommends a national contract with Graybar, which the City has established through its membership in the US Communities Purchasing Alliance.

Small Business Opportunity

This contract is exempt under Section 2.21 of the SBO Policy because we are utilizing the US Communities Government Purchasing Alliance.

Funding

Airport Operating Budget

43. Various Storm Drainage Improvement Projects

Action: Approve amendment # 1 with US Infrastructure of Carolina, Inc. (USI) in the amount of \$1,000,000 for storm drainage improvement projects.

Staff Resource: Tim Richards, Engineering and Property Management

Explanation

- On August 22, 2005, Council approved an agreement in the amount of \$1,000,000 with USI for storm drainage improvement projects.
- Work was performed at the direction of the City via written work orders.
- Work under the original contract included engineering services for:
 - Planning and Design services for the Louise Avenue Culvert Replacement. The culvert was failing and the road was closed to traffic for several months. Construction on the new culvert is underway
 - Planning services for the Louise Avenue Area Storm Drainage Improvements to reduce street and structure flooding

- Planning and Design services for the Craighead Avenue pipe replacement project
- Technical review of plans, specifications and failures within the Marsh Road Area Storm Drainage Improvement project
- Hydraulic studies on various drainage areas to finalize the Watershed Ranking process
- This amendment will provide continuation of the above referenced services including, but not limited to:
 - Design services for Louise Avenue Area Storm Drainage Improvements
 - Marsh Road Repair Evaluation
 - Watershed Ranking guidance document
- USI's hourly rates and negotiated fees are comparable to other firms providing engineering services for City projects.
- The total contract amount to date including amendment # 1 will be \$2,000,000.

Small Business Opportunity

Established SBE Goal: 2%

Committed SBE Goal: 2.42%

All additional work involved in this amendment will be performed by the current consultant, US Infrastructure of Carolina, Inc., and their subconsultants. USI has committed 2.42% (24,200) of the amendment amount to the following SBE firms: On Target Utility Locate Service, Inc, Meade-Gunnell Engineering & Surveying, Joel E. Wood & Associates, PLLC (new addition). This amendment complies with Section 10.3 of the SBO Program Policy.

Funding

Storm Water Capital Investment Plan

44. Tree Pruning Arborist Services

- Action:**
- A. Approve renewals to contracts for tree pruning arborist services with**
 - 1. Arborguard, Inc. in the amount of \$85,000,**
 - 2. Clark's Tree Care, LLC in the amount of \$25,000,**
 - 3. The Davey Tree Expert Company in the amount of \$95,000,**
 - 4. Neff Tree Service, Inc. in the amount of \$50,000, and**
 - 5. Schneider Tree Care, Inc. in the amount of \$65,000**
 - B. Authorize the City Manager to renew these contracts two times.**

Staff Resource: Don McSween, Engineering and Property Management

Explanation

- These contracts provide for tree pruning services throughout the City. There are approximately 125,000 street trees along the streets of Charlotte.

- These contracts were put in place in March 2007 and represent an improved process for completing street tree pruning. Multiple crews can be retained for faster ongoing pruning services as well as quick response to storm events.
- Five firms were selected because the volume of work required that multiple firms participate in order to complete the work in a timely manner.
- These firms were selected using the Council-approved selection process.
- The City may renew these contracts up to two times.
- The renewals are the City's option as an incentive to the contractor for good performance, productivity and workmanship.

1. Arborguard, Inc.

- The City Manager approved the original contract for \$65,000 on April 13, 2007.
- The total contract amount to date including Renewal #1 will be \$150,000.

2. Clark's Tree Care, LLC

- The City Engineer approved the original contract for \$20,000 on April, 5 2007.
- The total contract amount to date including Renewal #1 will be \$45,000.

3. The Davey Tree Expert Company

- The City Manager approved the original contract for \$72,000 on April 13, 2007.
- The total contract amount to date including Renewal #1 will be \$167,000.

4. Neff Tree Service, Inc.

- The City Manager approved the original contract for \$40,000 on April, 5 2007.
- The total contract amount to date including Renewal #1 will be \$90,000.

5. Schneider Tree Care, Inc.

- City Manager approved the original contract for \$40,000 on April 5, 2007.
- City Engineer approved Amendment #1 for \$45,000 on June 7, 2007, to extend the original contract period.
- The total contract amount to date including Amendment #1 and Renewal #1 will be \$150,000.

Small Business Opportunity

Pursuant to Section 14.3 of the SBO Program, no SBE utilization goal was established for these contracts, as they were not initially estimated to be formal contracts. These renewals comply with Section 10.3 of the SBO Program Policy for contract renewals.

Funding

Engineering and Property Management Operating Budget

45. Tree Removal Arborist Services

- Action:**
- A. Approve renewals to contracts for tree removal arborist services with**
 - 1. Cadieu Tree Experts, Inc. in the amount of \$95,000,**
 - 2. Frady Tree Service, Inc. in the amount of \$60,000,**
 - 3. Schneider Tree Care, Inc. in the amount of \$40,000,**
 - 4. Neff Tree Service, Inc. in the amount of \$45,000, and**
 - 5. AAA Tree Experts, Inc. in the amount of \$40,000**
 - B. Authorize the City Manager to renew these contracts two times.**

Staff Resource: Don McSween, Engineering and Property Management

Explanation

- These contracts provide for tree removal services throughout the City. There are approximately 125,000 trees along the streets of Charlotte and approximately 300 large street trees are removed each year.
- These contracts were put in place in March 2007 and represent an improved process for completing tree removal work. Multiple crews are retained for faster removal of hazard trees identified by City staff as well as quick response to storm events.
- Under the old process, a list of 15 to 20 trees to be removed was accumulated, the work was bid, a notice to proceed issued, and work was completed approximately 45 days after issuance. Trees needing removal often would remain standing up to four months from first notice to removal.
- Under the new process, the work can be completed within three weeks of notice to a contractor.
- In the case of the storm event on July 8, 2007 the contractors were contacted, work was dispensed and then completed within a couple of days.
- Five firms were selected because the volume of work required that multiple firms participate in order to complete the work in a timely manner.
- These firms were selected using the Council-approved selection process.
- The City may renew these contracts up to two times.
- The renewals are the City's option as an incentive to the contractor for good performance, productivity and workmanship.

1. Cadieu Tree Experts, Inc.

- City Manager approved the original contract for \$50,000 on March 28, 2007.
- City Engineer approved Amendment #1 for \$15,000 on June 5, 2007 to extend the original contract period.
- The total contract amount to date including Amendment #1 and Renewal #1 will be \$160,000.

2. Frady Tree Service, Inc.

- City Engineer approved the original contract for \$25,000 on April 9, 2007.
- City Engineer approved Amendment #1 for \$10,000 on May 31, 2007 to extend the original contract period.

- The total contract amount to date including Amendment #1 and Renewal #1 will be \$95,000.
- 3. Schneider Tree Care, Inc.**
- City Engineer approved the original contract for \$20,000 on March 28, 2007.
 - City Staff approved Amendment #1 for \$5,000 on May 31, 2007 to extend the original contract period.
 - The total contract amount to date including Amendment #1 and Renewal #1 will be \$65,000.
- 4. Neff Tree Service, Inc.**
- City Engineer approved the original contract for \$20,000 on March 28, 2007.
 - City Staff approved Amendment #1 for \$5,000 on June 8, 2007 to extend the original contract period.
 - The total contract amount to date including Amendment #1 and Renewal #1 will be \$70,000.
- 5. AAA Tree Experts, Inc.**
- City Engineer approved the original contract for \$20,000 on March 28, 2007.
 - City Engineer approved Amendment #1 for \$10,000 on June 5, 2007 to extend the original contract period.
 - The total contract amount to date including Amendment #1 and Renewal #1 will be \$70,000.

Small Business Opportunity

Pursuant to Section 14.3 of the SBO Program, no SBE utilization goal was established for these contracts, as they were not initially estimated to be formal contracts. These renewals comply with Section 10.3 of the SBO Program Policy for contract renewals.

Funding

Engineering and Property Management Operating Budget

46. Exchange of Land Rights along the South Corridor Light Rail Project

- Action:**
- A. Adopt a resolution authorizing an exchange of real property between the City of Charlotte and Tremont Partners, an affiliated entity of The Hanover Company (Developer), and**
 - B. Authorize the City Manager to execute an exchange of land rights between the City of Charlotte and the Developer.**

Staff Resources: Tim O'Brien, Engineering & Property Management
Tina M. Votaw, Charlotte Area Transit System

Policy

“City Council will balance the benefits of the sale of any of its assets with other Council policies and goals.” *Guidelines for Contracting Services and Asset Management, July 25, 1994.*

Explanation

- The Developer plans to construct a transit oriented, multi-family residential project that will include an eleven-story residential tower and a six-story parking garage (The Project). The residential tower will contain approximately 300 dwelling units and the Project will be called, “The Ashton.”
- The Project will be developed on a 2.87 acre parcel of land, located at 101 West Tremont, the former site of Ferguson Plumbing. The property is situated at the southeastern corner of the intersection of West Tremont Avenue and Hawkins Street, occupying a prominent site in the Historic SouthEnd, adjacent to the rail corridor.
- The Developer is requesting the release of the outside 25 feet of the City’s rail corridor and the right to utilize a portion of the right-of-way to be retained by the City. To proceed with the redevelopment of the property, the Developer would need to exchange property rights with the City for full and fair compensation as provided in the NC General Statutes. Fair consideration can be any combination of cash, real or personal property, and other benefits.
- The Project is consistent with the Council adopted SouthEnd Station Area Plan, the Transit Oriented Development zoning district and is transit supportive.
- The Developer requires use of that portion of the rail corridor requested to be released by the City to the Developer for the following purposes:
 - Installation of fire lane, including upgrade to grasstone pavers and irrigation (a paving system allowing grass to grow between the pavers)
 - Conversion of City pedestrian trail from asphalt to concrete
 - Installation of upgraded landscaping and irrigation system and bike racks
 - Installation of decorative fence (which replaces chain link adjacent to rail corridor)
- Therefore, the following exchange is recommended:
The City receives from Developer:
 - Fee title to 14,300 square feet of land (approximately 40 feet in width from the centerline of the rail corridor) that will remain in use as the rail corridor. This will convert the City’s charter right-of-way to full fee ownership.
 - Upgrading the City’s 12-foot pedestrian trail from asphalt to concrete, including the use of grasstone pavers which allows emergency vehicles to use the trail for access while still providing vegetation to grow between the pavers
 - Installation of enhanced landscaping and an irrigation system and decorative fence
 - Developer’s perpetual maintenance of the above described improvements.
 - Total Developer contribution is approximately \$258,000
 - Secondary benefit is that property tax revenues for the Property will increase from \$29,436 per year to approximately \$784,000 per year as a

direct result of the development of the project

Developer will receive from the City:

- Release of charter rights to 8,925 square feet of land (approximately 25 feet from the westerly edge of the rail corridor), having an approximate value of \$232,000
- The actual exchange of property rights between the City and the Developer will not occur until the approval of the Developer's plans related to the use of the right-of-way and execution of transfer agreement(s).

Background

- In 1999 the City of Charlotte purchased the 130-foot wide Charter Right-of-Way formerly owned by Norfolk Southern Railroad in the SouthEnd area. The right-of-way is wider than necessary for trolley and transit purposes. Therefore, also in 1999, the City adopted an Administrative Policy with regard to utilization of the rail corridor which indicated that the City would retain approximately 70 feet in width for rail purposes and approximately 30 feet in width along both sides could be utilized for possible incorporation into adjacent properties as transit friendly development or could be retained by the City as buffer areas if needed, while the City awaits transit friendly development.
- In 2005 City Council adopted the SouthEnd Transit Station Area Plan to guide development along the corridor. The Plan defines development standards for property adjacent to the rail corridor and envisions that surplus right-of-way may be incorporated into adjacent transit friendly development.

Attachment 25

Artist rendering of proposed development

Resolution

Map showing the location of the property

47. Land Exchange with NCDOT for Development of Fred D. Alexander Boulevard

- Action:**
- A. Approve the exchange of real property between the City of Charlotte and North Carolina Department of Transportation (NCDOT), and**
 - B. Authorize the City Manager to execute an exchange of land rights between the City of Charlotte and NCDOT.**

Staff Resources: Tim O'Brien, Engineering & Property Management
Imad Fakhreddin, Engineering & Property Management

Explanation

- The Fred D. Alexander Boulevard project is a proposed multi-lane roadway to connect Freedom Drive (NC27) to Brookshire Boulevard (NC16).

- The new Fred D. Alexander Boulevard and the relocated Valleydale Road will divide the NCDOT's Maintenance Facility (Tax Parcel #035-053-12) into four parcels (see attached aerial map).
- The City purchased several residential lots to the west side of the NCDOT Maintenance Facility (Tax Parcel # 031-011-01, thru 08). Portions of these lots are needed for the construction of Fred D. Alexander Boulevard and the remaining portions of the lots are intended to be deeded to the State in order to replace the land being taken from the NCDOT Maintenance Facility for the construction of Fred D. Alexander Boulevard and relocated Valleydale Road.
- A portion of Valleydale Road lying between the City's property and the Maintenance Facility will also be abandoned and deeded to the NCDOT once the newly relocated Valleydale road is constructed.
- The land exchange involves 26 real estate interests (see attached plat). The values of each property being traded were individually appraised. In order to make the NCDOT Maintenance Facility whole again, the appraisal envisioned the City deeding to the State the surplus portions of the City lots described above that will be adjacent to the NCDOT property once existing Valleydale Road is abandoned.
- Based upon the appraisal of the real estate interests and collaborative efforts by both governmental bodies to realign the roads and reconfigure the State's Maintenance Facility, both entities are satisfied with this trade agreement.

Project Background

- The Fred D. Alexander Boulevard is a proposed major thoroughfare in the Westside Strategic Plan, adopted by City Council in 2000, and on the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) Thoroughfare Plan adopted November 17, 2004. The thoroughfare is proposed to extend from Little Rock Road in the south to Reames Road and I-77 in the north.
- In 2002 City Council approved the Capital Investment Plan to begin planning and design of a portion of Fred D. Alexander Boulevard from Freedom Drive to Valleydale Road (Section B) and from Valleydale Road to Brookshire Boulevard (Section C), with a total distance of approximately two miles. The project includes a four-lane, median divided roadway, bicycle facilities, and sidewalks.
- Funding of \$5.8 million for Real Estate Acquisition and Utility Relocation was approved in the November 2004 Bond Referendum. Funding for the first phase of construction (\$20 million - bridge over the CSX Railroad @ Mount Holly Road) was approved in the November 2006 Bond Referendum. An additional \$16.5 million is proposed to be included in the 2008 Bond Referendum to complete the construction of Fred D. Alexander Boulevard between Freedom Drive and Brookshire Boulevard.

Attachment 26

Aerial Map of the properties involved

Plat Map showing the real estate interests being traded

48. Antenna Lease at 232 Heathway Drive

Action: Adopt a resolution approving a Lease Agreement with Clearwire US LLC for antenna space on the City's communication tower located at 232 Heathway Drive (PID 049-391-06).

Staff Resources: Lynnea Pulver, Engineering & Property Management
Eric Johnson, Engineering & Property Management

Policy

In October 1993, City Council adopted a Policy Statement for Asset Management stating that the City will maximize its return from its current and future assets. Space and capacity exists on City towers for the City to benefit by leasing space to private firms.

Explanation

- Clearwire US LLC has requested space on the City's tower and a 7-foot by 7-foot area of ground space for the placement of communications equipment in order to provide wireless internet service in the Charlotte area.
- The City's Radio Shop has reviewed Clearwire's request and has determined that space is available and that this lease will not interfere with the current or future needs of the City at this location.
- Terms of the Lease Agreement are:
 - Base monthly rent of \$1,200 with first year total revenue of \$14,400,
 - 5-Year term with four 5-year options to renew, and
 - Annual 3% increase in monthly rent, effective July 1, 2009 (increases to coincide with City's Fiscal Year).

Attachment 27

Aerial photo of property
Resolution

49. Property Transactions

Action: Approve the following property transaction(s) (A-E) and adopt the condemnation resolution(s) (F-L).

For property, property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation and Federal Transit Administration reimbursement.

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

Acquisitions

- A. Project:** Bryant Farms Road Sidewalk, Parcel # 10
Owner(s): Randolph L. Salter And Wife, Angela B. Salter
Property Address: 8601 Bryant Farms Road
Property to be acquired: 7,401 sq. ft. (.170 ac.) in Sidewalk and Utility Easement, plus 3,749 sq. ft. (.086 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$12,000
Remarks: Compensation was established by independent, certified appraisals related to this property.
Zoned: R-3
Use: Rural Homesite
Tax Code: 229-041-20
Total Parcel Tax Value: \$404,400
- B. Project:** Cane Creek Sewer Outfall
Parcel # 12, 13 & 23
Owner(s): Ronald C. Gilkerson And Wife, Tammy S. Gilkerson
Property Address: 11741 Trails End Lane
Property to be acquired: 36,504 sq. ft. (.838 ac.) in Sanitary Sewer Easement, plus 95,624 sq. ft. (2.195 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$41,000
Remarks: Compensation was established by independent, certified appraisals related to this property.
Zoned: TR
Use: Single Family Residential - Rural Acreage
Tax Code: 019-341-06 / 019-341-99 / 019-341-18
Total Parcel Tax Value: \$490,100
- C. Project:** Fred D. Alexander Boulevard - Section B, Parcel # 19.2
Owner(s): Maxwell Development Company And Murphy Development Company
Property Address: 1115 Homestead Glen Boulevard
Property to be acquired: 800 sq. ft. (.018 ac.) in Fee Simple, plus 40 sq. ft. (.001 ac.) in Utility Easement, plus 2,231 sq. ft. (.051 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$22,250
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: B-2
Use: Single Family Residential
Tax Code: 035-053-14

Total Parcel Tax Value: \$30,000

- D. Project:** NC 115 - Washam Potts Road to Hickory Street - 24" Water Main, Parcel # 3.1, 3.2 & 3.3
Owner(s): Mt. Zion United Methodist Church, Board Of Trustees
Property Address: Zion Avenue
Property to be acquired: 16,252 sq. ft. (.373 ac.) in Utility Easement, plus 11,406 sq. ft. (.262 ac.) in Utility Easement in existing Road Right of Way
Improvements: None
Landscaping: None
Purchase Price: \$13,425
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: NR
Use: Single Family Residential - Rural Acreage
Tax Code: 007-511-24/ 007-511-25 / 007-511-26
Total Parcel Tax Value: \$2,638,100
- E. Project:** West Water Main, Parcel # 21
Owner(s): Southern Metals Company
Property Address: 2200 Donald Ross Road
Property to be acquired: 33,132 sq. ft. (.761 ac.) in Utility Easement, plus 35,552 sq. ft. (.816 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$31,075
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: I-2
Use: Industrial
Tax Code: 117-041-06
Total Parcel Tax Value: \$2,198,700

Condemnations

- F. Project:** Fred D. Alexander Boulevard - Section B, Parcel # 19.1
Owner(s): Maxwell Development Company And Murphy Development Company And Any Other Parties Of Interest
Property Address: Homestead Glen Boulevard
Property to be acquired: Total Combined Area of 32,408 sq. ft. (.744 ac.) of Fee Simple, plus Storm Drainage Easement, plus Utility Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$47,225
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-17MF

Use: Single Family Residential

Tax Code: 035-053-64

Total Parcel Tax Value: \$30,000

- G. Project:** Huntington Park Drive - 8" Sanitary Sewer Relocation, Parcel # 1
Owner(s): Huntington Property Holding, LLC And Any Other Parties Of Interest
Property Address: 1000 Huntington Park Drive
Property to be acquired: Total Combined Area of 15,452 sq. ft. (.355 ac.) of Sanitary Sewer Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$29,525
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: 183-041-02
Total Parcel Tax Value: \$751,500
- H. Project:** I-277 Caldwell Interchange, Parcel # 20
Owner(s): CNM Enterprises, LLC And Any Other Parties Of Interest
Property Address: East Stonewall Street
Property to be acquired: Total Combined Area of 5,363.23 sq. ft. (.123 ac.) of Fee Simple, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$519,250
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: UMUD
Use: Commercial
Tax Code: 125-135-02
Total Parcel Tax Value: \$2,947,000
- I. Project:** I-277 Caldwell Interchange, Parcel # 35
Owner(s): Wedgewood Properties, LLC And Any Other Parties Of Interest
Property Address: 650 East Stonewall Street
Property to be acquired: Total Combined Area of 6,136.23 sq. ft. (.141 ac.) of Fee Simple, plus Temporary Construction Easement

Improvements: None
Landscaping: None
Purchase Price: \$253,600
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: UMUD
Use: Commercial
Tax Code: 125-171-02
Total Parcel Tax Value: \$1,098,900

- J. Project:** Slagle Drive to Milton Road- Proposed 12" Sanitary Sewer Replacement, Parcel # 4
Owner(s): Sherrie Ward Boyd And Any Other Parties Of Interest
Property Address: 4221 Vinetta Court
Property to be acquired: Total Combined Area of 740 sq. ft. (.017 ac.) of Sanitary Sewer Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$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: R-3
Use: Single Family Residential
Tax Code: 099-161-21
Total Parcel Tax Value: \$89,700
- K. Project:** Slagle Drive to Milton Road- Proposed 12" Sanitary Sewer Replacement, Parcel # 14
Owner(s): Forrest K. Patterson And Wife, Heather D. Patterson And Any Other Parties Of Interest
Property Address: 4513 Belle Plaine Drive
Property to be acquired: Total Combined Area of 3,667 sq. ft. (.084 ac.) of Sanitary Sewer Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$825
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: 107-023-03
Total Parcel Tax Value: \$87,200
- L. Project:** Tuckaseegee Road Sidewalk, Parcel # 7

Owner(s): Richard Lea Belcher And Wife, Pam Belcher And Any Other Parties Of Interest

Property Address: 6841 Tuckaseegee Road

Property to be acquired: Total Combined Area of 3,522 sq. ft. (.081 ac.) of Fee Simple, plus Temporary Construction Easement

Improvements: None

Landscaping: None

Purchase Price: \$3,000

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

Zoned: R-3

Use: Single Family Residential

Tax Code: 055-356-22

Total Parcel Tax Value: \$68,700

50. Meeting Minutes

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

- June 4, 2007 Workshop
- June 11, 2007 Business Meeting
- June 18, 2007 Zoning Meeting