

AGENDA

Meeting Type:	BUSINESS
Date:	02/12/1996

City of Charlotte, City Clerk's Office

Charlotte City Council

Business Meeting

Order of the Meeting

- Call to order at 6:30 p.m.
- Invocation
- Pledge of Allegiance
- Proclamations & Recognitions
- Citizens Hearing
- Minutes & Consent Items
- Public Hearings
- City Manager's Report
- Policy
- Business

Agenda

The Business Meeting begins with a Citizens Hearing from 6:30 till 7:00 p.m. At 7:00 p.m. City Council takes up their formal business agenda. The agenda consists of the consent agenda, public hearings, City Manager's report, policy agenda, and business agenda.

Consent agenda items are first because they may be considered in one motion except those items removed by a Councilmember. Consent items are routine items that have been approved in the budget.

Occasionally, the City Council will announce it will go into Closed Session, if necessary, pursuant to North Carolina General Statutes 143-318.11 to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation or personnel matters as specifically listed on the agenda. Council will take any subsequent action in the open meeting as listed on the agenda.

Assistance for the Disabled

Agendas, reports, and records are available in alternative formats upon request. To order information in braille, oversized print or voice cassette tape, or to arrange for a sign language or oral interpreter for the meeting, please call the Clerk's office at least five days prior to the meeting at 336-2248.

Speaking to City Council

Citizens who wish to speak to City Council are encouraged to sign up with the City Clerk. The City Clerk may be reached by calling 336-2248. The City Clerk records names and addresses of citizens who address Council. Please call the City Clerk by 3:00 p.m. on the meeting date or you may sign up at the meeting.

The Mayor will recognize speakers. The time limit is three minutes per person or ten minutes per subject. Groups are encouraged to have designated speakers.

Televised Meetings

Council business meetings are televised live on the Government Channel, Channel 16 on Cable Vision and Vision Cable, on the second and fourth Monday evenings at 6:30 p.m. Meetings are replayed on Wednesdays at 9:00 a.m. and 9:00 p.m. and on Sundays at 1:00 p.m.

City Council Members

Mayor Pat McCrory	336-2241
Mayor Pro Tem Al Rousso	375-1142
At Large - Don Reid	554-6572
At Large - Ella Scarborough	366-4790
At Large - Lynn Wheeler	338-1911
District 1 - Sara Spencer	375-3042
District 2 - Malachi Greene	375-3883
District 3 - Patrick Cannon	553-8760
District 4 - Nasif Majeed	536-1153
District 5 - Tim Sellers	366-3440
District 6 - Charles Baker	364-2523
District 7 - Michael J. Jackson	542-2421

For Meeting Information,
contact the City Clerk, 336-2248

Form of Government

Charlotte has operated as a Council-Manager form of government since 1929. Under this form of government, the Mayor serves as the Chief Executive Officer; the City Council as the legislative body; and the City Manager as the Chief Administrative Officer.

The City Council includes 11 representatives, seven elected from districts and four elected at-large. Elections are held every two years, with the next election scheduled for 1997.

Charlotte at a Glance

- Largest city between Atlanta & Washington, D.C. with a population of approximately 455,000. The Charlotte metropolitan area population is 1,144,419.
- Square Miles 213
- Center of the Country's fifth largest urban region with approximately 5.6 million people living within a 100 mile radius.
- 14th busiest airport in the country
- Second largest banking/financial center
- Charlotte-Mecklenburg property taxes rank in the lowest quarter of 100 metro areas nationwide.
- The City of Charlotte holds a AAA credit rating, the highest possible. Only 14 cities have been designated as AAA by both major rating agencies.
- Charlotte's tax rate is 42.8 cents per hundred dollar evaluation. The tax rate has been the same for eight years.
- The City of Charlotte's total budget is \$724 million (operating and capital).
- There are approximately 4,884 city employees. In the last four years, 683 positions have been eliminated.
- There are 1,657 police employees and 800 fire employees.

Quotes about Charlotte

"Charlotte has a reputation of being one of the better-run big cities in America...The city is stressing continuous improvement and cost-cutting in city operations by introducing competition."

Reason Foundation 1995

"Charlotte's economic development has benefitted from the development of close relationships with its outlying areas, instead of battling with them for new business."

Financial World, April 2, 1994

"Not only is local government generally supportive of business, it is by all accounts efficient and effective. The tax rate is low. Businesses are not offered tax incentives to relocate here, but services appear to be good. The streets are immaculate and a study by Southport Magazine declared Charlotte's police force the best of a dozen large Southern cities."

Financial World, June 26, 1994

Charlotte won first place in the 1995 City Livability Awards sponsored by The United States Conference of Mayors and Waste Management, Inc. In particular, Charlotte was noted for programs designed to foster collaboration and encourage all citizens to work together on solving problems. The panel of judges praised Charlotte's history of good government, saying:

*"Charlotte has set the standard
by which to measure good local government."*



For additional information or if you have questions concerning the City of Charlotte and its organization, contact the Customer Service Center at 336-7600.

Mayor Patrick McCrory Mayor Pro Tem Al Rousso

<i>Charles Baker</i>	<i>Don Reid</i>
<i>Patrick Cannon</i>	<i>Ella Butler Scarborough</i>
<i>Malachi Greene</i>	<i>Tim Sellers</i>
<i>Mike Jackson</i>	<i>Sara Spencer</i>
<i>Nasif Rashad Majeed</i>	<i>Lynn Wheeler</i>

Council Agenda

CITY COUNCIL MEETING **Monday, February 12, 1996**

5:00 p.m.

Conference Center

- **Drug Testing Policy for Mayor and Council**
- **Options to Select Firm to Assist with New City Manager Search Process**
- **Political Consolidation Legislative Issues**
- **Small Business Garbage Collection**

6:30 p.m.

Meeting Chamber

- **Invocation**
- **Pledge of Allegiance**
- **Citizens Hearing**

7:00 p.m.

Formal Business Meeting

CITY COUNCIL AGENDA

Monday, February 12, 1996

TABLE OF CONTENTS

<u>Item No.</u>		<u>Page No.</u>	<u>Attachment No.</u>
-----------------	--	-----------------	-----------------------

MINUTES AND CONSENT

<u>1.</u>	Approval of Minutes	1	
<u>2.</u>	Consent Items	1	

PUBLIC HEARING

POLICY

<u>3.</u>	City Manager's Report	1	
<u>4.</u>	Solid Waste Collection Service for Multifamily Complexes	1	1
<u>5.</u>	Sign Ordinance	3	2

BUSINESS

<u>6.</u>	Charlotte-Mecklenburg Police Department Adam Service Area Center Construction Contract Awards	8	3
<u>7.</u>	Nominations for Boards and Commissions	10	4
<u>8.</u>	Appointments to Boards and Commissions	11	5-6

Item No.

Page No.

Attachment No.

CONSENT I

<u>9.</u>	Various Bids		
	A. Janitorial Supplies	12	
	B. Water and Sewer Construction - FY96 Contract #11 - Street Main Extensions	13	
	C. Water Distribution Project - 16-Inch Water Main Along Highway 73 - Phase II - From Waterview Drive to Westmoreland Road	13	
	D. Water Distribution Project - 16-Inch Water Main Along NC Highway 16 - From Belhaven Boulevard to Mt. Holly-Huntersville Road	13	
	E. Six Mile Creek Sewage Pump Station and Force Main	14	
	F. Neal Branch Lift Station	14	
<u>10.</u>	Refund of Certain Taxes	15	7
<u>11.</u>	Special Officer Permit	15	

CONSENT II

<u>12.</u>	Cancel March 11 Meeting	16	
<u>13.</u>	CMUD Lease to Charlotte- Mecklenburg Board of Education	16	8
<u>14.</u>	Business Corridor Revitalization Program Engineering Services	17	
<u>15.</u>	Police Adam One District Lease Agreement	18	
<u>16.</u>	Property Transactions	19	

Consent Items

- 1. Approval of Minutes:** Regular Meeting on January 16, 1996

- 2. Consent agenda items 9 through 16 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

Staff Resource: Julie Burch

PUBLIC HEARING

POLICY

- 3. City Manager's Report**

- 4. Solid Waste Collection Service for Multifamily Complexes**

Action: Approve the recommendation of the Restructuring Government Committee to continue to pay for solid waste collection from multifamily complexes on dumpster service and rebid the existing contracts.

Committee Chair: Charlie Baker

Staff Resource: Wayman Pearson

Policy: Restructuring Government: Privatization and Competition

Explanation of Request:

- The Restructuring Government Committee reviewed whether the City should continue paying for collection of solid waste from apartment complexes or privatize the service.
- The Committee unanimously recommends to:
 - continue current arrangement of City contracting and paying for solid waste collection from multifamily complexes (dumpster service); and
 - proceed with rebidding the existing contracts which expire on June 30, 1996.
- The City contracts with five private haulers to provide solid waste collection services at multifamily complexes. The contracts, which have not been rebid since 1979, expire on June 30, 1996. In order to avoid any service disruption, the contracts must be rebid or extended prior to June 30, 1996. (The Restructuring Government Committee and City Council would approve the rebidding process).
- An alternative to rebidding or extending the contracts would be for the City to terminate the contracts and privatize this service. Privatization of this service would free up \$ 2.2 million in the operating budget which could be utilized for other Council focus area priorities, including the Capital Program. Apartments would be like other commercial sites and pay for their solid waste collection service as a cost of doing business. The cost of the collection contracts equals \$ 3.28 per unit per month.
- Both Phoenix and Indianapolis privatized this service. Multifamily complex owners pay haulers directly for the service.

Background:

- In 1979/80, apartment renters were paying property tax on their personal property (i.e. the value of their furnishings). Residential garbage collection was considered a tax supported service. However, the ability to tax personal property was removed by the state legislature in FY89 and apartment renters no longer pay property taxes (except on automobiles).
- At the January 8, 1996 workshop, Council referred this matter to the Restructuring Government Council Committee.

Attachment 1

1. January 23, 1996 Restructuring Government Committee Agenda Item on Privatization Of Solid Waste Collection From Apartment Complexes
2. Summary of 1996 Telephone Survey
3. Proposed Process For Rebidding the Multifamily Solid Waste Collection Contracts

5. Sign Ordinance

Action:

- A. Consider options to the amortization provision of the Sign Ordinance for on-premise signs and direct staff to draft any changes.
- B. Consider options to the amortization provision of the Sign Ordinance for billboards and direct staff to draft any changes.
- C. If necessary, adopt a resolution requesting the County Commission to waive the Zoning Board of Adjustment filing fee for requests concerning on-premise sign extensions.

Committee Chair:

Lynn Wheeler

Staff Resource:

Julie Burch

Policy:

Sign Ordinance

Explanation of Request:

The Economic Development/Planning Committee discussed this issue and options at their January 17, 1996 meeting. The Committee voted 3-2 against Option 3 (grandfather until change of use) for on-premise signs, and voted 3-2 against Option 5 (grandfathering all existing signs) for on-premise and billboards.

ON-PREMISE SIGNS

Issues for Council to Consider in Making this Decision

- On premise sign owners have had eight years to amortize the value of their existing signs. However, County Building Standards only notified the owners in the past 45 days that their signs are non-conforming.
- Since 1988, new businesses or any business changing the size, height, type or location of their sign have complied with the Sign Ordinance.
- Businesses that have complied with the Sign Ordinance may feel that all businesses need to comply in order to have a level playing field in identifying themselves to the public.
- Approximately 2,000 signs were found to be in non-compliance; most of these are located in the older sections of the City and along urban corridors.
- The Sign Ordinance allows existing signs to remain if they are within 125% of the height, size and distance standards.
- For some signs, complying requires only simple changes.

ON-PREMISE SIGN OPTIONS

Option 1: No Change in Amortization Period

- Owners of on-premise signs would have to comply or file an application for a variance, a two year extension or an appeal by April 1, 1996.

Option 2: Support Two Year Extensions by ZBA

- Council would ask the Zoning Board of Adjustment (ZBA) to grant all requests for two year extensions (resolution attached).
- Staff would notify all owners of non-conforming signs.
- Owners of on-premise signs that file an application for a two year extension would have until February 1, 1998 to comply with the ordinance.

Option 3: Grandfather Until Change of Use and/or Business Expansion or Renovation

- On-premise signs would be grandfathered until there is a change of use (e.g. restaurant to retail) or the business expands or renovates the physical building.
- This would require a Zoning Text Amendment.
- All enforcement action would be delayed until Council approves the Text Amendment.

Option 4: Text Amendment to Extend the Amortization Period by Two Years

- Same as Option 2, however owner would not have to apply to receive the extension.
- City Attorney advises against this option because it opens the statute of limitations for new lawsuits against the City.

Option 5: Repeal Amortization - Grandfather Existing On-Premise Signs

- On-premise signs would be grandfathered until owners change the size, height, location or type of sign.
- This would require a Text Amendment.

BILLBOARDS

Issues for Council to Consider in Making this Decision

- Billboard companies have had eight years to amortize the value of their existing signs. This is the longest amortization period of any city in the state. During those eight years, the billboard industry has regularly introduced legislation and heavily lobbied the State Legislature to eliminate amortization for billboards.
- There are approximately 795 billboards in Charlotte. 345 are along Federal Aid Highways (I-85, I-77, I-277, Albemarle Road, Independence Boulevard, Billy Graham Parkway, Brookshire Boulevard, and South Boulevard beyond Woodlawn Road) and will remain because state law exempts them from amortization. Of the remaining 450, 293 billboards were found in non-compliance; approximately 185 will have to come down, but the remaining 108 of these can be modified to bring them into compliance.
- The Sign Ordinance allows existing billboards to remain if they are within 125% of the height, size, and distance standards in the ordinance.

BILLBOARD OPTIONS

Option 1: No Change in Amortization Period

- Same as Option 1 under on-premise signs.

Option 2: Support Two Year Extensions by ZBA

- Same as Option 2 under on premise signs.

Option 3: Grandfather until Change of Use and/or Business Expansion or Renovation

- This option cannot apply to billboards.

Option 4: Text Amendment to Extend the Amortization Period for Two Years

- Same as Option 4 under On Premise Signs.

Option 5: Repeal Amortization - Grandfather Existing Billboards

- Same as Option 5 under On Premise Signs.

Option 6: Enter Into an Agreement with Adams Outdoors

- Adams has offered to agree to remove some non-conforming signs if others could remain.
- This option could be implemented through a consent judgement in the lawsuit Adams vs City of Charlotte.
- This option does not deal with billboards owned by other billboard companies.

FILING FEE RESOLUTION

The Economic Development/Planning Committee did come to a consensus that Council should request that the County Commission waive the \$125 filing fee for two year extensions. If Council selects either Option 1 or 2 for on premise signs, then Council may want to adopt this resolution. The other options eliminate the need for this resolution.

Staff recommends this waiver be limited to only the extension request, since the variance and appeal requests require substantial staff time and costs.

Attachment 2

1. Information sent to Economic Development Committee for 1/17/96 meeting
2. Resolution to County Commission on Waiving Fee
3. Resolution to City Zoning Board of Adjustment on Two Year Extensions
4. Memo from Lynn Wheeler 1/19/96

BUSINESS

6. Charlotte-Mecklenburg Police Department Adam Service Area Center Construction Contract Awards

Action: Approve four construction contracts in the amount of \$3,655,734 for construction of the Adam Service Area Center (ASA).

Staff Resource: David Garner and Deputy Chief Leonard Jones

Explanation of Request:

- Based on the recommendation of the project architect, the City Engineer recommends that the contracts for General, Plumbing, Mechanical, and Electrical construction be awarded to the contractors listed in Table 1. These contractors were the low responsive bidders on the project.

Table 1 Construction Contracts

Construction Item	Contract to be Awarded to	Negotiated Contract Amount
General	Sealand Contractors Corp.	\$2,655,340
Plumbing	Gastonia Plumbing and Heating Company, Inc.	\$194,631
Electrical	W.B. Moore of Charlotte, Inc.	\$435,748
Heating, Ventilation and Air Conditioning (HVAC)	Climate Conditioning of Charlotte	\$370,015

- The combined total of the bids and recommended alternates was \$215,064 over budget. City Staff and the architect have negotiated \$102,330 in cuts to the project. The project budget can be balanced

by purchasing furniture with savings from the furniture contracts for the CMPD Trade Street facility.

- Due to the extensive amount of construction ongoing in the Charlotte area, it was difficult getting bids from contractors. For example, only one contractor bid on an early grading package in October. This bid was rejected and the work is now included in the General construction contract. It was also difficult to obtain an adequate number of bids for the Plumbing and Electrical construction contracts (i.e., had to re-advertise them).

Value Engineering

- To stay within the construction budget, many cost saving measures were implemented during the design phase. Thirteen bid alternates totaling over \$165,000 were included in the bid to give us flexibility in awarding the contracts. Two add alternates totaling \$23,500 are recommended for approval to save on maintenance and operation of the facility. The recommended alternates are described in the attachment.

Table 2 Construction Budget Summary

Project Construction Budget	\$3,543,000
Total bids including all alternates	\$3,907,684
Subtract alternates not being recommended	(\$149,620)
Subtotal bids and <u>recommended</u> alternates	\$3,758,064
Project Construction Budget	\$3,543,000
Difference	\$215,064
Subtract negotiations with contractors	<u>(\$102,330)</u>
Furniture Purchase from CMPD furniture savings	\$112,734

Furniture Purchase

Approximately \$297,000 of furnishings are required for the Adam Service Area Center. Furniture will be purchased from the contractors supplying furniture for the CMPD Trade Street facility.

The prices on the CMPD furniture were excellent. There is a two year purchase agreement on those contracts that allow us to purchase furniture at a high discount rate. Change orders will be issued to these contractors as necessary.

MWBD Status:

Sealand Contractors Corporation has committed \$187,300 or 7.3% of their work to BBE's. Sealand has committed to solicit MWBD participation for landscaping, concrete, excavation, trucking, hauling, and welding throughout the project as these are subcontracting possibilities.

Subcontracting opportunities for the mechanical, plumbing, and electrical contracts are limited as are the number of MWBD firms who do this type of work. The mechanical and plumbing contractors solicited MWBD firms but did not receive bid responses. The electrical contractor will self perform their work. Staff will continue to work with these contractors to get MWBD participation as the project progresses.

Attachment 3

List of recommended alternates

7. Nominations for Boards and Commissions**1. Parole Accountability Committee**

One appointment beginning immediately and ending June, 1997 to replace Hilda Griffin who has resigned. Nominations are open until the February 12 Council Meeting. Council may also want to appoint this position on February 12.

- a. Kimberly Baker by Councilmember Cannon

Attachment 4

8. Appointments to Boards and Commissions

1. **Citizens Oversight for Cable Television**
Consider the reappointment of Theatry Greene. Mr. Greene has not responded to the City Clerk's letter and was not present at the last meeting on January 17, 1996.

Attachment 5

2. **Competition Privatization Advisory Committee**
One two year appointment to replace Bill James who has resigned.
 - a. William T. Crowder, Jr. by Councilmember Baker
 - b. Marilyn Forest by Councilmember Rousso
 - c. Tim Meade by Councilmember Spencer
 - d. Jim Polk by Councilmember Majeed

Attachment 6

Introduction to CONSENT I and II

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

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

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

Minority and Women Business Development Program (MWBD) Abbreviations:

BBE - African American

ABE - Asian American

NBE - Native American

HBE - Hispanic

WBE - Non-Minority Women

CONSENT I

9. Various Bids

A. Janitorial Supplies

Business Support Services

Recommendation: Business Support Services Key Executive recommends the low bid, Brame Specialty Company, Inc., Charlotte, North Carolina in the amount of \$293,964.10 for Award of Contract on a unit price basis.

MWBD Compliance: Yes. The bid package was mailed to six MBE firms. Five declined to bid and the other one submitted their bid past the deadline.

B. Water and Sewer Main Construction - CMUD
FY96 Contract #11 - Street Main Extensions

Recommendation: Charlotte-Mecklenburg Utility Director recommends the low bid of \$719,716 by McDaniel Construction Contractors, Inc. of Bostic, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$0	0%	2%
WBE	\$719,716	100%	3%

C. Water Distribution Project - 16-Inch CMUD
Water Main Along NC Highway 73 - Phase II
- From Waterview Drive to Westmoreland Road

Recommendation: Charlotte-Mecklenburg Utility Director recommends the low bid of \$284,595.89 by Rea Brothers, Incorporated of Pineville, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$3,600	1.2%	4%
WBE	\$24,300	8.3%	3%

Compliance: Yes. The contractor has met the requirements of the MWBD Program by exhibiting a good faith effort to utilize minority and women owned firms. After the Utility Department's review and consultation with the contractor, his commitment to BBE firms increased to 1.2%, as shown above. All subcontracting opportunities are committed to MWBD firms, with the exception of one, which they plan to self-perform. The WBE goal has been exceeded.

D. Water Distribution Project - 16-Inch CMUD
Water Main Along NC Highway 16 - From
Belhaven Boulevard to Mt. Holly-Huntersville Road

Recommendation: Charlotte-Mecklenburg Utility Director recommends the low bid of \$717,111.99 by B.R.S., Incorporated of Richfield, North Carolina.

MWBD Compliance: Yes. The contractor has met the requirements of the MWBD Program by performing 100% of the work with their current work force. The Utility Department has obtained information from the contractor regarding their capacity to self-perform this work.

E. Six Mile Creek Sewage Pump Station and Force Main

CMUD

Recommendation: Charlotte-Mecklenburg Utility Director recommends the low single prime bid of \$5,080,362.20 by J.S. Haren Company of Etowah, Tennessee.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$394,700	7.8%	3%
WBE	\$149,253	2.9%	3%

Compliance: Yes. The contractor has met the requirements of the MWBD Program by exhibiting a good faith effort to utilize minority and women owned firms. There is one WBE certification pending. If this firm is certified, the WBE participation will increase to 11.4%. J.S. Haren originally submitted a commitment of 0.9% BBE (\$44,000) and 0.1% WBE (\$6,000). After the Utility Department's review and consultation with the Contractor, his commitment increased to the amounts shown above. The BBE goal has been exceeded and the WBE goal has been met.

F. Neal Branch Lift Station

CMUD

Recommendation: Charlotte-Mecklenburg Utility Director recommends the low single prime bid of \$1,190,989 by Dellinger, Incorporated of Monroe, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$0*	0%	2%*
HBE	\$3,220	0.3%	0%
WBE	\$3,140	0.3%	2%

***Compliance:** Yes. The contractor has met the requirements of the MWBD Program by exhibiting a good faith effort to utilize minority and women owned firms. Dellinger, Inc. submitted with their bid a zero commitment to MWBD firms. After the Utility Department's review and consultation with the Contractor, their commitment increased to the amounts shown above. Dellinger has several subcontracts which will be utilizing majority firms, but has provided the Utility Department adequate documentation to determine that a good faith effort was made and the low quote was used. Their original submittal also included a BBE firm that is presently not certified with the City of Charlotte, but their certification is pending. Should this firm be certified, the BBE participation will increase to 1.1% or \$12,500.

10. Refund of Certain Taxes

Action: Adopt a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of \$6,123.78.

Attachment 7

11. Special Officer Permit

Action: Approve application for Special Officer Permit to Bernard Walker for use on the premises of the Aviation Department as an Airport Safety Officer I.

CONSENT II

12. Cancel March 11 Meeting

Action: Cancel the March 11 regular business meeting due to the National League of Cities Conference.

Explanation of Request: Council may wish to cancel the March 11 meeting so they may attend the National League of Cities Conference March 9-11 in Washington, D.C.

13. CMUD Lease to Charlotte-Mecklenburg Board of Education

Action: Approve lease agreement with Board of Education to lease a .32-acre CMUD tract of land adjacent to the North Mecklenburg High School for construction of a greenhouse for \$1 per year.

Explanation of Request:

- The Board of Education has requested a lease agreement to construct a greenhouse on a portion of the North Mecklenburg Water Tank property which adjoins North Mecklenburg High School on NC Highway 115.
- The term of the lease is five years with one option to renew for an additional five years.
- Rental fee is \$1 per year.
- The termination clause allows either party to terminate lease agreement for any or no reason upon 90 days written notice.
- City Manager only has authority to approve lease agreements for up to one year in duration; therefore, this is brought to Council for approval.

Background:

- The area requested to be leased is within an area around the existing water tank that must be retained in order to meet zoning requirements. The remainder of the property is vacant and residual and will likely be sold to the Board of Education.

Attachment 8

14. Business Corridor Revitalization Program Engineering Services

Action:

Approve Agreement for Engineering Services with Derek Church Williams Landscape Architecture for \$150,000.

Explanation of Request:

- This agreement will provide street scape, curb, gutter and sidewalk design for West Boulevard, North Davidson, and Tremont Avenue. As the need arises, individual projects within the Business Corridor Revitalization Program may be added if funding is available.
- A selection committee comprised of staff from Engineering & Property Management, the Planning Commission, and Neighborhood Development chose Derek Church Williams Landscape Architecture using the Council approved selection process.
- Compensation for these engineering services is on an hourly and unit price basis so the City can add projects on an as-needed, funding available basis. Derek Church Williams' fees are comparable to the fees charged for similar work in this area.
- The projects included in this contract are high priority projects identified in the Business Corridor Revitalization Program.

15. Police Adam One District Lease Agreement

Action: Approve a five year lease agreement in the amount of \$211,249 between the Charlotte-Mecklenburg Police Department and Lemrac, Inc. for a district office for the Adam One Patrol District.

Explanation of Request:

- As a part of its conversion to community policing and the decentralization of police services, the Police Department is locating nine of its twelve patrol district offices in the geographic locations they serve.
- The Police Department wishes to enter into a five year lease agreement with Lemrac, Inc. to provide 3,995 square feet of office space for the Adam One District.
- The office will be in the South Square Commerce Center located at 7900 England Street in southwest Charlotte. England Street is located two blocks south of Arrowood Road off South Boulevard.
- The space will be used as a full district office and will include roll call rooms, locker rooms, and parking spaces for seventy vehicles.
- This space meets all of the Police Department's criteria for the selection of district office sites. The criteria includes the cost of the site, central location within the district, major street access, accessibility by public transportation, and adequate parking space.
- The lease is for a five year period with a 3% cost increase factored in to each year of the lease. Costs are as follows:

Year One	\$39,790
Year Two	\$40,983
Year Three	\$42,213
Year Four	\$43,479
Year Five	\$44,784

for a total of \$211,249 for the five year period.

- The cost of the space per square foot is \$9.96. The Real Estate Division indicates that the current rate for comparable space in this area of the county is \$14-\$16 per square foot.
- The Planning Commission has reviewed the site for the office and the Real Estate Division has reviewed the lease agreement.

16. Property Transactions

Action: Approve the following property acquisitions and adopt the condemnation resolution.

For items A and B, the purchase was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific condition and size of the house. The tax value is determined on a more generic basis and will be higher or lower for houses with certain features. Residential property is acquired per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. The owners are eligible for relocation benefits. Acquisition and relocation costs are eligible for Federal Aviation Administration reimbursement.

- Acquisitions:**
- A. Project: FAR Part 150 Program
Owner(s): Edgar A. and Patricia M. Miller, Jr.
Property Address: 6301 Shoreline Drive
Property to be acquired: .344 Acres
Improvements: Ranch, 3 Bdrm, 2 Bath
Tax Value: \$62,430
Purchase Price: \$69,000**
- B. Project: FAR Part 150 Program
Owner(s): Keith R. and Laura K. Hamilton
Property Address: 5419 George Street
Property to be acquired: .744 Acres
Improvements: Ranch, 3 Bdrm, 1 Bath
Tax Value: \$55,550
Purchase Price: \$66,000**

Condemnation:

- C. **Project:** Elevated Water Storage Tanks, Parcel #1,
Owner(s): Hazel S. Shannonhouse & any other parties of interest.
Property Address: W. Mallard Creek Church Rd.
Property to be acquired: 337,155 sq.ft. (7.74 ac.) Area Remaining 662,114 sq.ft. (15.20 ac.)
Improvements: None
Tax Value: \$206,406 (Entire Parcel)
Purchase Price: \$194,000
Remarks: Acquisition is required for construction of two water towers. The City's offer of \$194,000 was derived from the higher of the two independent appraisals. The property owners counter-offer of \$294,000 is based on a speculative appraisal value. The property owners have no immediate plans for development of this vacant property.
- Zoned:** R-4 **Use:** Vacant
Tax Code: 047-175-10