

**Mayor Patrick L. McCrory**

Nancy G. Carter  
Harold Cogdell, Jr.  
Malcolm Graham  
Don Lochman  
James E. Mitchell, Jr.

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

Patrick Mumford  
Sara S. Spencer  
John Tabor  
Lynn Wheeler  
Joe White

**CITY COUNCIL MEETING**  
**Monday, August 26, 2002**

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**5:00 p.m.**

**Conference Center**

**Dinner Briefing**  
**(See Table of Contents)**

**6:30 p.m.**

**Meeting Chamber**

- **Invocation**
- **Pledge of Allegiance**
- **Citizens Forum**

**7:00 p.m.**

- **Awards and Recognitions**
- **Formal Business Meeting**



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# 5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

## 1. Urban Street Design Guidelines

**Resources:** Norm Steinman, Transportation  
Laura Harmon, Planning Commission

**Time:** 20 minutes

### **Synopsis of Presentation:**

#### Purpose of Project

The new street design guidelines will support the City's Smart Growth Principles by establishing guidelines for designing new streets and modifying existing streets. The intent is to develop a design process for new or modified streets that:

- Better accommodates a variety of travel modes,
- Reflects the street's function and surroundings, and
- Prioritizes the tradeoffs between competing uses for the street right-of-way.

This is an interdepartmental effort, with the management team representing four key business units – Transportation, Planning Commission, Charlotte Area Transit System, and Engineering and Property Management - and a broader technical team representing eleven KBUs, the County, and the State. The consulting firm HNTB was hired to work with the City on this effort because of their national experience with defining context-sensitive street designs.

#### Progress to Date

The project has been divided into two phases. Phase I is complete and included the following tasks:

- Identify key issues, including stakeholder interviews,
- Develop a framework and likely content for the guidelines, and
- Create scope for Phase II, based on results of the above two tasks.

Phase II, now beginning, will result in the complete definition of the guidelines and a plan for implementing them.

#### Emerging Framework

In Phase I, the following framework for the guidelines was developed:

- Four street types have been defined and will serve as the basis for designing all Charlotte streets.

- The four street types will function as overlays on the existing street classification system and will explicitly consider street function, surrounding land use context, and preferred design elements.
- The guidelines will define and provide guidance for transitions (as the street continues through different land use contexts) and intersection design.
- Through the use of preferred design elements described in matrices and cross-sections, the guidelines will provide a process for evaluating the tradeoffs between competing allocations of street rights-of-way and design elements, if the preferred design is not possible (as in some retrofit situations).

Phase II will include the use of case study streets and intersections to test the applicability of the emerging guidelines. The staff technical teams and public stakeholder groups will continue to provide input to the evolving guidelines. Staff estimates that Phase II will take approximately nine months to complete.

**Future Action:**

Draft final content of the Guidelines and the Implementation Plan will be presented to City Council in spring 2003.

## **2. Transit Corridor/System Plan Decision Process**

**Resource:** Ron Tober, Charlotte Area Transit System (CATS)  
John Muth, Charlotte Area Transit System (CATS)

**Time:** 20 minutes

**Synopsis of Presentation:**

Brief City Council on the process that will lead to MTC adoption of a locally preferred alternative in each corridor and an overall system and a plan for implementing the improvements.

## **3. Charlotte Neighborhood Quality of Life Study 2002**

**Resources:** Stanley Watkins, Neighborhood Development  
Dr. Owen Furuseth, University of North Carolina at Charlotte

**Time:** 30 minutes

**Synopsis of Presentation:**

Dr. Owen Furuseth, UNC Charlotte Department of Geography and Earth Sciences, will provide an overview of the *2002 Charlotte Neighborhood Quality of Life Study*. The Study is conducted every two years and measures the quality of life in all of Charlotte's neighborhoods (173 neighborhood statistical areas-NSA) by providing

an assessment of neighborhood social, crime, physical, and economic conditions.

The Study examines 20 local variables in each NSA and correlates those variables to rank each NSA into three categories – *stable*, *threatened and fragile*. The Quality of Life Study provides a framework for neighborhoods to be compared to each other, to the city as a whole and to themselves over time.

A summary of the Study's findings include the following:

- Overall, a large majority of Charlotte neighborhoods are classified as stable.
- A comparison of the 2002 City-wide study with the one completed in 2000 shows that the number of *stable* Charlotte neighborhoods increased from 98 to 100, the number of threatened neighborhoods decreased from 45 to 41, and the number of fragile neighborhoods increased from 30 to 32.
- A comparison of just the 2000 City Within A City (CWAC) neighborhoods to 2002 CWAC neighborhoods shows an increase from 30 to 33 in the number of stable neighborhoods and a decrease from 11 to 8 in the number of fragile neighborhoods. This illustrates the overall improvements in the quality of life in these neighborhoods.

The Charlotte Neighborhood Quality of Life Study is a tool for planning and measuring neighborhood revitalization efforts. It is used to make policy recommendations-Neighborhood Matching Grants Program and the City's Multi-family Locational Policy - and as an information resource for grant writing. Neighborhood organizations use the report to compare themselves to other neighborhoods as well as use the City values as a benchmark. Its potential use includes the basis for resource allocation and to evaluate their effectiveness.

City Council received a copy of the 2002 Charlotte Neighborhood Quality of Life Study with the Council Manager Memo on July 12, 2002. The Report and NSA Rankings are accessible at <http://www.ci.charlotte.nc.us/cindev/qol>

#### **4. Committee Reports by Exception**

CWAC Committee: Charlotte Neighborhood Fund

Economic Development and Planning Committee: Newell Small Area Plan, Second Ward Plan

Restructuring Government Committee: Pay Week Change and Bi-Weekly Pay Study

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

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

**CONSENT**

- 5. Consent agenda items 23 through 50 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

## PUBLIC HEARING

### 6. Public Hearing on Voluntary Annexation of Property Located near Peachtree Road (Peachtree Hills Subdivision)

**Action: A. Hold a public hearing for the voluntary annexation of the Peachtree Hills subdivision, and**

**B. Consider adoption of an ordinance with an effective date of August 26, 2002 to extend the corporate limits to include this property.**

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

**Policy:**  
City Annexation Policy and State Annexation Statutes

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

The property in this annexation petition area is owned by Triven Properties, LLC. The property contains approximately 32.6 acres and is located at the end of Crandon Drive between Peachtree Road and Capps Hill Mine Road. This property is known as the "Peachtree Hills Subdivision", as the petitioner has submitted a subdivision application to develop a 167-lot single family subdivision on the property. The property does share a boundary with the current City limits, and remains largely undeveloped.

The petitioners request this action to be allowed to

- Proceed with the subdivision platting using City roadway standards
- To offer City services to prospective homebuyers
- To relieve home buyers of the uncertainties of a future annexation

No additional personnel or equipment is expected to be required for this annexation.

The City Clerk has certified the petition as to its sufficiency, and a resolution was adopted by City Council establishing August 26, 2002 as the date for the public hearing. The notice has been published in the *Charlotte Observer*.

The 60-day notice requirement has been given to the six Mecklenburg Towns and to the other municipalities with which Charlotte has annexation agreements.

**Attachment 1**

Certificate of Sufficiency  
 Annexation Ordinance  
 Map of proposed annexation area

## 7. **Public Hearing on the Designation of the Sidney and Ethel Grier House Property as a Historic Landmark**

**Action:** **A. Hold a public hearing considering the Sidney and Ethel Grier house property located at 4647 McKee Road as a Historic Landmark, and**

**B. Approve an ordinance designating the Sidney and Ethel Grier house property listed under Tax Parcel Number 231-045-03 as of April 2, 2002, and including two acres of land associated with the Sidney and Ethel Grier House as a Historic Landmark.**

**Resources:** Dr. Dan Morrill, Landmarks Commission  
 Consulting Director  
 Keith MacVean, Planning

**Explanation:**

The Historic Landmarks Commission functions to identify and safeguard historic buildings, sites and places in Mecklenburg County. The essential means of achieving this goal is to recommend the designation of such properties as historic landmarks. This action designates the Sidney and Ethel Grier house property located at 4647 McKee Road as a historic landmark. Designation of these two acres would enhance and protect the historic significance of the Sidney and Ethel Grier house, which is already designated as a historic landmark.

Council designated the interior and exterior of the house as a historic landmark at the June 17<sup>th</sup> Zoning meeting. Council voted to hold a public hearing considering the designation of the Sidney and Ethel Grier house property as a historic landmark at the July 22<sup>nd</sup> Business meeting.

The Sidney and Ethel Grier house property retains some of the qualities of a rural farm and can serve as a valuable reminder of the agricultural history of Mecklenburg County. The property is critical to the preservation of the house, which is a well-preserved, pyramidal hipped roofed farmhouse of which there are relatively few examples in rural Mecklenburg County. The house also features elements of the craftsman and Queen Anne styles, illustrating how popular styles could co-exist with the standard architecture of early 20th century Mecklenburg County.

On April 8, 2002, the Historic Landmarks Commission voted unanimously to recommend to City Council that the Sidney and Ethel Grier house property be designated as a historic landmark.

The historic landmark designation would allow the property owner to apply for an automatic deferral of 50% of the ad valorem taxes on all or any portion of the property.

**Attachment 2**

Overview Sheet, with a map of the property, describing the property and its significance

Proposed Ordinance designating the property as a Historic Landmark Survey and Research Report on the Sidney and Ethel Grier House

Letter from the Tax Office providing the amount of potentially deferrable ad valorem taxes

Letter from the North Carolina Division of Archives and History

Conformation of the vote of the Historic Landmarks Commission

Comment Summary of City and County Departments' Review

**8. Public Hearing and Resolution to Close a Portion of Mark Way and Springview Road**

**Action: A. Conduct a public hearing to close a portion of Mark Way and Springview Road, and**

**B. Adopt a Resolution to Close.**

**Staff Resource:** Scott Putnam, Transportation

**Policy:**

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

**Explanation:**

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this Council action in accordance with the statute.

**Petitioner:**

Joyce R. Lambeth

**Right-of-Way to be abandoned:**

A portion of Mark Way and Springview Road

**Location:**

Located within the Hidden Valley community; Mark Way: Beginning approximately 415 feet from the intersection of Mark Way and Beechway Circle and continuing northeasterly approximately 230 feet to its terminus.

Springview Road: Beginning approximately 360 feet from the intersection of Springview Road and Wellingford Street and continuing westward approximately 120 feet to its terminus.

**Reason:**

To incorporate the right-of-way into adjacent property owned by adjoining property owners to allow flexibility of property use

**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**

Alvin Bind, Jr. – No objections

Green Gardens Inc. – No objections

Caesar's Forge Condominiums – No objections

**Neighborhood/Business Associations**

Ritch Avenue HOA – No objections

Hidden Valley Subdivision – No objections

Hidden Valley Political Action Committee – No objections

Hidden Valley Zoning Committee – No objections

Hidden Valley CDC – No objections

**Private Utility Companies** – No objections. Easements are provided to utility companies to maintain their existing facilities as requested.

**City Departments** –

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

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

**Attachment 3**

Map

Resolution

**9. Public Hearing and Resolution to Close a Portion of a 10-foot Alleyway Bounded by Independence Boulevard, East 8<sup>th</sup> Street, Oakland Avenue and Hawthorne Lane**

**Action:** A. Conduct a public hearing to close a portion of a 10-foot alleyway bounded by Independence Boulevard, East 8<sup>th</sup> Street, Oakland Avenue, and Hawthorne Lane, and  
B. Adopt a Resolution to Close.

**Staff Resource:** Scott Putnam, Transportation

**Policy:**

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

**Explanation:**

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this Council action in accordance with the statute.

**Petitioner:**

Monte Ritchey

**Right-of-Way to be abandoned:**

A portion of a 10-foot alleyway bounded by Independence Boulevard, East 8<sup>th</sup> Street, Oakland Avenue, and Hawthorne Lane

**Location:**

Located within the Elizabeth Community; beginning at Independence Boulevard and continuing southwestwardly approximately 220 feet to the property line of adjoining property owner Roxie Towns.

**Reason:**

To incorporate the right-of-way into adjacent property owned by petitioner for a future multi-family development. This property was rezoned by City Council (rezoning petition 2001-139) on March 18, 2002.

**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**

The Lane Condominiums – No objection

Oakland Avenue, LLC – No objection

North Carolina Department of Transportation – No objection

Roxie Towns – No objection

**Neighborhood/Business Associations**

Midtown Charlotte Association – No objection

Charlotte Organizing Project – No objection

Cherry Community Organization – No objection

Crescent Heights Neighborhood Association – No objection

Elizabeth Community Association – No objection

Chantilly Neighborhood Association – No objection

Plaza-Central Development Group, Inc. – No objection

**Private Utility Companies** – No objections. Easements are provided to utility companies to maintain their existing facilities as requested.

**City Departments –**

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

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

**Attachment 4**

Map

Resolution

## ZONING

### 10. Rezoning Petition 2002-61

**Action: Consider a decision on Petition 2002-61 by Charlotte-Mecklenburg Historic Landmarks Commission for a change in zoning for approximately 0.7 acres located on the south side of Rea Road, east of Colony Road Extension from B-1(CD) to R-3(CD).**

**Staff Resource:** Keith MacVean, Planning Commission

**Explanation:**

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of  $\frac{3}{4}$  of the Council, not excused from voting, in order to rezone the property.

This item was deferred from the July 22<sup>nd</sup> Business Meeting.

The Zoning Committee voted unanimously to recommend approval of this petition.

Negotiations on two alternatives for relocation of the Rea House are in progress. Additional information will be provided in the Friday, August 23<sup>rd</sup> Council-Manager Memo.

**Attachment 5**

Zoning Committee Recommendation

# POLICY

## 11. City Manager's Report

## 12. Newell Small Area Plan



**Action: Approve the Economic Development and Planning Committee recommendation to adopt the Newell Area Plan.**

**Committee Chair:** Lynn Wheeler

**Staff Resource:** Neil Luther, Planning Commission

### **Explanation:**

The draft *Newell Area Plan* was developed in response to growing community concern over new development in this part of the community. The plan will amend land use recommendations from the 1996 *Northeast District Plan* for the study area.

The draft *Newell Area Plan* makes specific recommendations in the following areas:

- Land Use: New development should be pedestrian friendly, comparable in scale to existing neighborhoods, and sensitive to the unique environmental and historic character of the study area.
- Design: New development should be of the highest quality and blend into the form and scale of the existing built environment.
- Transportation: Streets, sidewalks, bicycle lanes, and greenway trails need to be developed or retrofitted to provide better vehicular and bicycle/pedestrian connectivity through the study area.
- Environment: The natural and built environment of Newell needs to be integrated so that areas of significant natural habitat, open space, or agrarian use can be set aside and managed for the benefit of the community.

### **Committee Discussion:**

At their July 17<sup>th</sup> meeting, the Economic Development and Planning Committee recommended approval of the draft plan. Committee members present were Wheeler, Graham, Carter, Lochman and Cannon. The vote was unanimous to recommend approval of the plan including the staff recommended revision to eliminate a reference to the current signal at Rocky River Road and Harris Boulevard (pages 19 and 14 of the plan).

The basis for this revision came about late in the plan development process when the Charlotte Department of Transportation indicated that the North Carolina Department of Transportation was considering removal of an existing traffic signal at Rocky River Road and Harris Boulevard. After further discussion with staff and community members, however, NCDOT subsequently responded that the closure was not likely at this time and would need to be studied before a final recommendation was made. NCDOT also stressed that such a study is at least two years out on the horizon.

In addition to the requested change to the plan, a note will be added to the Implementation Plan requesting staff to stay involved with any future NCDOT decision to pursue a signal closure study at this intersection and keep both the Planning Committee and City Council appropriately advised.

### **Community Input:**

Two community meetings, ten study group meetings, two design charrettes, and two public hearings were conducted from February through May of 2002. During these meetings, representatives from the Newell community worked with staff to create a vision for the study area, identify community issues and opportunities, and develop recommendations for implementing their community vision. Staff conducted the two additional design charrettes with study group members in order to identify design issues and prepare appropriate design guidelines. The Planning Committee and City Council received public comment on the draft plan on May 21<sup>st</sup> and June 24<sup>th</sup>, respectively.

The draft *Newell Area Plan* was prepared in conjunction with faculty and students from the University of North Carolina at Charlotte Department of Geography and Earth Sciences. Students from the spring 2002 semester *Small Town Planning* class assisted staff with land use verification and meeting facilitation.

### **Attachment 6**

#### *Draft Newell Area Plan*

In addition to the attached copy, the draft plan is available for downloading or viewing at [www.ci.charlotte.nc.us/ciplanning/](http://www.ci.charlotte.nc.us/ciplanning/) in the "What's New" section.

## **13. Second Ward Neighborhood Master Plan**



**Action: Approve the Economic Development and Planning Committee's recommendation to adopt the Second Ward Neighborhood Master Plan.**

**Committee Chair:** Lynn Wheeler

**Staff Resource:** Dan Thilo, Planning Commission

**Explanation:**

In May of 2000, the City adopted the 2010 Center City Vision Plan. This plan made many recommendations on initiatives that should be undertaken in the Center City to make it a memorable destination. An element of the plan was using “neighborhoods” as a theme to build upon.

Last fall the City hired a design team lead by LandDesign, Inc. of Charlotte to work with the community in developing a neighborhood plan for the Second Ward area. The team conducted three public participatory workshops to determine how the citizens would like to see the area develop. With over 40 additional meetings with property owners, staff, business owners, and interest groups, the team built consensus on a vision that embraced a wide variety of interests.

Key plan recommendations include:

- Making a livable and memorable 18-hour urban environment that provides the opportunities to develop a significant diverse residential population with varied ages, races and socioeconomic backgrounds
- A neighborhood having high quality architectural standards and a unique residential identity.
- A blend of retail uses, services and facilities to promote a sense of community
- Parameters for providing a variety of unique parks and open space to act as an organizing element to the neighborhood. In addition, connections will be made to improve the connectivity to Dilworth, Elizabeth, Cherry and adjacent existing urban neighborhoods
- Improving the efficiency and capacity of existing street network to better accommodate vehicles, pedestrians and bikes. Also included are mechanisms to capitalize on the proximity to the Central Business District, Historic Trolley, future light rail and the Transit Center
- Providing the ability for potential convention center expansion, and the possibility of partnering with the school system
- Providing ways of integrating historical references to the former Second Ward throughout the neighborhood
- Respecting existing surrounding land uses. Their long-range expansion plans are reflected in the master plan.
- Providing recommendations for diverse housing opportunities
- Proposed types include: workforce, market rate, and transitional/affordable housing

**Committee Discussion:**

The Economic Development and Planning Committee reviewed the Second Ward Plan at their August 21st meeting.

The Committee voted unanimously to recommend approval of the plan to City Council. Committee members present were Wheeler, Graham, Carter, and Lochman. Council member John Tabor also attended.

**Community Input:**

Planning Liaison held special meetings from March to May to review and resolve issues between CMS, County and City elected officials.

Planning Committee held a public hearing on May 21, 2002 to receive input (mailings were sent to 1,200 people). On July 16th they recommended adoption of the plan.

The consultant team presented an overview of the plan to the Economic Development and Planning Committee on June 19th. A public hearing was held on June 24th. Two people spoke at the hearing; both were in support of the plan (mailings were sent to 1,200 people.)

The Mecklenburg Board of County Commission unanimously adopted the plan at their August 20, 2002 meeting.

CMS approved a resolution supporting the Second Ward Neighborhood Master Plan at their August 13, 2002 meeting. The CMS support the plan with the stipulation that they need to finalize their plans for the Metro School and Education Center.

The Charlotte Center City Partner's (CCCP) Planning and Development Committee enthusiastically endorsed the Second Ward Neighborhood Master Plan (letter is attached). The CCCP's committee made the following recommendations

- Build a mixed-income neighborhood of "significant diverse residential population with varied ages, races, and socioeconomic backgrounds" so people from all walks of life can enjoy living in each of the Center City's four wards.
- Provide for affordable and work force housing at a spectrum of income levels and especially for citizens earning at or less than 20% of Charlotte's median income range; and "including emergency, temporary or other affordable housing types ranging from single room occupancy to multiple bedrooms; and including product subsidized and supported by a variety of public and private financing;"
- Provide incentive for developers – and "utilize strategies such as leveraging government-owned land to reduce the cost of construction to build a mixed-income neighborhood and to provide for affordable and work force housing."

**Attachment 7**

Second Ward Neighborhood Plan and Executive Summary, Letter of endorsement from CCCP and CMS resolution.

## 14. Charlotte Neighborhood Fund



**Action: Approve the Communities Within A City Committee's recommendations to:**

- A. Solicit Request for Proposals (RFP) for administrators of the Charlotte Neighborhood Fund, and**
- B. Provide approximately \$150,000 in funding to the six existing Community Development Corporations (CDCs) and provide project and technical assistance until an administrator is selected.**

**Committee Chair:** Patrick Mumford

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

**Policy:**

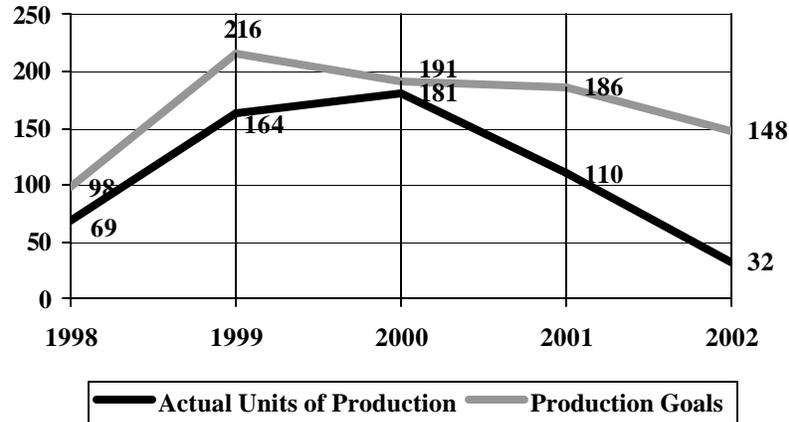
The Communities Within A City (CWAC) Focus Plan supports increasing affordable housing and homeownership opportunities in threatened and fragile neighborhoods to foster neighborhood stabilization. The City's Consolidated Plan for expanding affordable housing funds identifies strengthening neighborhoods and community organizations as a priority.

**Explanation:**

The Charlotte Neighborhood Fund (CNF) is a partnership between the City, Enterprise Foundation, Fannie Mae, major banks and local Community Development Corporations (CDC) that are certified as Community Housing Development Organizations (CHDOs). The purpose of the CNF is to provide funding to the CDCs for staff operating support and to build capacity for project development. The Enterprise Foundation is the organization contracted by the City to administer the CNF. The CNF currently supports the Belmont, Grier Heights, Lakewood, Northwest Corridor, Reid Park and Wilmore Community Development Corporations.

Over the past two years, the local Community Development Corporations (CDCs) have experienced significant difficulty in meeting their housing and other performance goals. Particularly, this past fiscal year, the CDCs have only achieved 22% of their production goal. (See attached Performance Goals Chart – FY02 Achievement). The Charlotte Neighborhood Fund production performance over the past five years is shown on the next page:

**HOUSING UNITS OF PRODUCTION\***  
**(FY1998 TO FY2002)**



\*Units of production include new construction, rehabilitation and acquisitions.

In addition, five non-production goals addressing capacity building were identified. Two goals were achieved, one was partially completed and two were not completed (See attached Non-Housing Goals).

The reasons for the program decline are numerous. The Enterprise Foundation has indicated that the participating CDCs did not have staff with the expertise and ability to undertake complex housing transactions and follow through with the Enterprise recommendations. The CDCs counterpoint to the Enterprise Foundation is that it has not followed through on its commitments and promises regarding developments, not fully reported CDC accomplishments and not made timely quarterly financial payments.

This decline has caused the City and other funding agencies of the CNF to ask whether alternative solutions exist for managing the CNF and supporting CDCs. Therefore, the CWAC Committee is recommending a Request For Proposal (RFP) process to seek ideas from potential administrators for organizing and managing the local program. The goal of the RFP is to develop a successful model for funding, training and structuring Charlotte's CDC program and the CNF. In addition, the competitive process could potentially offer an opportunity for more resources to be brought to the table to fund the Charlotte Neighborhood Fund.

The CNF is of value to the City in that it allows the CDCs to provide housing and other development activities in their neighborhoods, which assists the City in achieving its community revitalization goals. In addition, City funds invested in the CNF are leveraged with funds from other partners to provide technical assistance and adequate funding for the CDCs' operations. Other partners such as financial institutions benefit because they are able to help fund development projects in these neighborhoods, thereby allowing them to meet their corporate and regulatory investment goals. The neighborhood benefits because the community is revitalized.

The total CNF budget for FY2002 was \$652,604. The funds were used as follows:

Enterprise Office Administration*	\$329,537
Cit of Charlotte (CDC Operating)	\$250,000 (Avg. \$41,667 per CDC)
CDC Operating*	\$ 73,067 (Avg. \$12,178 per CDC)
<b>Total</b>	<b>\$652,604</b>

\*Funding from Enterprise Foundation and other private partners

The average above is based on six CDCs. Each CDC typically receives between \$50,000 to \$70,000 annually. The City's contribution to the CNF is \$250,000 that goes directly to funding the operating costs of the CDCs.

**Committee Discussion:**

On July 25, 2002, the Communities Within A City Committee voted unanimously to recommend approval of the Request for Proposal process and funding the CDCs directly while the future of the program is being worked out. The Committee discussed

- Housing production
- Funds raised by the Enterprise Foundation (including HUD funds)
- Importance of timely reimbursements to the CDCs
- Staff's knowledge of organizations that could administer the CNF and timeliness of the RFP process

Council members present were Patrick Mumford, James Mitchell, Sara Spencer, Patrick Cannon and Don Lochman.

**Funding:**

Federal HOME and Innovative Housing Funds

**Attachment 8**

Background

CNF Investors

CNF Performance Report-Housing Production (Goal vs. Performance 2001)

CNF Performance Report-Non Housing Goals (July 1, 2001 to June 30 2002)

Interim Plan – Staff administration of the CNF

Projected RFP Schedule

## 15. Pay Week Change and Bi-Weekly Pay Study



**Action: Approve the Restructuring Government Committee's recommendations:**

- A. To adopt resolutions changing the City's pay week and advancing up to 2 days of vacation/personal leave accruals to recoup the advancement, and**
- B. Direct the City Manager to study the possibility of converting to bi-weekly pay.**

**Committee Chair:** Joe White

**Staff Resource:** Bill Wilder, Human Resources

### **Explanation:**

For 35 years the City of Charlotte has had a Wednesday–Tuesday pay week in which employees receive paychecks the following Friday. Recently, the Department of Labor (DOL) contacted the City inquiring about the method by which the City pays overtime for its employees. The inquiry stemmed from a City employee's complaint of not always receiving all overtime in the week in which it was worked. According to the DOL, this is unacceptable. The pay week change will bring the City into compliance with the DOL's opinion of when overtime payment must be made.

Under the current process, the City holds just three days "in arrears" instead of the standard seven days most organizations with weekly pay systems hold back. The City's pay week begins on a Wednesday, ends the following Tuesday and checks are distributed just two days later. This requires payroll information to be entered Monday mornings for time actually worked Wednesday through Sunday and estimations of work and leave hours from Monday and Tuesday. If an employee works overtime or takes leave that is not estimated for Monday or Tuesday, those hours are adjusted in the next paycheck.

Administratively, the current process is inefficient and burdensome for payroll clerks who not only must keep up with recorded time but also adjust the payroll for the days time is estimated. This double work is a major problem, especially for Key Business Units with large numbers of weekly adjustments. Each week an average of 1,500 employees must have time adjusted. With the pay week change, the number of prior period adjustments will be reduced dramatically.

For the hourly employees, the pay week change will help them better understand their weekly paycheck. Seventy-eight percent of our workforce are non-exempt under the Federal Fair Labor Standards Act, and are eligible to receive overtime compensation. If they work more overtime on Monday or Tuesday than was estimated, they don't receive pay for those hours until the

next pay period. For these employees, their weekly paycheck is not a true reflection of total hours worked in a week. The pay week change will correct this problem and thus employees should be able to understand what they are being paid.

**Committee Discussion:**

This matter was referred to the Restructuring Government Committee by the City Manager. The Committee met on July 22<sup>nd</sup> with Council members White, Graham, Lochman, Cogdell, and Spencer in attendance.

After considering various options identified by City staff, the Committee unanimously approved a recommendation to Council that the pay week be changed as follows:

1. Pay week will be Saturday 12:00 am through Friday 11:59 pm with paycheck and direct deposits effective the following Friday.
2. During the transition week, employees will be paid for 3 days worked and advanced 2 days of vacation/personal leave in order to avoid a "short" pay week.
3. Part-time employee's advance of vacation/personal leave will be pro-rated.
4. The City's vacation leave accrual rates will be slowed by 1 hour per week for 16 weeks or until the recoup of time advanced to employees has been completed. Fire operations, part-time employees, and personal leave accrual rates will be pro-rated based on the advance. The vacation recoup will also reduce the City's liability for payout at retirement or termination.
5. The transition week will be September 11-13, 2002. The new pay week cycle will begin on September 14, 2002.

On August 19<sup>th</sup> the Restructuring Government Committee met to discuss the possibility of bi-weekly pay. Committee members White, Graham, Cogdell, Lochman and Spencer were present. Council member Cogdell requested information on potential savings if the City converted to bi-weekly pay. The Finance Director estimates that a bi-weekly payroll would provide additional interest earnings of \$137,000 annually. This is based on a five year average return of 5.5% on investments.

The Restructuring Government Committee voted unanimously to ask the City Manager to provide a study on the feasibility of converting to a bi-weekly payroll. The study on bi-weekly payroll will address various factors such as the makeup of the City's workforce and the ability of the City to compete in the recruitment and retention of labor and trades employees.

**Attachment 9**  
Resolution  
Bi-weekly Pay Memo

## BUSINESS

### 16. Endorsement of Homelessness Report

**Action: A. Endorse the plan submitted by the Community Task Force on Homelessness in June 2002, and**

**B. Direct staff to proceed with work on the proposed action steps.**

**Staff Resource:** Vi Alexander Lyles, City Manager's Office

**Explanation:**

In 2000, the Board of County Commissioners requested that an assessment of homelessness in Charlotte-Mecklenburg be undertaken to better define and understand the issue. After the assessment was presented to elected officials, a task force comprised of representatives from the business and faith communities, local government, non-profit organizations and the community at-large, including formerly homeless citizens, was formed to develop a strategic plan to address the issue. Former County Manager Gerald Fox chaired the Community Task Force on Homelessness. The Task Force included representatives from several City departments on its subcommittees.

Council is asked to formally endorse the report and commit to working toward the accomplishment of the broad objectives outlined in the report. Those objectives are

- Bolster corporate, faith community and public sector commitment
- Increase the supply of and access to affordable rental housing for individuals and families making 30% or less of the median income
- Fill critical gaps in emergency and transitional housing
- Step up efforts to empower and enable individuals who are homeless to re-enter and advance in the workforce
- Increase access to and integration with mainstream behavioral and physical health services
- Devote more attention and resources to the prevention of homelessness
- Provide fair and reasonable solutions to addressing fears and concerns of business owners and residents

Staff has reviewed the report and has identified some initial actions steps or currently on-going initiatives that the City can take to address the report's goals. These action steps and initiatives include:

- Assign appropriate City staff to committees or workgroups formed in response to this report
- Amend the zoning ordinance to more precisely define emergency and transitional housing

- Continue moving forward with the City's Affordable Housing Strategy Plan. This will include discussion of the density bonus system for affordable housing with the CWAC Committee later this year.
- Review the ordinance regarding aggressive panhandling and recommend possible changes related to panhandling in areas where there is a captive market.

There are several recommendations in the report that will require additional review, discussion, and a decision by City Council. These include recommendations to regulate and license day labor businesses, to amend the zoning ordinance to create greater flexibility in locating single room occupancy (SRO) housing and funding a rental deposit guarantee program. These items will be brought forward for Council consideration after additional review by staff.

The County Commission endorsed the report and its objectives at its July 9th meeting. The County will take specific action on each item under its control at a later date.

## 17. Sale of Land to Johnson & Wales University



**Action: A. Approve a resolution authorizing the private sale of approximately 5.83 acres to Johnson & Wales University for \$1 million, and**

**B. Approve an Amendment to the Ground Lease with Richardson Sports for the Cedar Street Property that moves the buffer line 125 feet toward the practice field.**

**Staff Resource:** John Palmieri, Economic Development  
 Susanne Todd, City Attorney's Office  
 Kent Winslow, Engineering and Property Management

### **Policy:**

Support the development of an economic environment that attracts new businesses, retains existing businesses and offers a diverse economic mix.

### **Explanation:**

On April 22, 2002 Council directed the City Manager to work with Johnson & Wales University (J&W) to sell a six-acre tract of City owned land, at Cedar and Fourth Streets, to J&W for \$1 million as part of an economic development incentive package. On June 20, 2002, J&W announced that they would open a campus in Center City Charlotte in Fall 2004, eventually enrolling between 3,000 to 4,000 students at the Charlotte campus. J&W plans to use the Cedar and Fourth Street site for residential housing, cafeteria, compatible retail and other University uses.

The six-acre tract at Cedar and Fourth Street has an appraised value of approximately \$7 million. The City expects several economic benefits from selling this land at a reduced price are

- Economic impact of J&W is estimated to be \$60 million per year from direct and indirect spending by staff, students, visitors and the University.
- Creation of between 250 to 400 full-time faculty and staff positions.
- J&W specializes in training students to work in the tourism, hospitality and restaurant business. J&W's presence and graduates will enhance Charlotte's travel and tourism industry, a strategic goal of the Advantage Carolina Economic Development Strategic Plan.
- Presence of a University in Center City Charlotte will add diversity to Center City and fulfill a goal of the Center City 2010 Plan.
- Investment by J&W of between \$60 and 80 million in new construction and renovation.

The recruitment of J&W to Charlotte was a public/private partnership. The sale of city land at a reduced price is part of a package that includes significant contributions by Bank of America and Compass Group.

To complete this sale the City must first amend a lease with Richardson Sports to reduce the buffer between the Cedar and Fourth Property and the Panther's practice fields from 150 feet to 25 feet. This will allow J&W room to build the needed amount of university facilities on this parcel. Richardson Sports has already agreed to this amendment.

The terms of the sale include:

- Closing on or before February 28, 2003
- Property shall be used for college or university purposes
- Property will be rezoned from UR-3 to MUDD prior to sale
- City would recoup the difference between the purchase price and fair market value if the property sold within 10 years
- J&W shall bury utility lines along South Cedar Street and Fourth Street at its expense
- J&W will hold community meetings with Third Ward regarding development of this property
- City may repurchase if construction has not commenced within three years

The resolution authorizing the conveyance of 5.83 acres of land to Johnson & Wales University and the Amendment to Richardson Sports Ground lease will be included in the Friday, August 23<sup>rd</sup> Council-Manager Memo.

## 18. Model Neighborhood Standards



**Action: Approve Model Neighborhood Standards for determining the City's minimum service delivery to neighborhoods and neighborhood accountability.**

**Staff Resource:** Toni Tupponce, Neighborhood Development

### **Policy:**

The Communities Within A City Focus Area emphasizes the City's commitment to be responsive to the unique needs of the various geographic areas of the City. The City is committed to maintaining and improving the safety, physical and economic conditions and building capacity in all neighborhoods.

### **Explanation:**

This action approves the *Model Neighborhood Standards* (MNS) for achieving success in neighborhoods. The proposed MNS document is a guide for assessing the City's minimum service delivery standards for neighborhood livability as established by the participants of the 2001 Neighborhood Summit and 2002 Neighborhood Symposium. The participants of the Summit and Symposium discussed components of a model neighborhood and resources necessary to achieve success in neighborhoods.

Key to their discussion was an understanding of the responsibilities and accountabilities for achieving success in Charlotte's neighborhoods. The participants of these two neighborhood forums identified the following indicators for achieving model neighborhood status:

- Community Safety
- Well Developed and Maintained Neighborhoods
- Nuisance Abatement
- Cleanliness
- Transportation Accessibility
- Strong Neighborhood Organizations
- Attractive, Affordable Housing

As a uniform guide to City service delivery, staff and neighborhood leaders can use Model Neighborhood Standards as a cross-reference for minimum levels of service delivery to neighborhoods and subsequent accountabilities and responsibilities at the neighborhood level. A user friendly *Model Neighborhood Standards Guide for Neighborhoods* is being developed for distribution to neighborhood organizations. This attached MNS document identifies the current standards, action steps needed to improve existing standards, development of new standards, and/or improve processes to attain the model vision for neighborhoods (See attached Model Neighborhood Standards).

The standards for model neighborhoods will be adjusted as all stakeholders – City Council, staff and residents – determine the need for improvements or changes. This may require the creation of new ordinances as well as the initiation of new state or local policies that will impact the existing model neighborhood standards over time.

**Background:**

On November 17, 2001, Charlotte residents and neighborhood leaders engaged City staff and elected officials in a dialogue around problems within their neighborhoods and ways to partner with government and community stakeholders for positive change in Charlotte neighborhoods. During the annual Neighborhood Symposium held in April 2002, many of the same residents further identified specific areas of change that were necessary to develop a vision for model neighborhoods in Charlotte. The participants also discussed areas of responsibility and accountability for making and sustaining changes.

A draft of the model neighborhood standards was shared with City Council at a Dinner Briefing on July 22, 2002.

**Community Input:**

The model vision and indicators included in the Model Neighborhood Standards document are a result of the workshop discussions of the approximately 300 participants in the 2001 Neighborhood Summit and 2002 Neighborhood Symposium. After Council approval, staff will distribute the document for community review, develop a presentation template that can be used by staff from all City departments to make presentations for community meetings and continue to provide opportunities for input at the neighborhood level.

**Attachment 10**

Model Neighborhood Standards  
Model Neighborhood Action Plan

## 19. General Obligation Bonds Authorization

**Action: Approve a resolution to authorize \$80,000,000 of Street Bonds and \$20,000,000 of Housing Bonds. Approval of the resolution includes:**

- 1. Introduction of a bond order for \$80,000,000 of Street Bonds,**
- 2. Introduction of a bond order for \$20,000,000 of Housing Bonds,**
- 3. Designation of Finance Department Staff to file the Sworn Statement of Debt with the City Clerk, and**
- 4. Setting the public hearing date for September 9, 2002 concerning the bond orders.**

**Staff Resource:** Greg Gaskins, Finance

**Explanation:**

On July 24, 2002 Council approved resolutions authorizing staff to proceed with actions necessary to conduct a general obligation bond referendum for these bonds.

These bond orders authorize the type and amount of bonds to be placed on the November 5, 2002 Referendum and shall take effect when approved by the voters.

These bond orders authorize a tax sufficient to pay annual principal and interest on the bonds and confirm that a sworn statement of the City's debt is on file with the City Clerk for public inspection. The existing tax rate is projected to be sufficient to pay debt service on these bonds when they are issued.

The N.C. General Assembly is considering various pieces of legislation to secure local revenues. Staff continues to monitor the progress of the legislation and the estimated impact on state-collected local revenues.

On September 9, 2002 Council will be asked to hold a public hearing to adopt the bond order and to approve a resolution setting a special bond referendum. Depending on budget and legislative action by the State, the bond referendum process could be suspended by this date.

The proposed General Obligation bonds include:

Street-Roads	\$50 million
Street-South Corridor Transit infrastructure	\$20 million
Street-Sidewalks	\$10 million
Housing-Affordable Housing Program	<u>\$20 million</u>
	<b>\$100 million</b>

**Funding:**

Municipal Debt Service Fund Revenues

**Attachment 11**

Bond Orders and Resolution

List of Street Projects

**20. Workforce Development Board Contract**



**Action: Approve a contract up to \$3,907,504 between the City of Charlotte and the Charlotte-Mecklenburg Workforce Development Board to administer Workforce Investment Act and Welfare-to-Work programs and services.**

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

**Policy:**

The Communities Within A City and Economic Development Focus Areas emphasize preparing people for quality employment and meeting the workforce needs of employers. Workforce development for adults and youth are part of the City’s overall neighborhood revitalization strategy and are coordinated with partner agencies through the Charlotte-Mecklenburg Workforce Development Board.

**Explanation:**

The Workforce Development Board (WDB) requests Council approve a contract in an amount up to \$3,907,504 to administer the Workforce Investment Act (WIA) and Welfare to Work (WtW) program and services. The WDB is responsible for implementing WIA and WtW services in the Charlotte Mecklenburg area according to state guidelines and monitoring the performance of WIA and WtW contractors.

These funds will also provide training and placement services to 279 adults and dislocated workers, 236 youth, 150 WtW participants and operating support for the WDB and three JobLink Centers, located in uptown Charlotte, South Boulevard and Arrowood Road. The three Centers, which will be chartered for the coming year, will serve 8,000 people through other services coordinated with the partner agencies of the JobLink Centers. (The FY03 Balanced Scorecard is attached, which include performance goals.)

The Charlotte-Mecklenburg Local Area is projected to carry forward \$581,230 in WIA and \$1,156,688 in WtW funds from last year and receive \$1,937,102 in new WIA funds. It is anticipated that an additional \$146,851 in WIA special project funds and \$85,633 in North Carolina Employment and Training Grant (NCETG) funds will be received for a total available funds of \$3,907,504.

The program funding for FY03 is outlined in the chart below:

<b>Fund Source</b>	<b>Projected Carryover</b>	<b>FY03 Allocations</b>	<b>Totals</b>
<b>WIA</b>			
Administration	\$37,431*	\$193,710	\$231,141
Adult	98,688*	488,010	586,698
Dislocated Worker	0*	701,075	701,075
Youth	411,950*	554,307	966,257
Special Project Funds	33,161*	146,851*	180,012
NCETG	0	85,633*	85,633
<b>WtW</b>	<b>\$1,156,688*</b>		<b>\$1,156,688</b>
<b>Totals</b>	<b>\$1,737,918</b>	<b>\$2,169,586</b>	<b>\$3,907,504</b>

\*Estimated

In FY02, WDB contractors provided training and placement services to 404 (target 478) adults and dislocated workers, 118 (target 150) youth, 183 (target 100) WtW participants and operating support for the WDB and two JobLink Career Centers. The two Centers served 6,800 people through other services coordinated with Center partner agencies. The WDB FY02 Balanced Scorecard and achievements are attached.

### **Background:**

On June 25, 2001 Council granted the WDB authority to directly contract with vendors. This contract will allow the WDB to fund its operation, contract with and monitor agencies to provide WIA, WtW and NCETG funds.

Since the implementation of WIA in January 2000, the State has recaptured \$56,034 in WIA and WtW funds and taken back \$100,745 in NCETG. It is estimated that the state will recapture and take back an additional \$28,714 this year.

In June 2001, the WDB adopted a resolution supporting the construction of a JobLink Center in conjunction with the Library and Police on North Tryon Street. In October 2001, Council appropriated \$410,000 from Economic Development Revolving Loan Fund to fund the Center, which is scheduled to open in mid to late 2003. The WDB will begin the RFP process to select an operator of the JobLink space in the fall.

**Funding:**

Federal, U.S. Department of Labor, Workforce Investment Act of 1998  
 Federal, U. S. Department of Labor, Welfare-to-Work Funds  
 State, North Carolina Employment & Training Grant

**Attachment 12**

WDB FY02 Balanced Scorecard  
 FY03 WDB Contract and Balanced Scorecard  
 WDB Board

**21. Baxter Street Park Property**

**Action:** **A. Approve the conveyance by Mecklenburg County of a 1.85-acre portion of Pearl Street Park on Baxter Street to the Charlotte Mecklenburg Hospital Authority, contingent upon approval by County Commission and completion of the Mandatory Referral process, and**

**B. Approve the release of this 1.85 acre portion of Pearl Street Park from the City's Park and Use Restriction and authorize the City Manager to execute the necessary documents to effect this release.**

**Resources:** John Palmieri, Economic Development  
 Wayne Weston, Parks & Recreation

**Explanation:**

The 1992 Park and Recreation Consolidation Agreement provides for the transfer of City park property to Mecklenburg County. Use of the property transferred to the County is restricted to park and recreation purposes only. The Consolidation Agreement requires the County to obtain the City's consent prior to conveying former City park property to a third party.

Mecklenburg County is requesting City Council approval of the conveyance of a portion of this former City-owned park land to the Hospital Authority. Mecklenburg County plans to exchange 1.85 acres of Pearl Street Park for a 3.92-acre tract of land located adjacent to Revolution Park and Golf Course and \$158,000. The Hospital Authority is adding 100 to 115 jobs at an adjacent facility on Baxter Street and needs additional parking to meet zoning code requirements. To accommodate this change in use, the City must remove the "park and recreation only" restriction to allow for parking on this land.

This portion of Pearl Street Park is very underutilized. The creation of parking on this site will provide more parking during evening, weekends and holidays for the portion of Pearl Street Park that is heavily used by soccer and other sport leagues. In the long term, if the MidTown Square redevelopment occurs, this park land will be replaced by converting the

current “Mid-Town Sundries” location into park land that is contiguous and more integral to Pearl Street Park.

The proposed land exchange would add 3.9 acres to Revolution Park and Golf Course. This land is needed to build a new recreation center and pool at Revolution Park. The County will use the \$158,000 from the Hospital Authority for improvements to Revolution Park and Golf Course.

Recently the Mecklenburg County Board of County Commissioners received a briefing on this land swap. They viewed the project favorably and are scheduled to take formal action in late September.

### **Attachment 13**

Maps

## **22. Appointments to Boards and Commissions**

**Action: Vote on blue ballot and give to City Clerk at dinner.**

### **A. TREE ADVISORY COMMISSION**

One appointment beginning immediately and serving until December 2003 to replace Reginald King, who has resigned.

Nancy Newton by Council member Carter

Mark Shawl by Council member White

### **Attachment 14**

Applications

## **Introduction to CONSENT**

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

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

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

Contracts awarded to Minority and Women Business Development (MWBD) certified companies are noted. The MWBD abbreviations are as follows:

ABE – Asian American

BBE-African American

HBE – Hispanic

NBE-Native American

WBE – Non-Minority Women

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

**Contractors and Consultants**

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

## **CONSENT I**

### **23. Various Bids**

#### **A. I-85 Service Road Sidewalk Improvements                      E&PM**

**Recommendation:**

The City Engineer recommends the low bid of \$164,652.80 by 7 Star Construction of Rock Hill, South Carolina. This project will provide sidewalks along the right side of the I-85 Service Road from Sugar Creek Road to Tom Hunter Road.

#### **B. 501-531 East Trade Street Soil Remediation                      E&PM**

**Recommendation:**

The City Engineer recommends the low bid of \$308,599.20 by Harvest Environmental Services, Inc. of Charlotte, North Carolina. This environmental project will remove and properly dispose of approximately 5,800 cubic yards of contaminated soil resulting from operations of a car dealership previously located on the property.

The area will be backfilled with suitable soil and the property will be returned to use as surface parking.

**C. Asbury Avenue Extension****E&PM****Recommendation:**

The City Engineer recommends the low bid of \$5,380,838.11 by Blythe Development of Charlotte, North Carolina. This project will extend Asbury Avenue from Atando Avenue at North Graham to Statesville Avenue at LaSalle Street. This will support North Graham and North Tryon as industrial corridors by providing truck traffic access to I-77 and I-85. The work includes a new bridge over Irwin Creek and intersection improvements at Statesville Avenue and LaSalle Street. This project is part of the 2000 Transportation Bond projects and the three-year vote to drive initiative.

**D. Gate and Tapping Valves****CMU**

**Recommendation:** The Key Business Executive for the Charlotte Mecklenburg Utility Department recommends award of low bid contract for Gate and Tapping Valves to Hughes Supply, Charlotte, North Carolina, in the estimated annual amount of \$148,781.35, on a unit price basis. This will be a one-year, contract, with the option to renew for two additional one-year terms.

**E. Automated Meter Reading Lids****CMU**

**Recommendation:** The Key Business Executive for the Charlotte Mecklenburg Utility Department recommends award of low bid contract for Automated Meter Reading Lids to U. S. Filter of Charlotte North Carolina, in the estimated annual amount of \$441,670, on a unit price basis. This will be a one-year, contract, with the option to renew for two additional one-year terms. This bid establishes a unit price contract for Automated Meter Reading Lids that are needed for Phase I of the new pilot project that will convert manually read water meters to an automated electronic registering system.

**F. Concrete Water Meter Box Bodies and Lids****CMU**

**Recommendation:** The Key Business Executive for the Charlotte Mecklenburg Utility Department recommends award of low bid contract for Concrete Water Meter Box Bodies and Lids, to Mainline Supply, Co. of Charlotte, North Carolina, in the estimated annual amount of \$60,931, on a unit price basis. This will be a one-year, contract, with the option to renew for two additional one-year terms. This bid establishes a unit price contract for concrete water meter box bodies and lids.

**24. Resolution of Intent to Abandon Street and Set Public Hearing for Bartow Court and Four Alleyways Bounded by Elizabeth Avenue, North Torrence Street, Travis Avenue and Park Drive**

**Action: A. Adopt the Resolution of Intent to abandon Bartow Court and four alleyways bounded by Elizabeth Avenue, North Torrence Street, Travis Avenue and Park Drive, and**

**B. Set a public hearing for September 23, 2002.**

**Attachment 15**

Map  
Resolution

**25. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Old East Third Street (formerly known as Shorter Avenue and Caldwell Street) Between South Independence Boulevard and Cherry Street**

**Action: A. Adopt the Resolution of Intent to abandon a portion of Old East Third Street (formerly known as Shorter Avenue and Caldwell Street) between South Independence Boulevard and Cherry Street, and**

**B. Set a public hearing for September 23, 2002.**

**Attachment 16**

Map  
Resolution

**26. Refund of Property Taxes**

**Action: Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessor error in the amount of \$10,206.46.**

**Attachment 17**

Resolution  
List of Refunds

## CONSENT II

### 27. Central Avenue/Kilborne Drive/Norland Road Intersection Improvements

**Action: Approve Change Order #1 to the Central Avenue / Kilborne Drive/Norland Road Intersection Improvements contract with United Construction Company of Charlotte, North Carolina for \$276,152.14.**

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

**Explanation:**

Change Order #1 will provide for additional storm drainage; CDOT electrical conduit; concrete drives, curb and gutter and wheelchair ramps required to complete the project.

The overruns are due to design changes required to change proposed Class 3 pipe to Class 4 to accommodate the shallow depth of the proposed drainage pipe, provide additional quantity to the proposed 7 metric tons of incidental stone used to construct temporary and permanent driveway tie-ins. In addition, this change order provides funding for backfill material for the installation of storm drainage pipe in the absence of a select backfill line item and to install CDOT traffic signal and pedestrian signal conduit and pull boxes not included in the original proposal.

Prices for this change order were based on existing contract unit prices and negotiated prices for new items. The prices are competitive.

Council awarded the original contract on August 27, 2001 for \$1,271,271.39. The new contract sum is \$1,547,423.53

The project will be completed in mid-September.

**Funding:**

Transportation Capital Investment Plan

### 28. Sharon Amity Road/Monroe Road Intersection Improvements

**Action: Approve Change Order #1 to the Sharon Amity Road / Monroe Road Intersection Improvements contract with Sealand Contractors of Charlotte, North Carolina for \$446,766.30.**

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

**Explanation:**

Change Order #1 will provide for over runs in the contract items and additional items required to complete the project. The over runs that exceeded the contract quantity are: select backfill, incidental stone base, concrete driveway, bituminous concrete surface course type I-2 and modular concrete retaining wall. The additional items required to complete the project are: asphalt patch, message boards, 3-bar handrail, driveway paving, and milling.

Prices for this change order were based on existing contract unit prices and negotiated prices for new items. The prices are competitive.

Council awarded the original contract on October 8, 2001 for \$2,690,527.44. The new contract sum is \$3,137,293.74

This project will be completed in late August.

**Funding:**

Transportation Capital Investment Plan

**29. Contract for Community and Neighborhood Bus Services**

**Action: Approve a three-year contract with MV Transportation Inc. to operate the EZ Rider and Uni-Park Neighborhood shuttle services for three years at an annual cost not to exceed \$1,036,884.**

**Staff Resource:** Keith Parker, Charlotte Area Transit System

**Policy:**

This action is consistent with the 2025 Transit/Land Use Plan, The Countywide Transit Services Plan and the FY2003 budget for the continued development and expansion of the transit system in the county and region-wide.

**Explanation:**

In compliance with the CTS Plan and the approved 2003 budget, CATS has rebid two neighborhood shuttle services, the EZ Rider and Uni-Park.

The EZ Rider Service is a neighborhood based transit service with routes linking neighborhoods (e.g. Enderly Park, Reid Park, J.T. Williams, Tryon Hills, Druid Hills, Jackson Park, Carolinas Medical Center and Belmont) in Charlotte to jobs, shopping and medical facilities.

The Uni-Park Rider provides a fixed route bus service in the University Research Park (URP) area. The Uni-Park Rider also accommodates "deviation" requests, whereby customers can request rides up to ¼ mile off the main route during non-peak service hours.

The service start date is October 26, 2002.

**Summary of Proposals:**

CATS issued a Request for Proposal (RFP) on June 28, 2002. On July 31, 2002, proposals were received from the following five companies:

American Charters, Ltd.

Greater Charlotte Transportation Co.

MV Transportation, Inc.

Riches & Roses, LLC.

Trident Management/Travelease Busline Inc. (Tri-Travel, a Joint Venture)

A six member evaluation committee consisting of staff from CATS Operations and Marketing Divisions, Business Support Services, Internal Audit and one independent consultant evaluated each proposal against technical and cost criteria established by the RFP. The companies were evaluated on their experience, references, the qualifications of the operation and maintenance methodology, the financial qualifications of the companies and their proposed revenue hour price. The evaluation committee interviewed all five companies.

The proposal submitted by MV Transportation, Inc. received a unanimous highest rating for responsiveness to technical proposal requirements. This company proposed the lowest revenue hour price for each year of service. Thus, the evaluation committee concluded that MV Transportation, Inc. was the most responsive proposal offering the best value for the services.

**Funding**

CATS Operating Budget

**30. Trip Planning Software Web Kit Option**

**Action: Approve an amendment to the existing contract with Giro Inc. to exercise an option to provide a web kit option for CATS' Trip Planning program for an amount not to exceed \$170,000.**

**Staff Resource:** Olaf Kinard, Charlotte Area Transit System

**Explanation:**

After a competitive Request for Proposal (RFP) procurement process, the firm of Giro, Inc. was selected to provide a trip planning software program. This program provides information to customers on the best methods for using

CATS fixed transit route services. The speed with which the information is accessed accommodates higher volumes of customer inquiries.

The addition of the Web Kit or web based trip itinerary planning system option will allow customers direct access to CATS bus routes and scheduling system to plan trips from their own computers.

City Council approved a contract with Giro, Inc. for the purchase and installation of Giro's Trip Planning software. The contract included an option to, within 12 months, purchase the Web based option for the trip planning software. This request is exercising that option.

**Funding:**

Transit Capital Investment Plan

### 31. Municipal Agreement for Asbury Avenue Extension

**Action: Adopt a resolution authorizing the Transportation Key Business Executive to execute a Municipal Agreement between the Norfolk Southern Railway Company relating to Project 512-00-081 Asbury Avenue Extension Project.**

**Staff Resource:**

Jimmy Rhyne, Transportation

**Explanation:**

This project will extend Asbury Avenue from Atando Avenue at North Graham Street to Statesville Avenue at LaSalle Street. This will support North Graham and North Tryon as industrial corridors by providing truck traffic access to I-77 and I-85. Work will also include a new bridge over Irwin Creek and intersection improvements at Statesville Avenue and LaSalle Street. This project is part of the 2000 Transportation Bond projects and the three-year vote to drive initiative.

The Municipal Agreement provides for the Norfolk Southern Railway Company to perform the installation of concrete grade crossing surfaces and automatic grade crossing warning devices for the Asbury Avenue Extension Project, with funds being allocated to Norfolk Southern in advance of referenced work. The estimated cost to the City is \$400,000. The format and cost sharing philosophy is consistent with past municipal agreements.

**Funding:**

Transportation Capital Investment Plan

## 32. Purchase of Sugar Creek Tower

**Action: Approve the purchase of the radio communication tower located at 4800 N I-85, Charlotte, North Carolina in the amount of \$960,000.**

**Staff Resource:** Susan Johnson, Business Support Services

### **Background:**

The master public safety tower site, known as Sugar Creek, for the Charlotte Mecklenburg Public Safety 800 MHz radio system located at 4800 N. I-85 is leased from Pinnacle Towers Incorporated. The annual lease cost of this tower is currently \$213,000 and the contract contains an annual 4% cost escalation clause. As part of the infrastructure upgrade, staff has discussed the possibility of relocating this site to a city-owned tower at Heathway Drive. This possible relocation would be technically challenging given the sensitivity of the radio system and cost estimates for the move exceed \$600,000. Staff has explored unsuccessfully in past years the possible purchase of this tower; however, Pinnacle Towers Incorporated has now entered Chapter 11 Bankruptcy and is now interested in selling the city the tower.

Motorola constructed this 500 foot tall self-supporting tower in late 1988 for lease to the City of Charlotte and Mecklenburg County. Motorola sold the tower site to Pinnacle Towers Incorporated in 1999 and the City and County entered into a new lease with Pinnacle. The annual lease cost of this tower is incorporated in the annual radio charge established in FY2002 to distribute the operating cost of the radio system to the users of the system.

Pinnacle Towers has agreed to sell this site to the City of Charlotte for \$960,000. The purchase of this site would reduce the operating budget by the lease amount and provide City ownership of a critical resource for the public safety radio system. Payback will occur in less than five years. The remaining life expectancy of this tower, assuming regular maintenance, is estimated at 25-30 years. If the City purchases the Sugar Creek site, there is an additional financial benefit as staff will be able to free up reserved space on the Heathway Drive tower, which can be leased to the private sector. If all additional space on the Heathway Drive tower was leased the additional revenue could approach \$80,000 annually, further reducing the payback period.

### **Funding:**

Facilities Capital Investment Plan

### 33. Storm Water Maintenance FY2000-G

**Action: Approve Renewal #2 for \$969,955 with Blythe Development, Inc. for continued construction of FY2000-G Storm Water Maintenance Package.**

**Staff Resource:** Steve Sands, Engineering and Property Management

**Explanation:**

This renewal will enable Storm Water Services to continue regular maintenance activities under these contracts, recognizing good contractor performance and competitive unit prices. When the contractor's work has been of good quality, a renewal is recommended to extend the contract. The contract documents provide for renewal of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and workmanship. The renewal for Blythe Development will increase the contract amount from \$1,939,910 to \$2,909,865.

**Funding:**

Storm Water Capital Investment Plan

### 34. Little Rock Apartments –Bond Issuance Resolution

**Action: Approve resolution authorizing Mecklenburg County to exercise its power within the City of Charlotte to issue Multi-family Housing Revenue Bonds to finance a portion of the redevelopment of the Little Rock Apartments.**

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

**Policy:**

The City's FY2003 Consolidated Plan identifies a need for affordable, safe and decent housing for low-income families. The Plan was approved by City Council on May 13, 2002 and reaffirmed the three basic goals of the City's Housing Policy: preserve the existing housing stock, expand the supply of low and moderate-income housing, and support family self-sufficiency initiatives.

**Explanation:**

Mecklenburg County requests the City of Charlotte approve a resolution authorizing the County to issue multi-family housing revenue bonds for the redevelopment of the Little Rock Apartments. The 242 multi-family residential units are located off West Boulevard on approximately 15.54 acres at 3107 Nobles Road.

On June 4, 2002, the Mecklenburg Board of County Commission approved authorization to issue up to \$10,500,000 in multi-family housing revenue bonds to acquire and rehabilitate the Little Rock Apartments. However, N.C.G.S. § 157-39.1(a) provides that a county may not undertake any housing project within the boundaries of any city unless a resolution shall have been adopted by the governing body of such city declaring that there is a need for the county to exercise its power within such city.

LR Charlotte, Limited Partnership (ownership entity) received approval in July 2002 from the North Carolina Housing Finance Agency for tax-exempt bond financing for the Little Rock Apartments. Mecklenburg County agreed to issue the Multi-family Revenue Bonds for the project.

On May 13, 2002 City Council approved a letter of support for the project as part of the 2002 Low-Income Housing Tax Credit Applications.

### **Attachment 18**

Project Summary

Resolution

Mecklenburg County Resolution

## **35. Municipal Service District Reserve Fund Allocation**

**Action: Allocate \$55,000 in one-time funding from the Municipal Service District Reserve Fund to Charlotte Center City Partners for programmatic costs related to the *Charlotte Shout* arts and cultural celebration.**

**Resource:** Tim Newman, Charlotte Center City Partners

### **Explanation:**

The City of Charlotte contracts with Charlotte Center City Partners (CCCP), a nonprofit organization, to provide services and promotional activities in the Center City. These services and activities are funded through the special property tax assessment in the three Center City Municipal Service Districts.

CCCP has requested a one-time allocation of \$55,000 from the Municipal Service District Reserve Fund to help pay for programmatic costs of the upcoming Charlotte Shout arts and cultural celebration. This inaugural event, to be held this September, will feature a wide mix of concerts, lectures, dance performances, and other special events. Programmatic costs to be covered by this request include artist fees, advertising, and payment for public safety and refuse collection services. This request stems from a reduction in expected contributions from other organizations.

The City has worked to mirror the Municipal Service District Reserve Fund to the City policy of maintaining a 16% reserve for City operating funds. The

current balance of the Municipal Service District Reserve Fund is \$379,413, or 23% of the FY2003 budget for the Municipal Service Districts. If this allocation is approved, the reserve percentage will decrease to 19% but remain above the 16% reserve goal.

**Funding:**

Municipal Service District Reserve Fund

**Attachment 19**

Letter from CCCP requesting Council action

**36. Microsoft Enterprise Licensing Agreement Renewal with CompuCom**

**Action: Approve renewal of the Microsoft Enterprise Licensing Agreement to ensure software license compliance and support of included Microsoft products for three years. Payments will be made to CompuCom, the Microsoft approved reseller. The cost will not exceed \$1,400,000 over a three-year period.**

**Staff Resource:** Philip Borneman, Business Support Services

**Explanation:**

The Microsoft Enterprise Licensing Agreement allows all City personal computers (PC) to load and run any version of Microsoft Windows, Microsoft Office Professional, and Microsoft Client Access Licenses. This agreement includes licenses for servers and specialty Microsoft products that may be loaded on certain PC's. CompuCom has been selected as the Enterprise Software Advisor and reseller for this agreement. They will manage all agreement transactions and collect payments on the contract.

**Background:**

The City has been operating under a Microsoft Enterprise licensing Agreement for the past three years. Many large organizations sign agreements of this type to make software license administration easier and to minimize compliance issues in the event of an audit. This agreement also gives the City support and upgrade rights to all the Microsoft products included. At the last inventory taken in July 2002, the City reported 2031 personal computers using Microsoft products that would be covered by this agreement.

Four Software Large Account Resellers provided pricing for this agreement for several different scenarios. CompuCom was the most qualified provider and offered the most competitive prices.

**Funding:**

Business Support Services Operating Budget

**37. Order of Collection for Ad Valorem Taxes**

**Action: Adopt an order of collection empowering the Office of the Tax Collector to collect the City's ad valorem taxes.**

**Staff Resource:** DeWitt McCarley, City Attorney

**Explanation:**

The City-County Tax Attorney and the County Tax Administrator advise that the City Council adopt and that the Mayor sign an annual Order of Collection of taxes. State law requires city and county governments to take this action annually.

**Attachment 20**

Description of Attachment  
Order of Collection

**38. Ferguson Group Contract Extension**

**Action: Approve the extension of The Ferguson Group Contract, in the amount of \$114,000, until June 30, 2003.**

**Staff Resource:** Boyd Cauble, City Manager's Office

**Explanation:**

This action amends the agreement among City of Charlotte, Mecklenburg County and The Ferguson Group. The Ferguson Group is a Washington lobbyist firm, which serves as an extension of the City of Charlotte staff. They assist our congressional delegation members as they seek annual budget appropriations for high priority Charlotte projects.

This amendment exercises the option to extend The Ferguson Group contract for the period of July 1, 2002 until June 30, 2003.

Charlotte and Mecklenburg County split the cost of the contract, each paying \$114,000. Funding for the contract was included in Council's FY2003 budget.

### 39. Charlotte-Mecklenburg Utilities Automated Meter Reading

**Action:**

- A. Approve the purchase of an Automated Water Meter Reading System without formal, competitive bidding as permitted by GS 143-129(f),**
- B. Award a contract to Itron, Inc. for an Automated Water Meter Reading System for a sum not to exceed \$188,499.56, and**
- C. Award competitive bids for various sizes of water meters needed for automated water meter reading.**

**Staff Resource:** Doug Bean, Utilities

**Explanation:**

At the May 28, 2002 dinner meeting, Utilities' presented a plan to convert from manual meter reading to automated meter reading. As explained in that presentation, Utilities has been using Itron equipment and software for meter reading for a number of years. A substantial portion of the equipment and software previously purchased from Itron using competitive bidding will be used in the automated meter reading system. Utilities considered other automated meter reading systems before deciding that Itron best met Utilities' needs. GS 143-129(f) permits purchases of equipment and software where there is only one source for the equipment and software and also where standardization or compatibility is an overriding consideration.

This contract allows the purchase of

- Automated meter reading software
- Data command unit
- Hardware for the meter reading van
- Water meters
- Water meter lids

The contract also provides project management for the automated meter reading project.

In an automated meter reading system, readings are electronically transmitted to a receiver located in a van or truck. The first phase of this project is scheduled to begin this fall in Huntersville Davidson, and Cornelius. Phases will occur 12 months apart and will occur over a 3 to 5 year period.

Presently, Utilities has 36 full-time employees reading approximately 207,000 accounts, monthly. Automated meter reading will allow one employee to read all accounts in two weeks.

Competitive bids were solicited and received for water meters that include a necessary component of the automated meter reading system that was provided to the manufacturers of these items by Itron.

The Key Business Executive for Charlotte Mecklenburg Utilities recommends award of low bid contracts for water meters, on a unit cost basis for a contract period of one-year, with an option to renew for two additional one-year periods. This bid establishes a unit price contract for various sizes of water meters that are needed for Phase I of the new pilot project that will convert manually read water meters to an automated electronic registering system.

<u>RECOMMENDATIONS FOR CONTRACT AWARD</u>		
<u>Bidder</u>	<u>Meter Sizes in Inches</u>	<u>Bid</u>
Badger Meter, Inc.	5/8", 1"	\$3,549,700
Miller Supply Co., Inc	1½", 2", 3", 4"	139,650
U.S. Filter	6", 8", 10"	81,741

This project is supported by the Charlotte-Mecklenburg Utilities Advisory Group and Developer’s Liaison Committee.

**Funding:**

Water Capital Investment Plan

**40. Electric Service Agreement for North Mecklenburg Water Treatment Plant**

**Action: Approve an agreement with Duke Power Company for purchase of electrical power to the North Mecklenburg Water Treatment Plant.**

**Staff Resource:**

Doug Bean, Utilities

**Explanation:**

Under this Agreement, the City will enter a five-year contract for electric power at Duke Power's Optional Power Service rate schedule. With this schedule Utilities will be able to take advantage of Duke Power's lowest rate structure afforded to a single enterprise. This schedule is not available for residential users. In addition to the new rate structure, Duke Power will be providing:

- North Mecklenburg Water Treatment Plan a higher level of power that will operate the new high service water pumps recently installed
- Less power interruptions and
- A more consistent electric source

Without this higher level of power, which Energy United could not provide, the high service pumps will not be able to operate; thus, reducing the water output for this plant. Service by Duke Power will begin November 23, 2002.

**Background:**

On September 24, 1996, Council approved a ten-year contract with Crescent Electric Membership Corporation (now Energy United) for the purchase of electrical power to the North Mecklenburg Water Plant. At that time Crescent Electric and Duke Power were involved in a lawsuit concerning exclusive territorial rights to the area encompassing the plant. As a result of Duke Power winning the lawsuit to be the sole electric energy provider to the North Mecklenburg Water Treatment Plant, CMU has taken action to terminate the current Agreement with Energy United.

**Funding:**

Water Capital Investment Plan

**41. Environmental Protection Agency (EPA) Grant for Establishment of a Water Education and Environmental Center**

**Action: A. Accept a grant from the U.S. Environmental Protection Agency (EPA) for the establishment of a Water Education and Environmental Center at North Mecklenburg Water Treatment Plant, and**

**B. Adopt a budget ordinance appropriating \$475,000.**

**Staff Resource:** Doug Bean, Utilities

**Explanation:**

The City of Charlotte, Charlotte-Mecklenburg Utilities, has received a \$475,000 federal grant to fund design and construction of exhibits and displays of a Water and Environmental Education Center at the North Mecklenburg Water Treatment Plant. Mecklenburg County's Department of Environmental Protection and Charlotte-Mecklenburg Utilities jointly applied for the EPA grant because:

- Both SWIM and Utilities have the goal of protecting, preserving and educating citizens about our water system
- Education is a component of the SWIM Program and it made sense to partner with the County in requesting the grant, and
- Utilities is supportive of the SWIM program.

The North Mecklenburg Water Treatment Plant became operational in 1998. The design and construction implemented at the Plant included space and opportunity for community involvement through the inclusion of a meeting

area and education center. Acceptance of this grant will fulfill Charlotte-Mecklenburg Utilities commitment to provide to the community a collection of permanent educational and environmental displays related to all aspects of water.

Once the grant has been accepted, Utilities will request the City Manager's approval of a service contract with Gelbach Designs, Incorporated, an exhibit and display design firm. Anticipated completion of the final design and the bid opening is expected in October 2002. The Education Center is expected to be open in early 2003.

**Community Input:**

Utilities will solicit input from representatives of Discovery Place, the Charlotte-Mecklenburg Schools, Duke Energy and Mecklenburg County during the design phase.

**Attachment 21**

Budget Ordinance

**42. Construction Contract for Fox Sports Skybox/ Speedway Grille and Management Agreement**

**Action:**

- A. Award a contract to American Eastern Builders of Charlotte in the amount of \$972,000 for construction of Fox Sports Skybox and Speedway Grill,**
- B. Adopt a budget ordinance appropriating \$1,116,900 from the Airport Discretionary Fund Balance, to be repaid from the proceeds of future General Airport Revenue Bonds, and**
- C. Approve a management agreement with HMS Host to manage and operate three concessions on Concourse E.**

**Staff Resource:** Jerry Orr, Aviation

**Explanation:**

On February 25, 2002, Concourse E opened with 26 gates designed for regional aircraft. The gates are designed to accommodate the new regional jet aircraft and loading bridges.

This project consists of the construction of two restaurants, Fox Sports Skybox and Speedway Grill, within existing square footage on Concourse E. Work includes the construction of kitchen and eating areas to include equipment, furniture, fixtures and finishes.

The Airport will enter into a management agreement with HMS Host, the Airport's master concessionaire, to manage the two restaurants for a flat annual fee of \$65,000 and 20% of net profits. Additionally, HMS Host has the option to reimburse the Airport for the construction of the restaurants and become owners of the restaurants. At that point, the facilities would operate under the current concession agreement that is in effect for the rest of the terminal, which requires HMS Host to pay the Airport 10% of revenues.

This management agreement also provides that HMS Host will operate a newsstand on Concourse E to be constructed in the future. HMS Host will operate the facilities for a flat annual rate of \$20,000 and 20% of net profit.

The management agreement requires the City to reimburse Host for the cost of the architectural and engineering fees spent by Host in designing the two restaurants. Therefore, of the total amount appropriated, the City will pay \$80,000 to Host as reimbursement.

The Airport Advisory Committee recommends this action.

**Funding:**

These funds will be replaced upon issuance of future General Airport Revenue Bonds. The bonds will be repaid from Airport concession revenue.

**Attachment 22**

Budget Ordinance

**43. Airport Telecommunications System Maintenance Contract**

**Action: Approve a contract in the amount of \$140,143.57 with BellSouth 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 telephone system. The cost of the technician is spread over all users of the Airport system. This contract will extend the contract with Bell South for another year.

The Airport Advisory Committee recommends this action.

**Funding:**

Aviation Operating Budget

#### 44. Change Order for Passenger Loading Bridges

**Action:** A. Award a change order to Dew Bridge of Ontario, Canada in the amount of \$785,160 for installation of three additional passenger loading bridge, and

B. Adopt a budget ordinance appropriating \$785,160 from the Discretionary Fund Balance to be repaid from the proceeds of future General Airport Revenue Bonds.

**Staff Resource:** Jerry Orr, Aviation Director

**Explanation:**

On February 25, 2002 the new Concourse E opened with 26 gates designed for regional aircraft. The gates are designed to accommodate the new regional jet aircraft and loading bridges.

On May 13, 2002, Council awarded a contract to Dew Bridge to install two passenger-loading bridges on the new Concourse E so passengers will not be required to walk on the ramp to board the aircraft.

This change order will provide three additional passenger loading bridges on Concourse E. These bridges will be purchased using the same unit price and terms and conditions as the bridges purchased in May. The Airport will recover its costs through user fees paid by the airlines.

**Funding:**

Aviation Capital Investment Plan

**Attachment 23**

Budget Ordinance

#### 45. Construction Contract for Concourse A Renovations

**Action:** Award a contract to American Eastern Builders Construction Company of Charlotte in the amount of \$640,830 for renovations on Concourse A.

**Staff Resource:** Jerry Orr, Aviation

**Explanation:**

This contract will provide for the renovation of the existing portion of Concourse A so that it blends with the Concourse A expansion, which opened in December 2000. This work includes replacement of carpet, ceiling, lighting and the installation of one elevator. The airlines using gates on Concourse D will repay this cost through their rates and charges.

The Airport Advisory Committee recommends this action.

**Funding:**

Aviation Capital Investment Plan

## 46. Change Order for Architectural Services

**Action: Approve a change order in the amount of \$178,803 to a contract with LS3P Associates of Charlotte for additional services on Concourse D.**

**Staff Resource:**

Jerry Orr, Aviation

**Explanation:**

This change order increases the contract amount in accordance with the terms of the contract to pay for architectural and engineering services for a revision of the baggage conveyor systems and for construction administration services beyond the time specified in the contract.

**Background:**

On November 22, 1999, Council approved a contract in the amount of \$2,568,000 with LS3P Associates for the design of the Concourse D expansion, expansion of the Federal Inspection Services Facility and Concourse E.

On February 26, 2001, Council approved a change order in the amount of \$898,794 to LS3P Associates to provide for additional architectural services to provide temporary hold rooms for commuter passengers, to accelerate multiple bid packages to meet the aggressive construction schedule and to provide an expanded baggage handling system for Concourse D. This change also included additional services for the five additional gates on Concourse E and a new scope of work to add 21,000 square feet to the Concourse D connector that provided additional public circulation, concession and airline support space.

The Airport Advisory Committee recommends this action.

**Funding:**

Aviation Capital Investment Plan

## 47. FAR Part 150 Program Update

- Action:** A. Award a contract in the amount of \$390,000 to Andrew S. Harris, Inc. for an update of the Airport's FAR Part 150 Noise Compatibility Program, and
- B. Adopt a budget ordinance appropriating \$78,000 from the Discretionary Fund Balance to be repaid from the proceeds of future General Airport Revenue Bonds.

**Staff Resource:** Jerry Orr, Aviation

**Explanation:**

In 1987, the Airport began its first Noise Compatibility Program. The original program was updated in 1997 in conjunction with the Airport's Master Plan update. Since the beginning of the program, over \$65.8 million has been spent in the community to mitigate noise from the Airport.

This action will award a contract to update the Noise Compatibility Program for a second time. The update will allow the Airport to develop new noise contours and mitigation measures for the program. The update will be funded through federal grant funds received in August 2001 and Airport funds. Federal funds will cover 80% of the project cost.

The Airport Advisory Committee recommends this action.

**Funding:**

Aviation Capital Investment Plan

**Attachment 24**

Budget Ordinance

## 48. FAA Grant Acceptance

- Action:**
- A. Adopt a resolution accepting a Federal Aviation Administration (FAA) Airport Improvement Program grant in the amount of \$15,102,768 for the reimbursement of costs associated with the Master Plan Land Acquisition Program,**
  - B. Adopt a budget ordinance to appropriate \$15,102,768 in grant funds, and**
  - C. Adopt a budget ordinance transferring \$15,100,000 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 FY2002 entitlement funds (\$15,102,768) will be used to reimburse the Airport for 75% of the costs associated with the 1997 Master Plan Land Acquisition Program.

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

**Funding:**

Aviation Capital Investment Plan

**Attachment 25**

Resolution

Budget Ordinance

## 49. Property Transactions

**Action: Approve the following property acquisitions (A-P) and adopt the condemnation resolutions (Q-FF).**

For property transactions A-C, the purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the land. The tax value is determined on a more generic basis and will be higher or lower for land/house with certain attributes. Property is acquired for Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition cost are eligible for Federal Aviation Administration reimbursement.

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

### Acquisitions:

- A. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Paul and Lois Brown  
**Property Address:** 6420 Dixie Road  
**Property to be acquired:** 8.4738 acres  
**Improvements:** Single family residence  
**Purchase Price:** \$686,274  
**Zoned:** R3  
**Use:** Single family residence  
**Tax Value:** \$153,210  
**Tax Code:** 141-121-12
- B. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Theodore and Demitra Karres  
**Property Address:** 5924 Dixie Road  
**Property to be acquired:** 1.737 acres  
**Improvements:** Vacant land  
**Purchase Price:** \$125,000  
**Zoned:** I1  
**Use:** Vacant land  
**Tax Value:** \$72,310  
**Tax Code:** 141-271-04
- C. Project:** Airport Master Plan Land Acquisition  
**Owner(s):** Katherine, John, & Annette Freeman  
**Property Address:** Piney Top Road  
**Property to be acquired:** 10.849 acres  
**Improvements:** Vacant land  
**Purchase Price:** \$569,500  
**Zoned:** R3

**Use:** Vacant land  
**Tax Value:** \$198,890  
**Tax Code:** 141-011-04

- D. Project:** South Transmission Main-Contract 4, Parcel #22  
**Owner(s):** Treva Woods Townhouse Association, Inc.  
**Property Address:** Common Area, Northwest corner of Johnston Road and Highway 51  
**Property to be acquired:** 10,195 sq. ft. (0.235 ac.) of Permanent Water Main Easement  
**Improvements:** Water Lines  
**Purchase Price:** \$22,685  
**Remarks:** This acquisition is required for the South Transmission Main-Contract 4 project. Compensation was established by independent, certified appraisals in the area.  
**Zoned:** 0-1  
**Use:** Townhouses  
**Tax Code:** 221-251-01  
**Total Parcel Tax Value:** \$0
- E. Project:** South Transmission Main I-485/U.S. 521, Parcel #2, #3, #4, and #5  
**Owner(s):** Carnegie LLC c/o The Bissell Companies, Inc. by H.C. Bissell  
**Property Address:** 13145 I-485 Highway  
**Property to be acquired:** 118,532 sq. ft. (2.721 ac.) of Permanent Easement plus 3,315 sq. ft. (0.076 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$11,894  
**Remarks:** This acquisition is required for the South Transmission Main I-485/U.S. 521 project. Compensation was established by independent, certified appraisals in the area.  
**Zoned:** R-3  
**Use:** Vacant  
**Tax Code:** 223-161-05; 223-161-02; 223-165-02; and 223-165-01  
**Total Parcel Tax Value:** \$30,818,050
- F. Project:** Prosperity Church Road Widening-Phase I, Parcel #54A  
**Owner(s):** WEC 99J-51 LLC c/o M and R Theatres and Management, Inc.  
**Property Address:** 10515 Mallard Creek Road  
**Property to be acquired:** 13 sq. ft. (0.001 ac.) of Fee Simple plus 69 sq.ft. (0.002 ac.) of Permanent Easement, plus 7,707 sq.ft. (0.177 ac.) of Temporary Construction Easement  
**Improvements:** - Landscaping, irrigation  
**Purchase Price:** \$26,500

**Remarks:** This acquisition is required for the Prosperity Church Road Widening-Phase I project. Compensation was established by a certified, independent appraisal and an appraisal review.

**Zoned:** B-1CD

**Use:** Commercial

**Tax Code:** 029-361-09

**Total Parcel Tax Value:** \$40,040

- G. Project:** Freedom Drive (NC 27) Widening, Parcel #236  
**Owner(s):** Freda T. Norwood  
**Property Address:** 6514 Freedom Drive  
**Property to be acquired:** 26,136 sq. ft. (0.600 ac.) of Fee Simple  
**Improvements:** - Commercial Building  
**Purchase Price:** \$131,150  
**Remarks:** This acquisition is required for the Freedom Drive (NC 27) Widening project. Compensation was established by two independent, certified appraisals and an appraisal review.  
**Zoned:** B-1  
**Use:** Commercial  
**Tax Code:** 057-231-06  
**Total Parcel Tax Value:** \$42,220
- H. Project:** Asbury Avenue Extension, Parcel #136  
**Owner(s):** Spangler Properties, Inc.  
**Property Address:** 3001 Asbury Avenue  
**Property to be acquired:** 8,551 sq. ft. (0.196 ac.) of Fee Simple Area to be acquired, Permanent Utility Easement and Permanent Drainage Easement, plus 27,285 sq. ft. (0.626 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$22,150  
**Remarks:** This acquisition is required for the Asbury Avenue Extension project. Compensation was established by independent, certified appraisals in the area.  
**Zoned:** I-2  
**Use:** Office/Warehouse Facility  
**Tax Code:** 077-081-17  
**Total Parcel Tax Value:** \$3,604,580
- I. Project:** Asbury Avenue Extension, Parcel #141  
**Owner(s):** Yorkshire Americas, Inc.  
**Property Address:** 3001 North Graham Street  
**Property to be acquired:** 45,458 sq. ft. (1.044 ac.) of Fee Simple Area to be acquired and Permanent Drainage Easement, plus 44,511 sq. ft. (1.022 ac.) of Temporary Construction Easement

**Improvements:** Fencing, Security Gate, Lighting and Driveway

**Purchase Price:** \$170,000

**Remarks:** This acquisition is required for the Asbury Avenue Extension project. Compensation was established by an independent, certified appraisal and appraisal review.

**Zoned:** I-2

**Use:** Office/Warehouse Facility

**Tax Code:** 077-091-12

**Total Parcel Tax Value:** \$3,630,220

- J. Project:** Sharon View Road Sidewalk Project, Parcel #10,  
**Owner(s):** Tommy L. Broome and Wife, Rosemary C. Broome  
**Property Address:** 2047 Carmel Road  
**Property to be acquired:** 1,419 sq. ft. (.003 ac.) of Permanent Sidewalk Easement, plus 897 sq. ft. (0.021 ac.) of Temporary Construction Easement  
**Improvements:** Landscaping  
**Purchase Price:** \$12,500  
**Remarks:** This acquisition is required for the Sharon View Road Sidewalk project. Compensation was established by independent, certified appraisals in the area.  
**Zoned:** R-3  
**Use:** Residential  
**Tax Code:** 187-231-11  
**Total Parcel Tax Value:** \$302,000
- K. Project:** Sharon View Road Sidewalk Project, Parcel #11,  
**Owner(s):** Tommy L. Broome and Wife, Rosemary C. Broome  
**Property Address:** 2041 Carmel Road  
**Property to be acquired:** 911 sq. ft. (.002 ac.) of Permanent Sidewalk Easement, plus 884 sq. ft. (0.020 ac.) of Temporary Construction Easement  
**Improvements:** Landscaping  
**Purchase Price:** \$12,500  
**Remarks:** This acquisition is required for the Sharon View Road Sidewalk project. Compensation was established by independent, certified appraisals in the area.  
**Zoned:** R-3  
**Use:** Residential  
**Tax Code:** 187-231-17  
**Total Parcel Tax Value:** \$839,420
- L. Project:** Asbury Avenue Extension, Parcel #98  
**Owner(s):** Muoi Tu Chung and Wife, Seng Ieng Au  
**Property Address:** 3200 North Graham Street  
**Property to be acquired:** 1,939 sq.ft. (.044 ac.) of Fee Right-of-Way plus 6,330 sq.ft. (.145 ac.) of Temporary Construction Easement

**Improvements:** Landscaping and Pavement

**Purchase Price:** \$23,800

**Remarks:** This acquisition is required for the Asbury Avenue Extension project. Compensation was established by an independent, certified appraisal and an appraisal review.

**Zoned:** I-2

**Use:** Restaurant

**Tax Code:** 085-071-02

**Total Parcel Tax Value:** \$125,460

**M. Project:** Highways 29/49 Interchange Reconstruction, Parcel #37

**Owner(s):** J&J University Boulevard, LLC

**Property Address:** University City Boulevard

**Property to be acquired:** 75,437 sq. ft. (1.732 ac.) of Fee Simple Acquisition

**Improvements:** Restaurant/Retail Building, Asphalt and Concrete Paving, Landscaping, Exterior Lighting

**Purchase Price:** \$1,561,425.

**Remarks:** This acquisition is required for the Highways 29/49 Interchange Reconstruction project. Compensation was established by three independent, certified appraisals and an appraisal review.

**Zoned:** B-2

**Use:** Restaurant/Strip Shopping Center

**Tax Code:** 049-241-15

**Total Parcel Tax Value:** \$655,840

**N. Project:** Rocky River Outfall-Phase II, Parcel #20

**Owner(s):** R.Y. Westmoreland & Sons

**Property Address:** 19925 Concord Road

**Property to be Acquired:** 370,287 sq. ft. (8.50 ac.) of Permanent Easement and Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$22,000

**Remarks:** This acquisition is required for the Rocky River Outfall-Phase II project. Compensation was established by an independent, certified appraisal and an appraisal review.

**Zoned:** AG

**Use:** Vacant

**Tax Code:** 007-281-06A

**Total Parcel Tax Value:** \$22,000

**O. Project:** Woodlands-Phase II, Parcel # - 1

**Owner(s):** Provident Development Group

**Property Address:** Sunset Road at Fred D. Alexander Boulevard

**Property to be Acquired:** - 240,015 sq. ft. (5.51 ac.) of Fee Simple

**Improvements:** None

**Purchase Price:** \$160,000

**Remarks:** This acquisition is required for the Woodlands-Phase II project. Compensation was established by an independent, certified appraisal in the area.

**Zoned:** R-3

**Use:** Single-Family Residential

**Tax Code:** 037-07-152

**Total Parcel Tax Value:** \$359,230

- P. Project:** Southwest Water Transmission Main, Parcel #77  
**Owner(s):** William R. Curlee and Wife, Mildred H. Curlee and Any Other Parties of Interest  
**Property Address:** 2701, 2725, 2709, 2717 Toddville Road  
**Property to be acquired:** 14,717 sq. ft. (0.338 ac.) of Permanent Easement plus Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$24,225  
**Remarks:** This acquisition is required for the Southwest Water Transmission Main project. Compensation was established by an independent, certified appraisal and an appraisal review.  
**Zoned:** R-3  
**Use:** Single Family Residential  
**Tax Code:** 059-071-04; 059-071-05; 059-071-23 and 059-071-24  
**Total Parcel Tax Value:** \$115,070

### Condemnations:

- Q. Project:** Nations Ford Road Sidewalk, Parcel #18  
**Owner(s):** Carroll B. Little, Sr., Carroll B. Little, Jr. and Wife, Elaine B. Little, Virginia L. Cannon, Virginia L. Cannon and Husband, James G. Cannon, Samuel Martin Little and Wife, Suzanne Q. Little and Any Other Parties of Interest  
**Property Address:** Nations Ford Road  
**Property to be acquired:** 14,948 sq. ft. (0.343 ac.) of Permanent Easement  
**Improvements:** None  
**Purchase Price:** \$9,400  
**Remarks:** This acquisition is required for the Nations Ford Road Sidewalk project. 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:** BDCD  
**Use:** Commercial  
**Tax Code:** 203-189-05  
**Total Parcel Tax Value:** \$301,090

- R. Project:** McAlpine Creek Relief Sewer, Parcel #29  
**Owner(s):** Bruce Underhill Clayton and Any Other Parties of Interest  
**Property Address:** 5100 Hayling Road  
**Property to be acquired:** 74,398 sq. ft. (1.708 ac.) of Permanent Easement plus Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$10,150  
**Remarks:** This acquisition is required for the McAlpine Creek Relief Sewer project. 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:** 211-401-04  
**Total Parcel Tax Value:** \$535,530
- S. Project:** Storm Water Economic Development, Parcel #2,  
**Owner(s):** John W. Sistrunk and Any Other Parties of Interest  
**Property Address:** 3941 and 3485 North Davidson Street  
**Property to be acquired:** 10,200 sq. ft. (.234 ac.) of Permanent Stormwater Easement  
**Improvements:** - Residential Building  
**Purchase Price:** \$27,000  
**Remarks:** This acquisition is required for the Storm Water Economic Development project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** I-2  
**Use:** Commercial/Vacant  
**Tax Code:** 091-10-106 and 091-10-107  
**Total Parcel Tax Value:** \$11,220
- T. Project:** Storm Water Economic Development, Parcel #1,  
**Owner(s):** Mecklenburg Mill Associates, Ltd. Partnership and Any Other Parties of Interest  
**Property Address:** 3327 North Davidson Street  
**Property to be acquired:** 636 sq. ft. (.014 ac.) of Permanent Stormwater Easement  
**Improvements:** None  
**Purchase Price:** \$400  
**Remarks:** This acquisition is required for the Storm Water Economic Development project. 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:** UR3CD  
**Use:** Multi-Family Residential

**Tax Code:** 091-10-104  
**Total Parcel Tax Value:** \$873,750

- U. Project:** Asbury Avenue Extension, Parcel #100  
**Owner(s):** Roger Grosswald and Joyce Pressley Grosswald, and Any Other Parties of Interest  
**Property Address:** 804 Atando Avenue  
**Property to be acquired:** 160 sq.ft. (.004 ac.) of Fee Simple, Right-of-Way plus 102 sq.ft. (.002 ac.) of Permanent Sidewalk and Utility Easement, plus 869 sq. ft. (.02 ac.) Temporary Construction Easement  
**Improvements:** Parking Spaces  
**Purchase Price:** \$3,925  
**Remarks:** This acquisition is required for the Asbury Avenue Extension project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** I-2  
**Use:** Light Industrial  
**Tax Code:** 085-071-04  
**Total Parcel Tax Value:** \$88,470
- V. Project:** Neighborhood Improvements: Wingate-Phase 4B, Parcel #4  
**Owner(s):** Talmadge Brown and Gregory Russell and Any Other Parties of Interest  
**Property Address:** 2714 West Boulevard  
**Property to be acquired:** 2,843 sq. ft. (.065 ac.) of Permanent and Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$1,200  
**Remarks:** This acquisition is required for the Wingate Neighborhood Improvements: Wingate-Phase 4B project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-1  
**Use:** Commercial  
**Tax Code:** 115-029-03  
**Total Parcel Tax Value:** \$33,000
- W. Project:** Southwest Water Transmission Main, Parcel #28  
**Owner(s):** Ella Mae Clifton Moore and Robert Moore  
**Property Address:** Melynda Road  
**Property to be acquired:** 4,576 sq. ft. (0.105 ac.) of Permanent Easement plus Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$825

**Remarks:** This acquisition is required for the Southwest Water Transmission Main project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff is recommending condemnation in order to obtain clear title.

**Zoned:** R-5

**Use:** Vacant

**Tax Code:** 057-101-47

**Total Parcel Tax Value:** \$25,370

- X. Project:** Brookshire Boulevard Widening, Parcel #18,  
**Owner(s):** Golden B. Enterprises, Ltd. And Any Other Parties of Interest

**Property Address:** 4100 Brookshire Boulevard

**Property to be acquired:** 7,482 sq. ft. (0.172 ac.) of Fee Simple, Right-of-Way, Permanent Utility Easement and Temporary Construction Easement

**Improvements:** Landscaping, Pavement and Sign

**Purchase Price:** \$34,700

**Remarks:** This acquisition is needed for the Brookshire Boulevard Widening project. The compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

**Zoned:** B-1CD

**Use:** Fast Food Restaurant

**Tax Code:** 039-011-03

**Total Parcel Tax Value:** \$699,030

- Y. Project:** Rea Road Sidewalk, Parcel #5  
**Owner(s):** Thomas Havnaer and Any Other Parties of Interest  
**Property Address:** 3300 Rea Road

**Property to be acquired:** 6,236 sq.ft. (0.143 ac.) of Permanent Slope Easement, Permanent Sidewalk/Utility Easement, Existing Right-of-Way, plus Temporary Construction Easement

**Improvements:** Mature Trees

**Purchase Price:** \$4,575

**Remarks:** This acquisition is required for the Rea Road Sidewalk project. 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:** 211-052-36

**Total Parcel Tax Value:** \$89,950

- Z. Project:** Rea Road Sidewalk, Parcel #6  
**Owner(s):** World Travel Mates, Inc. and Any Other Parties of Interest

**Property Address:** 3230 Rea Road  
**Property to be acquired:** 5,033 sq. ft. (0.116 ac.) of Permanent Slope Easement, Permanent Sidewalk/Utility Easement, Existing Right-of-Way, plus Temporary Construction Easement  
**Improvements:** Tree and Landscaping  
**Purchase Price:** \$3,862  
**Remarks:** This acquisition is required for the Rea Road Sidewalk project. 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:** 211-052-26  
**Total Parcel Tax Value:** \$89,660

- AA. Project:** Rea Road Sidewalk, Parcel #7  
**Owner(s):** Clementi at Park Road, LLC and Any Other Parties of Interest  
**Property Address:** 3218 Rea Road  
**Property to be acquired:** 8,593 sq. ft. (0.197 ac.) of Permanent Slope Easement, Permanent Sidewalk/Utility Easement, Existing Right-of-Way, plus Temporary Construction Easement  
**Improvements:** Tree  
**Purchase Price:** \$3,075  
**Remarks:** This acquisition is required for the Rea Road Sidewalk project. 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:** 211-052-27  
**Total Parcel Tax Value:** \$94,470
- BB. Project:** Rea Road Sidewalk, Parcel #3  
**Owner(s):** Scott E. Youmans and Any Other Parties of Interest  
**Property Address:** 3320 Rea Road  
**Property to be acquired:** 427 sq. ft. (0.010 ac.) of Permanent Slope Easement, Permanent Sidewalk/Utility Easement, Existing Right-of-Way, plus Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$200  
**Remarks:** This acquisition is required for the Rea Road Sidewalk project. 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:** 211-052-36

**Total Parcel Tax Value:** \$89,950

**CC. Project:** Pineville-Matthews Road Sidewalk Package #12, Parcel #5

**Owner(s):** Ziad Anis Nasrallah and Wife, Suzanne J. Nasrallah and Any Other Parties of Interest

**Property Address:** 2500 Howerton Court

**Property to be acquired:** 326 sq. ft. (.007 ac.) of Slope Easement and Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$125

**Remarks:** This acquisition is required for the Pineville-Matthews Sidewalk project. 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:** 227-263-40

**Total Parcel Tax Value:** 290,630

**DD. Project:** Pineville-Matthews Road Sidewalk Package #12, Parcel #4,

**Owner(s):** Scott K. Stucky and Wife, Alaine P.F. Stucky and Any Other Parties of Interest

**Property Address:** 2510 Howerton Court

**Property to be acquired:** 510 sq. ft. (.012 ac.) of Slope Easement and Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$225

**Remarks:** This acquisition is required for the Pineville-Matthews Sidewalk project. 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:** 227-263-39

**Total Parcel Tax Value:** \$292,160

**EE. Project:** Pineville-Matthews Road Sidewalk Package #12, Parcel #23

**Owner(s):** WC&C, Inc. and Any Other Parties of Interest

**Property Address:** Pineville-Matthews Road

**Property to be acquired:** 226 sq.ft. (.005 ac.) of Slope Easement and Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$50

**Remarks:** This acquisition is required for the Pineville-Matthews Sidewalk project. 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-20

**Use:** Vacant

**Tax Code:** 227-061-28

**Total Parcel Tax Value:** \$95,090

**FF. Project:** Pineville-Matthews Road Sidewalk Package #12, Parcel #12

**Owner(s):** Jimmy C. Nguyen and Wife, Thu-Nguyen Tan and Any Other Parties of Interest

**Property Address:** 2328 Howerton Court

**Property to be acquired:** 163 sq. ft. (.004 ac.) of Slope Easement and Temporary Construction Easement

**Improvements:** None

**Purchase Price:** \$50

**Remarks:** This acquisition is required for the Pineville-Matthews Sidewalk project. 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:** 227-261-16

**Total Parcel Tax Value:** \$270,890

## 50. Meeting Minutes

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

- July 15, 2002 Zoning Meeting
- July 22, 2002 Business Meeting