AGENDA

Meeting Type:	B
Date:	10/26/98

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Patrick McCrory *Mayor Pro Tem Lynn Wheeler*

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

OFFICE COPY

Council Agenda

CITY COUNCIL MEETING
Monday, October 26, 1998

5:00 p.m.	**Conference Center**
	Dinner Briefing **(See Table of Contents)**
6:30 p.m.	**Meeting Chamber**
	• **Invocation** • **Pledge of Allegiance** • **Awards and Recognitions** • **Citizens Forum**
7:00 p.m.	• **Formal Business Meeting**

1998 Council Retreat Priorities

Top Priorities for 1998

Transportation Plan (20 years plus)

Transit Plan and Tax

Westside Strategy Plan

Community Oriented Policing: Evaluation and Direction

Connectivity: Neighborhoods and Road System: Policy Direction

High Priorities for 1998

Court System Expansion

Parking Garage / Convention Hotel

Trolley

Corridor Plan

State Roads Strategy

Airport Plan: Implementation

Neighborhood Business Revitalization Strategy and Action Plan

Business Retention Strategy and Action Plan

CITY COUNCIL AGENDA

Monday, October 26, 1998

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5:00 P.M. DINNER BRIEFING
CONFERENCE CENTER

1. Colony Road Extension, Phase II

Staff: **Dick Williams**

Time: **15 minutes**

Attachment 1

2. CWAC Committee: Housing Code Amendment Proposals

Staff: **Mac McCarley**

Time: **15 Minutes**

Attachment 2

6:30 P.M. AWARDS AND RECOGNITIONS

CITIZENS FORUM
MEETING CHAMBER

CONSENT

3. Consent agenda items 10 through 17 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.

Staff Resource: Julie Burch

PUBLIC HEARING

4. Joint Public Hearing on Thies Property as a Historic Landmark

Action:

A. Conduct a joint public hearing with the Charlotte-Mecklenburg Historic Landmarks Commission on designating property known as the "Thies House" as a Historic Landmark; and

B. Consider adoption of proposed ordinance designating the Thies House as a Historic Landmark.

Staff Resource: Sara Holderness

Explanation:

- The Charlotte-Mecklenburg Historic Landmarks Commission, after making an investigation and report, has determined that property known as the "Thies House," located at 544 Providence Road, possesses special significance in terms of its history, architecture, and cultural importance. The Commission recommends that City Council adopt an ordinance designating the Thies House as a Historic Landmark.

- The North Carolina Department of Cultural Resources reviewed the report of the Historic Landmarks Commission and agrees that the Thies House has the requisite special significance and integrity for landmark designation.

- The property proposed to be designated includes the exterior of the Thies House, the exterior of the greenhouse, the exterior of the servants' house, the exterior of the circa 1920 garage, and the entire parcel of land listed under Tax Parcel Number 155-044-06.

- Historic Landmark designation has the following effects:

  1. Designated landmarks cannot be demolished or altered without a certificate of appropriateness from the Historic Landmarks Commission.

2. The Historic Landmarks Commission cannot deny an application for a certificate of appropriateness to demolish a Historic Landmark. However, the Commission can delay the effective date of the certificate of appropriateness for a period of up to 365 days.

3. There is one exception to the above rule. The Commission may deny an application for a certificate of appropriateness to demolish a Historic Landmark if the landmark has been designated by the State Historic Preservation Office as having "statewide significance."

4. Historic Landmarks can be acquired by eminent domain if the owner has filed an application to demolish the property.

5. The owner of a Historic Landmark may apply for a fifty percent property tax deferral for as long as the property is designated. Based on the current value and tax rate, the potential amount of deferrable taxes on the Thies property would be $5,344.01 for the City of Charlotte and $7,610.48 for Mecklenburg County.

6. Future owners of the property are subject to the Historic Landmark designation unless the designation is revoked.

Community Input:

- At the September 14, 1998 meeting of the Historic Landmarks Commission, the President of the Myers Park Homeowners Association and the President of the Eastover Homeowners Association stated their support for the designation. Mr. Frank Thies, Jr., the owner of the property, and Mr. David Miller of Childress Klein Properties, the lessee of the property, stated their opposition to the designation.

- Ten members of the Historic Landmarks Commission voted in favor of recommending the Thies House for designation. One member abstained, and one member was absent from the meeting.

Attachment 3
Ordinance designating Thies House as a Historic Landmark
Letter from North Carolina Department of Cultural Resources
Letter from County Tax Office Concerning Deferrable Taxes
Survey and Research Report prepared by the Charlotte-Mecklenburg Historic Landmarks Commission
Historic Landmarks Commission Members

POLICY

5. City Manager's Report

BUSINESS

6. Holocaust Square Memorial Monument

Action: **Approve the relocation of the Holocaust Square Memorial Monument from the traffic island on Morehead Street and McDowell Street to Marshall Park. All relocation costs and landscape improvements would be incurred by petitioner.**

Staff Resource: Vi Alexander Lyles

Explanation:

- Lloyd Scher, with the support of the Jewish Community, requests that the Holocaust Memorial be relocated to Marshall Park to gain better public exposure. The Monument has lost visibility since Temple Israel was relocated to Providence Road and the former temple structure was demolished.

- The engraved monument honors the six million Jews that were killed during the Second World War. The monument will be placed in the southern corner of Marshall Park (see attached map). If Council approves this item, the move date will be October 30, 1998.

- The move is scheduled to be completed in time for a Jewish commemoration on November 6, 1998.

Summary of Bids: The cost of the relocation is $2,312.80.

Funding: Funding for this project is to be provided by the Jewish Community.

Attachment 4
Map

7. Voluntary Vision Care Plan

Action:

A. Approve a voluntary vision care plan for employees, to be funded by employee contributions, with Vision Service Plan (VSP) effective January 1, 1999; and

B. Authorize the City Manager to negotiate and establish current and future plan design features and employee contribution amounts.

Staff Resource: Tim Mayes

Explanation:

- The Human Resources philosophy adopted by City Council provides that the City's Benefits Plan will be structured to attract and retain qualified, productive and motivated employees. The recommended action is consistent with this philosophy.

- The recommended vision care plan will provide coverage for annual vision examinations, lenses, frames for eyeglasses and contact lenses.

- The weekly cost for employees will range from $2.17 for "employee only" coverage to $5.64 for "employee and family" coverage.

- The Human Resources Department met with three employee focus groups representing all key business units to evaluate the interest in and feasibility of voluntary, employee-funded benefits. Vision care insurance was the benefit for which employees expressed the highest level of interest.

- Five vendors responded to an RFP. Proposals were evaluated based on the following criteria: network make-up, cost guarantees, performance guarantees, customer service, managed vision experience, and reference checks. VSP was unanimously identified by the employee focus group as the recommended vendor.

- This was designed to be a two-year contract with the provision that premium prices will not rise during the second year.

- Given that VSP will be administering this plan, City administrative costs will be minimal.

8. Nominations to Boards and Commissions

Action: **Make nominations:**

A. **BUSINESS ADVISORY COMMITTEE**
Council will appoint six members to this new 15 member committee. The Economic Development and Planning Committee recommends that the six Council appointees reflect the need for diverse representation of our economy (i.e., transportation, finance, small business, minority business, high technology business) but not be specifically tied to those sectors of Charlotte's economy. Council will vote on appointments at the November 9 Business meeting.

Attachment 5

9. Appointments to Boards and Commissions

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

A. **CITIZENS OVERSIGHT COMMITTEE FOR CABLE TV**

One position to fill an unexpired term beginning immediately and ending March 31, 2000. Aaron Sanders has resigned.

1. Larry Phillip Harmon by Councilmember Rousso
2. Larry Holmes by Councilmember Jackson
3. Jean Homiski by Councilmembers Wheeler and Autrey
4. Rusty Loudermilk by Councilmember Majeed
5. Shelia Stewart by Councilmember Cannon

Attachment 6

B. **CLEAN CITY COMMITTEE**

One position beginning immediately to fill an unexpired term ending June 30, 2000. Deborah Bovard has resigned.

One term beginning immediately to fill an unexpired term ending June 30, 1999. Carol Simon has resigned.

1. Joseph Balich by Councilmember Jackson
2. Alex Holloman III by Councilmember Cannon
3. Jean Homiski by Councilmember Rousso

Attachment 7

C. **HOUSING APPEALS BOARD**

One position beginning immediately and ending December 31, 2001. Must be a representative of the housing industry. Richard Bainbridge has resigned.

1. Joseph Balich by Councilmember Rousso
2. Brian T. Bennight by Councilmember Sellers

Attachment 8

D. **HOUSING AUTHORITY**

One, three-year appointment beginning December 1998. Joshua Neal is not eligible to be reappointed.

1. Thomas Bumgardner by Councilmembers Reid and Jackson
2. Willie DeShields by Councilmember Rousso
3. Annelle Houk by Councilmembers Spencer and Wheeler
4. Mary Stafford by Councilmember Baker

Attachment 9

E. **MAYOR'S INTERNATIONAL CABINET**

One appointment representing the ethnic category beginning immediately and ending 2001. Sherry Suttles has resigned.

1. Brillante Acoloste by Councilmember Greene
2. Verna Lo by Councilmember Wheeler
3. Behari Mehta by Councilmember Rousso
4. Roger Suclype by Councilmember Reid

Attachment 10

F. **NEIGHBORHOOD MATCHING GRANTS COMMITTEE**

One appointment beginning immediately to fill an unexpired term ending April 15, 1999. Barbara Washington has resigned.

1. Rhaman Khan by Councilmember Majeed
2. Barbara McKitrich by Councilmember Greene
3. Evelyn Newman by Councilmember Cannon
4. Susan Russell by Councilmember Wheeler
5. Bridgette Welton by Councilmember Autrey

Attachment 11

Introduction to CONSENT

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

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

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

Minority and Women Business Development Program (MWBD) Abbreviations:
BBE - African American
ABE - Asian American
NBE - Native American
HBE - Hispanic
WBE - Non-Minority Women

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

CONSENT I

10. Various Bids

A. Sharon View Road Widening — Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $1,156,339.68 by Sealand Contractors Corporation of Charlotte, North Carolina. This includes widening Sharon View Road to three lanes and construction of curb and gutter and sidewalks on both sides of the road between Mountainbrook Drive and Rustic Lane. This will provide for left turn lanes on Sharon View to Mountainbrook Drive and Curraghmore Drive. Additional improvements consist of resurfacing of Sharon View Road from Mountainbrook Drive to Colony Road.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$68,620	6%	6%
WBE	$57,200	5%	5%
HBE	$ 0	0%	1%

MWBD Compliance: Yes.

B. Lakewood Neighborhood Improvements, Phase III — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $305,737.43 by Ferebee Corporation of Charlotte, North Carolina. This includes asphalt paving, grading, drainage, concrete curb and gutter, drives, wheelchair ramps and sidewalk, traffic control, and utility relocations and adjustments on Rozzelles Ferry Road between Dupree Street and Norwood Avenue.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$ 0	0%	3%
WBE	$ 0	0%	3%

MWBD Compliance: Yes. Ferebee Corporation will self-perform.

C. Colony Road Extension, Phase II — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $5,150,380.21 by Crowder Construction, Inc. of Charlotte, North Carolina. This includes constructing 2.2 miles of two-lane, two-way median divided roadway with curb and gutter, sidewalk, and a bridge over McAlpine Creek. This will provide a north-south route between Rea Road and I-485 to the south, and Fairview Road and the Southpark area to the north.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$110,056	2%	2%
WBE	$129,409	3%	3%

MWBD Compliance: Yes.

D. Parking Lot Repair for Fire Department Facilities — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $317,660.70 by Crowder Construction of Charlotte, North Carolina. This includes repairs to asphalt and concrete parking lots and driveways at various City of Charlotte Fire Stations, and the Fire and Police Training Academy.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$12,200	4%	1%
WBE	$ 0	0%	3%

MWBD Compliance: Yes.

E. **Charlotte Police & Fire Training Academy HVAC Renovations** — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $234,000 by Action Mechanical Contractors, Inc. of Charlotte, North Carolina. This includes replacing the existing heating, ventilating, and air conditioning system (HVAC) in the Police and Fire Training Academy.

MWBD Status:	Amount	% of Project	Project Goals
BBE	$0	0%	1%
WBE	$0	0%	1%

MWBD Compliance: Yes.

CONSENT II

11. Acquisition of the Cityfair Parking Garage by the Keith Corporation

Action: **Adopt a Resolution to:**

A. Authorize the Keith Corporation ("Keith") to exercise its purchase option for the Cityfair Parking Garage ("Garage") on a date earlier than that prescribed in the 1994 option agreement; and

B. Authorize the Finance Director to execute a form of Escrow Deposit Agreement to be used for retiring the related debt.

Explanation:

- A closing date of December 1, 1998 has been set for Keith to acquire the Garage and to retire the related City financing.
- In anticipation of Council approval of this action, the City has notified: (1) Mecklenburg County that the 1985 City-County Agreement related to the County's use of 110 spaces in the Garage will be terminated (there is a provision in the Agreement which addresses these circumstances); and (2) Central Parking, the manager of the Garage, that the management contract will be terminated effective on the closing date.
- All expenses related to this transaction will be borne by Keith.

Background:

- As part of the transaction in which Keith acquired CityFair in 1994, Keith acquired two purchase options. The first option related to the Garage; the second related to the Carolina Theater and will be on a future agenda.
- Paragraph 2 of the 1994 option relating to the Garage provides for a "lockout period" during which Keith would not be able to exercise the option; the wording of paragraph 2 of the option, however, also specifically provides that the lockout may be waived at the discretion of the City.

- The lockout period does not expire until December 31, 1999. Keith is seeking to exercise its option on the Garage on December 1, 1998, approximately 13 months prior to the expiration of the lockout period.

- The financing considerations, which were the reason for the establishment of the lockout originally, have been fully addressed. Early exercise of the option will be at no cost detriment to the City. Further, we have confirmed that the early exercise of the option complies fully with IRS regulations regarding defeasance of tax-exempt obligations upon a sale of the financed asset.

- Therefore, the early exercise of the option will not in any way impact the tax-free status of the financing, nor will it in any way negatively impact the City financially.

- The wording of the 1994 option related to the Garage states that the option price for the purchase of the Garage will be the greatest of:
(1) $4,250,000, (2) the full cost to pay off the debt (approximately $5.7 million, the precise amount to be based on the interest rate for Treasury Paper on the closing date), or (3) the fair market value as determined by appraisal. An appraisal by a mutually-agreed-to MAI appraiser has yielded a value of $5.658 million. Therefore, the cost to pay off and retire the financing (including all related expenses) will become the sale price for the Garage.

Funding: There are no costs to the City; all expenses related to this transaction are being borne by the Keith Corporation.

12. COPS MORE 98 Grant

Action:

A. Accept a $4,033,902 grant from the U.S. Department of Justice to fund the development of problem solving, investigations, and property and evidence modules for the Police Department's information system; and

B. Adopt a budget ordinance appropriating $4,033,902 in federal funds and $1,344,635 in assets forfeiture funds to fund the project.

Explanation:

- The Police Department has received a grant from the Department of Justice Office of Community Oriented Policing Services to continue the development of the Department's information system. The COPS MORE program funds technology and equipment. The Department has received two previous COPS MORE grants. The 1995 grant funded the purchase of laptop computers for police officers; the 1996 grant funded the development of the records management system and the new computer aided dispatch system.

- The COPS MORE 98 grant will fund the development of the second phase of the Department's information system. The three components to be funded under this grant are:

  - a problem solving system;
  - an investigative system; and
  - a property and evidence system.

- The problem solving system will advance community problem oriented policing by allowing officers to access data from their laptop computers. The system will have crime and demographic information on all Charlotte neighborhoods and will allow officers to examine an area over time or to compare one area with another. The system will also include an automated step by step problem solving model and show officers the resources available to assist with

the solution to a particular problem. The system is the hub for all departmental data and will serve as the central repository for all neighborhood problem specific action plans.

- The investigations system will allow officers to search the databases to identify related cases and get information on specific incidents and suspects. All of this information is currently obtained manually.

- The property and evidence system will allow officers to do computerized searches on property and evidence, including tracking the status and results of crime lab examinations, the disposition of property, and the location of any piece of evidence linked to a particular criminal case. These searches are also currently done manually. Officers will realize a tremendous time savings by being able to access this database.

Funding: $4,033,902 from the Department of Justice and $1,344,635 from assets forfeiture funds for a total project cost of $5,378 537.

13. McAlpine Creek Wastewater Management Facility - Electrical and Instrumentation Improvements - Amendment with Energy Erectors, Inc.

Action: **Approve change order #1 to the construction contract with Energy Erectors, Inc. in the amount of $200,667.54 for work on the McAlpine Creek Wastewater Management Facility.**

Explanation:

- This amendment is needed to complete electrical and instrumentation improvements at the McAlpine Creek Wastewater Facility to handle sludge from the Sugar Creek Wastewater Facility.

- A 1991 engineering study included the construction of a sludge handling facility at the Sugar Creek Wastewater Facility. Further analysis indicated that a new approach where sludge would be piped and treated at the McAlpine Creek Wastewater Facility would be more cost effective resulting in savings estimated at $4 million.

- Amendment #1 is needed to accomodate the additional sludge capability at the McAlpine Creek Wastewater Facility.

- The original contract with Energy Erectors, Inc. was approved by City Council on January 27, 1997 in the amount of $4,314,851. This contract included expansion of the McAlpine Creek Wastewater Facility to 64 million gallons per day, as well as sludge handling capability.

Funding: Water and Sewer Capital Investment Plan

14. Professional Services Contract - Amendment #3, Franklin Water Treatment Plant Expansion Project

Action: **Approve Amendment #3 to the professional services contract with Camp Dresser & McKee in the amount of $126,550.**

Explanation:

- This contract amendment is needed due to a longer construction management period than originally estimated. Expansion of the Franklin Water Treatment Plant is a $30 million project. Construction scheduling for the project was estimated five years ago.

- The contract amendment will increase the funding for construction management by Camp Dresser and McKee (CDM).

Background:

- The original contract with CDM was approved by City Council on December 13, 1993 for $2,110,697. The contract included development of Risk Management Plans (required by the Environmental Protection Agencies for facilities that use chlorine) for three water and three sewer treatment facilities. The contract also included funding for construction management of Franklin Water Treatment Plant expansion.

- Amendment 1, for additional design services and construction administration services, was approved by City Council on November 29, 1994 for $603,300.

- Amendment 2, for additional design, bidding, and construction administration services, was approved by City Council on February 23, 1998 for $232,375.

- Approval of Amendment 3 will increase the total amount of the contract to $3,072,922.

Funding: Water and Sewer Capital Investment Plan

15. Declaration of Withdrawal from Dedication - Unnamed Street

Action: **Adopt a resolution stating that the unnamed street between Bullard Street and Joy Street is not part of the adopted street plan (thoroughfare plan).**

Explanation:

- According to North Carolina General Statute 136-96, a right-of-way not utilized within 15 years of dedication can be abandoned through the recording of the Declaration of Withdrawal.

- The Statute requires the City to adopt a resolution stating that the right-of-way to be abandoned is not part of a proposed street plan. This unused and unopened street right-of-way is not part of any such plan; therefore, the City has determined that all necessary requirements of the Statute will have been met by adopting the resolution. The

Charlotte Mecklenburg Utility Department (CMUD) has indicated that they have no facilities in this unnamed street between Bullard Street and Joy Street.

Petitioner:
W. J. Kellam, Jr., attorney representing Calvary Baptist Church

Right-Of-Way to be abandoned:
Unnamed Street

Location:
Between Bullard Street and Joy Street

Reason:
To incorporate the right-of-way into adjacent property

Attachment 12
Map

16. Property Transactions

Action: **Approve the following property acquisition (A-C) and adopt the condemnation resolution (D-H)**

Acquisitions: For items A and B, the purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the land to determine market value. The tax value is determined on a more general basis and will be higher or lower dependent upon certain attributes including age and zoning. Property is acquired in compliance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration reimbursement

A. **Project**: Airport Master Plan Land Acquisition
Owner(s): Gwendolyn McMillan & Stanna Turner
Property Address: 4304 Wallace Neel Road
Property to be acquired: .684 acres
Improvements: house
Purchase Price: $67,000

Zoned: R3 **Use:** House
Tax Value: $48,110
Tax Code: 113-133-06

B. **Project:** Airport Master Plan Land Acquisition
Owner(s): Betty Sharpe McMillian
Property Address: 4416 Wallace Neel Road
Property to be acquired: 1.9 acres
Improvements: house
Purchase Price: $107,000
Zoned: R3 **Use:** House
Tax Value: $88,380
Tax Code: 113-133-02

C. **Project**: North Tryon Street Widening, Parcel #8
Owner(s): Tommy E. Lunceford & Mary C. Lunceford
Property Address: 3800 North Tryon Street
Property to be Acquired: Fee simple 3,227 sq.ft. (.0741 ac.), plus temporary construction easement 4,648 sq.ft. (.1067 ac.), plus utility easement 43.27 sq.ft. (.0009 ac.), for a total of 7,918.27 sq.ft. (0.18 ac.).
Improvements: Asphalt paving, business signs, and chain link fence.
Purchase Price: $26,200
Remarks: Area needed for Tryon Street widening and improvements. Compensation is for land acquired based on independent, certified appraisal and replacement costs for items removed during construction.
Zoned: B-2 **Use**: Used Car lot
Tax Value: $92,940
Tax Code: 091-081-01

Condemnation:

D. **Project:** Airport Master Plan Land Acquisition
Owner(s): Majorie Brown Smith
Property Address: Dixie Road
Property to be acquired: 38.11 acres
Improvements: none
Purchase Price: $1,257,663

Remarks: In 1992, the Airport started the acquisition process to acquire this vacant property, which is virtually surrounded by Airport property. The Airport has continued to negotiate with Mrs. Smith's attorney since 1993. Since the acquisition amount for the property continues to be a significant issue, this condemnation action is necessary; however, it will not preclude continued negotiations.

The condemnation valuation has been determined by an independent appraiser and reviewed by a second appraiser. This determination takes into consideration the various specific factors related to the value of this real property. The tax value is determined on a more generic basis and does not consider the highest and best use to be industrial near a major Airport.
Zoned: I-1 **Use:** Vacant
Tax Value: $862,920
Tax Code: 141-031-15 and 141-031-22

E. **Project**: West Trade Street Improvements, Parcel #3
Owner(s): Lavert G. James (EST) c/o Nancy C. James & any other parties of interest
Property Address: 1512 West Trade Street
Property to be Acquired: 864 sq.ft. (.020 ac.)
Improvements: None
Purchase Price: $3,000
Remarks: Permanent sidewalk and temporary construction easements are required for this project. Owner has refused to accept the City's offer based on an independent appraisal made on the property.
Zoned: B-2 **Use**: Commercial
Tax Value: $14,780
Tax Code: 078-181-07

F. **Project**: West Trade Street Improvements, Parcel #5
Owner(s): Lavert G. James (EST) c/o Nancy C. James & any other parties of interest
Property Address: 1520 West Trade Street
Property to be Acquired: 2,537 sq.ft. (.059 ac.)
Improvements: None

Purchase Price: $7,250
Remarks: Permanent sidewalk and temporary construction easements are needed for this project. Owner has refused to accept City's offer based on an independent appraisal made on the property.
Zoned: B-2 **Use**: Service Garage
Tax Value: $109,960
Tax Code: 078-181-05

G. **Project**: West Trade Street Improvements, Parcel #4
Owner(s): George E. James (EST) c/o Nancy C. James & any other parties of interest
Property Address: 1514 West Trade Street
Property to be Acquired: 823 sq.ft. (.019 ac.)
Improvements: None
Purchase Price: $2,775
Remarks: Permanent sidewalk and temporary construction easements are required for this project. Owner has refused to accept the City's offer based on an independent appraisal made on the property.
Zoned: B-2 **Use**: Commercial
Tax Value: $15,840
Tax Code: 078-181-06

H. **Project**: Hoskins Road Widening, Parcel #21
Owner(s): Golden B. Enterprises Ltd. & any other parties of interest
Property Address: 4100 Brookshire Boulevard
Property to be Acquired: 6,775 sq.ft. (0.1555 ac.)
Improvements: Concrete curbs & gutters, relocation of sign, ornamental shrubs
Purchase Price: $35,100
Remarks: Property needed for Hoskins Road Widening. Owner refused offer which was based on an independent, certified appraisal and has not provided counter-offer or justification for an increase.
Zoned: B1CD **Use**: Fast Food
Tax Value: $638,380
Tax Code: 039-011-03

17. Minutes

Action: **Approve minutes as follows:**

- **October 1, 1998 Special Meeting - Convention Center Hotel**
- **October 5, 1998 Council Workshop**