

Mayor Anthony Foxx

Michael D. Barnes
Patrick D. Cannon
Nancy Carter
Warren Cooksey
Andy Dulin

Mayor Pro Tem Susan Burgess

David L. Howard
Patsy Kinsey
James Mitchell, Jr.
Edwin Peacock III
Warren Turner

**CITY COUNCIL MEETING
Monday, February 22, 2010**

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

Item #	Page #	Title
9	9	Rollout Cart Service and Maintenance Contract

CITY COUNCIL AGENDA
Monday, February 22, 2010

TABLE OF CONTENTS

<u>Item No.</u>		<u>Page No.</u>	<u>Attachment No.</u>
5:00 P.M. Dinner Briefing			
Conference Center			
1.	Mayor & Council Consent Item Questions	1	
2.	Boarded-Up Structures Ordinance Update	1	
3.	Johnston and Mecklenburg Mills Redevelopment	2	
4.	Broadband Technology Opportunities Program Grant	2	
5.	Answers to Mayor and Council Consent Item Questions	3	
6:30 P.M. Citizens' Forum			
7:00 P.M. Awards and Recognitions			
Meeting Chamber			
Consent			
6.	Consent agenda items 16 through 29 may be considered in one motion except those items removed by a Council member. Items are removed by notifying the City Clerk before the meeting.	5	
Public Hearing			
7.	Public Hearing on Resolution to Close a Portion of Prospect Street and an Alleyway off Prospect Street	6	1
Policy			
8.	City Manager's Report	8	
Business			
9.	Rollout Cart Service and Maintenance Contract	9	
10.	Workforce Development Board Contract Amendment	10	2

<u>Item No.</u>		<u>Page No.</u>	<u>Attachment No.</u>
11.	Workforce Development Board Contract Amendment for Neighborhood Assistance Corporation of America	11	3
12.	McMullen Woods Apartments Refinancing	12	4
13.	Business Investment Grant for Celgard	13	
14.	Nominations to Boards and Commissions	15	5-12
15.	Mayor and Council Topics	16	
Consent			
16.	Refuse Truck Tires	19	
17.	Fire Administration Facility Design Services	20	
18.	Emergency Procurement for Airfield Pavement Deicing Fluid Change Order #1	21	13
19.	Airport Ramp Information Display System Upgrade	22	
20.	Airport Concourse E Expansion	23	
21.	Airport Parking System Service Agreement	24	
22.	State's Aid to Airport Grant	25	14
23.	2010 General Airport Revenue Bonds Appropriation	25	15
24.	FY2010 Metropolitan Planning Program Transit Grant Municipal Agreement	26	16
25.	In Rem Remedy	28	17-27
26.	Fire Department Urban Search and Rescue Lease	31	
27.	Rooftop Solar Panel Lease Agreement	32	28
28.	Property Transactions	33	
29.	Meeting Minutes	35	

5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Mayor & Council Consent Item Questions

Resource: Curt Walton, City Manager

Time: 5 minutes

Synopsis

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

2. Boarded-Up Structures Ordinance Update

Resource: Walter Abernethy, Neighborhood & Business Services

Time: 15 minutes

Synopsis

- On July 23, 2007 City Council approved the Boarded-Up Structures Ordinance applicable to residential structures.
- The Ordinance includes the following provisions:
 - Allows residential structures to be boarded up for a maximum of six months
 - Requires property owners to register boarded-up structures with the City's Code Enforcement Division. There is no fee for registration, which is an online process.
 - Establishes guidelines on how structures should be boarded up and the materials that should be used
 - Authorizes the issuance of civil penalties in the event property owners do not comply with the Ordinance requirements
- Since implementation of the Ordinance, approximately 200 structures have been registered via the online registration process. The number of structures registered changes daily as properties are sold and the six-month time frame expires.
- Code Enforcement inspectors respond to citizen service requests to investigate both registered boarded-up properties and properties that have been boarded up longer than the established time frame.

Enforcement Challenges and Issues

- Current economic conditions have made it difficult for property owners to address the underlying issues that led owners to board up a property, particularly with larger multi-unit properties.
- Property owners have indicated to Code staff that the six-month limit on a boarded-up structure is no longer feasible, considering the current economic conditions.
- Neighborhood leaders have expressed concerns that in many neighborhoods removing the boards after six months exposes the structure to vandalism, vagrant access, and other community safety related issues.

Future Action

- The City Manager recommends that this item be referred to the Housing and Neighborhood Development Committee for additional consideration.

3. Johnston and Mecklenburg Mills Redevelopment

Resource: Stan Wilson, Neighborhood & Business Services

Time: 15 minutes

Synopsis

- On July 28, 2008 City Council approved the purchase and sale agreement between the City of Charlotte and the NoDa Mills, LLC for the sale of the Johnston and Mecklenburg Mills and the adjacent properties for \$475,000.
- NoDa Mills LLC is a partnership between Banc of America Community Development Corporation and Tuscan Development. NoDa Mills was selected as the developer through a Request for Proposal (RFP) process.
- The NoDa Mills LLC development proposal included:
 - The preservation and renovation of the two existing Mill properties into approximately 170 rental apartments (95 market rate apartments and 75 affordable apartments). The exact number of units was to be finalized upon an architectural review of building.
 - 28 for-sale condominium units and 6,500 square feet of retail
 - A restaurant/catering facility
 - Art gallery/office space
 - Pedestrian-friendly retail streetscape along 36th Street
 - Retail and pedestrian connectivity to the proposed transit line
- NoDa Mills LLC completed the due diligence period to review the property and make the necessary inspections; however, due to economic conditions, including financing challenges, the closing on the sale of the property and the redevelopment did not occur.
- The purchase and sale agreement included an expiration date of December 30, 2008. Therefore, the City no longer has a contractual obligation with the NoDa Mills, LLC.

Future Action

- The City Manager recommends that this item be referred to the Housing and Neighborhood Development Committee for additional consideration.

4. Broadband Technology Opportunities Program Grant

Resources: Chuck Robinson, Business Support Services
Dennis Baucom, Business Support Services

Time: 15 minutes

Synopsis**Background**

- In 2003, the City and County implemented an interlocal agreement to consolidate the public safety radio system.
- Between 2004 and 2009, over \$11 million in grants have helped to grow the system to support regional public safety communications with state of the art technology.

- In 2010, the Radio Communications Council, which has staff representatives from the City, County and Towns, adopted a new ten-year strategic plan with an initial focus on reducing cost and improving reliability for mobile data.

Broadband Technology Opportunities Program (BTOP)

- The American Recovery and Reinvestment Act allocated \$7.2 billion for expansion of broadband technologies through the BTOP.
- The grant objectives are to support:
 - Improved access to, and use of, broadband service by public safety agencies
 - Providing broadband access to community anchor institutions (e.g., schools, libraries, medical facilities) and job-creating strategic facilities
- The grant has two application rounds. The first round was completed in September 2009. The second round applications are due March 15, 2010, with a total available for award of \$4.8 billion.

Opportunity for the City of Charlotte and Mecklenburg County

- BTOP grant compliments Charlotte-Mecklenburg system strategic plan for countywide wireless broadband network.
- City initiated stakeholder group to explore opportunity.
- Stakeholders agreed the grant match (20%) must be met by in-kind resources – no new investment required by the stakeholders.
- Anticipated cost of broadband network is \$22,662,000
 - In-kind match (no funds) of \$5,665,500
 - Total grant application totals \$16,996,500
- Advantage to City and stakeholders
 - Public Safety would have network priority
 - Opportunity for over \$364,000 (\$235,000 for City) in annual savings
 - No increase in operational overhead

Next Steps

On March 8, Council will be asked to consider authorizing the grant application. The grant application deadline is March 15.

5. Answers to Mayor and Council Consent Item Questions

Resource: Curt Walton, City Manager

Time: 10 minutes

Synopsis

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

6:30 P.M. CITIZENS' FORUM

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

CONSENT

- 6. Consent agenda items 16 through 29 may be considered in one motion except those items removed by a Council member. Items are removed by notifying the City Clerk before the meeting.**

PUBLIC HEARING

7. Public Hearing on Resolution to Close a Portion of Prospect Street and an Alleyway off Prospect Street

Action: **A. Conduct a public hearing to close a portion of Prospect Street and an alleyway off Prospect Street, and**
 B. Adopt a resolution to close.

Staff Resources: Jeff McSwain, Transportation
 Linda Poissant, Transportation

Policy

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

Explanation

- North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition to abandon public right-of-way and requests this Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property.
- The attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.

Petitioner

Charlotte Metro Credit Union

Right-of-Way to be abandoned

A portion of Prospect Street and an alleyway off of Prospect Street

Location

Located within the Elizabeth Community, a portion of Prospect Street: a 50-foot wide right-of-way beginning at Central Avenue and continuing approximately 200 feet south to its terminus at East Independence Boulevard consisting of 7,568 square feet, and an alleyway off of Prospect Street: a 10-foot wide alleyway beginning at Prospect Street and continuing approximately 130 feet east to its terminus consisting of 1,272 square feet

Reason

To incorporate the right-of-way into adjacent parcels owned by the petitioner for the future expansion of the Charlotte Metro Credit Union

Notification

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

Adjoining Property Owners

North Carolina Department of Transportation- No objections

Neighborhood/Business Associations

Elizabeth Community Association- No objections
Cherry Community Association- No response
Friends & Residents of Historic Cherry- No response
Belmont Community- No response
First Ward Community- No response
First Ward Neighbors, Inc- No objections
Optimist Park- No response

Private Utility Companies – No objections

City Departments

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

- Be contrary to the public interest
- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to his property as outlined in the statutes
- Be contrary to the adopted policy to preserve existing rights-of-way for connectivity

Attachment 1

Map
Resolution

POLICY

8. City Manager's Report

BUSINESS

9. Rollout Cart Service and Maintenance Contract

Action:

A. Authorize the City Manager to execute a seven-year service contract, beginning July 1, 2010, with Otto Container Management, LLC to provide maintenance, distribution and service for rollout carts used by the City in its solid waste collection programs, and

B. Authorize the City Manager to extend the contract for up to three additional one-year terms. The total ten-year contract is expected to not exceed \$11,926,224.

Staff Resource: Victoria Garland, Solid Waste Services

Explanation

- On February 8, 2010 Council awarded a ten-year contract for new and replacement carts to Otto Environmental Systems North America, Inc.
- The City uses a service contract to provide maintenance for its fleet of rollout carts. The current contract for this service expires June 30, 2010.
- The City needs to secure a new contract for maintenance of its existing refuse carts and the rollout carts that will be delivered for single-stream recycling.
- Staff recommends a seven-year service contract with Otto with three, one-year renewal options for a total ten-year contract.
- The starting price is \$0.17 per cart per month, with annual increases ranging from 3% to 4%.
- The \$0.17 per cart per month rate is 50% lower than the current contract rate of approximately \$0.34 per cart per month.
- At the reduced rate of \$0.17, the City will be able to provide maintenance for the increased number of carts (including recycling rollout carts) that will be in service beginning July 1, 2010, without having to increase the current budget for this service.
- The estimated cost of maintenance over the life of the contract is \$11,926,224.
- Otto signed the contract on December 8, 2009. Under the contract, the City has through February 28, 2010 to seek Council approval and execute the contract.

Cart Ownership Settlement

- Currently the City is using approximately 230,000 refuse carts, the majority of which are provided through a lease and service contract with Otto.
- Of these carts, 52,457 are clearly owned by Otto and the City has no claim to them upon termination of the contract.
- Ownership rights to 168,926 refuse carts are in dispute.
- On January 4, 2010 during a closed session, staff briefed Council in detail about the dispute. Staff submitted a follow-up memorandum to Council on February 5, 2010.
- The proposed contract with Otto will give the City ownership of the disputed 168,926 carts, plus the 52,457 carts for which the City has no claim. Ownership will transfer to the City over the life of the contract, with a certain number being conveyed to the City each year.

Contract Benefits

- The new contract benefits include:
 - Avoid the City having to buy or replace the 52,457 carts currently being provided by Otto to which the City has no legal claim.
 - Staff estimates the cost of buying these carts from Otto to be plus/minus \$1.5 million or, if Otto is unwilling to sell, approximately \$2.1 million based on the recent second low bid for new recycling carts.
 - Avoid the uncertainty and expense of litigation with Otto over ownership of the 168,926 disputed carts. If the litigation were not successful, these carts would have to be procured either:
 - From Otto at an estimated cost of plus/minus \$2.2 million or, if Otto won't sell
 - From another vendor at an estimated cost of approximately \$6.7 million (based on the second low unit price bid for new recycling carts)
 - Saves \$37,635 per month if the current Otto lease is not extended past June 30, 2010 (the difference between the proposed \$0.17 per cart per month and the current lease rate of \$0.34 per cart per month).
 - Continue a partnership with a service provider that has a track record of excellent service with the City

Small Business Opportunity

The City negotiated a SBE goal with Otto Container Management, LLC during the contract negotiation process (Part C: Section 2.2 of the SBO Policy). Otto has committed to use 5.00% of the total contract value to certified SBEs, over the term of the contract.

Funding

Solid Waste Services Operating Budget

10. Workforce Development Board Contract Amendment

- Action:**
- A. Amend the City's FY2010 contract with the Charlotte-Mecklenburg Workforce Development Board by \$1,656,253 to administer professional services for workforce development programs (total FY2010 contract amount of \$11,388,849), and**
 - B. Adopt a budget ordinance appropriating \$1,656,253 of federal Workforce Investment Act grant funding for local workforce development programs for a total FY2010 contract amount of \$11,388,849.**

Resources: Brad Richardson, Neighborhood & Business Services
Deborah Gibson, Workforce Development Board
Executive Director

Explanation

- In FY2010, the Charlotte-Mecklenburg Workforce Development Board (WDB) received the following additional allocations totaling \$1,656,253 from the State of North Carolina to fund the following workforce training initiatives:

- Dislocated Worker Fund (\$1,221,770) - to provide employment, training, childcare and transportation to displaced employees
- Incumbent Worker Fund (\$390,353) - to provide training grants for Charlotte businesses to increase the skills of their current employees
- American Recovery and Reinvestment Act (ARRA) grant for the Professional Career Center (\$44,130) - to provide management staffing and support to the Professional Career Center in Uptown Charlotte for displaced professional workers

Background

- The WDB is responsible for implementing the federally funded Workforce Investment Act (WIA) that provides job training and assistance to unemployed and underemployed workers in Mecklenburg County.
- The State of North Carolina acts as the pass-through agent for these federal funds, and the City serves as the fiscal agent for the program.
- The City contracts with the WDB on an annual basis to implement WIA services.

Funding

Federal Workforce Investment Act Grant

Attachment 2

Budget Ordinance

11. Workforce Development Board Contract Amendment for Neighborhood Assistance Corporation of America

Action:

A. Amend the City’s contract with the Charlotte-Mecklenburg Workforce Development Board by \$1,560,000 in additional On-the-Job Training Grant funding from the NC Department of Commerce to Neighborhood Assistance Corporation of America (NACA) (total grant of \$2,560,000 over three years), and

B. Adopt a budget ordinance appropriating an additional \$1,560,000 in State On-the-Job Training Grant funds for NACA for a total contract amount of \$2,560,000.

Resources: Brad Richardson, Neighborhood & Business Services
Deborah Gibson, Workforce Development Board
Executive Director

Explanation

- The Neighborhood Assistance Corporation of America (NACA) is a national non-profit community advocacy and homeownership organization with multiple offices throughout the US.
- NACA offers direct assistance to homebuyers who are at risk of losing their homes through negotiation with lenders and loan servicers on behalf of homeowners, loan servicing by contract with lenders, underwriting reviews of mortgages and post-homeownership counseling.
- NACA’s Charlotte office is located on Executive Center Drive near Eastland Mall.

On-the-Job Training Grant

- On June 11, 2009 the North Carolina Department of Commerce awarded a \$1 million On-the-Job Training (OJT) Grant to NACA as part of the

company's proposed expansion, which is expected to create up to 1,014 new jobs over the next three years.

- Under the terms of the grant, NACA may receive a 50% reimbursement of salaries for eligible adult and dislocated workers for the first two months of employment (estimated at \$256,000 for each 100 employees hired).
- The City serves as the fiscal agent for the funds and is required to contract with the WDB, which oversees compliance monitoring for the grant prior to disbursing funds to NACA.
- On July 27, 2009 Council approved a contract with the WDB for the \$1 million OJT grant.
- On August 25, 2009 the State increased the grant by \$1,560,000, making the total amount available to NACA \$2,560,000.
- This contract amendment enables the City to release funds to the WDB for disbursement to NACA when the terms of the grant are met.
- No city funds will be used.

Funding

North Carolina Department of Commerce

Attachment 3

Budget Ordinance

12. McMullen Woods Apartments Refinancing

Action:

- A. Approve the Charlotte Housing Authority's assumption of the existing \$1,836,000 City loan,**
- B. Approve a 20-year extension of the City's existing \$1,836,000 loan to become due and payable in 2030, and**
- C. Approve a change in the City loan terms to allow the units to serve a mix of incomes that include households earning 30%, 40% and 60% of the area median income.**

Staff Resource: Zelleka Biermann, Neighborhood & Business Services

Explanation

- On June 30, 1992 City Council approved a City loan in the amount of \$1,836,000 to McMullen Wood Apartments Limited Partnership (Crosland Inc. is the managing Partner of the LLC) for the development of a 55-unit multi-family apartment complex located at 6508 Walsh Boulevard (NSA 183) Carmel Neighborhood.
- The units serve households earning 40% or below area median income (AMI).
- Crosland and the Charlotte Housing Authority (CHA) have entered into a letter of agreement where the CHA will assume the existing loan of \$1,836,000 and acquire the property from the McMullen Woods Limited Partnership. CHA's acquisition of the property will allow the units to remain affordable for an additional 20 years.
- The CHA is requesting City approval to assume the existing loan of \$1,836,000 and extend the maturity date to 2030. Under the terms of the refinancing, the City loan will hold a first lien position with a non-amortizing ½% interest-only loan paid monthly for 20 years.

- The units are currently restricted to serve households at 40% of AMI. The CHA has developed a plan that will restructure the financing and will create a mix of incomes within the development.

No. of Units	Income Served
21	\$19,500 (30% of AMI)
15	\$26,600 (40% of AMI)
19	\$39,900 (60% of AMI)

- The current City loan is a non-amortizing cash flow loan structured with the first \$10,000 of cash flow retained by the ownership and a 50/50 split with ownership and the City thereafter. The current maturity date is 2011.
- The McMullen Woods apartments are currently fully occupied.

Funding

Innovative Housing Fund

Attachment 4

CHA Request Letter
Project Summary Sheet

13. Business Investment Grant for Celgard

Actions: Approve the City’s share of a Business Investment Grant to Celgard for a total estimated amount of \$452,322 over five years (total City/County grant estimated at \$1,279,540).

Staff Resource: Brad Richardson, Neighborhood & Business Services

Policy

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

Explanation

- Celgard is a Charlotte based manufacturer of separators for lithium-ion batteries used in consumer electronics, such as cell phones and computers. The company currently has 384 employees at their location in southwest Charlotte.
- In August 2009 Celgard was awarded a grant from the US Department of Energy to fund an expansion into battery components for electric vehicles.
- To accommodate this expansion, Celgard considered various sites for a new facility, including locations in South Carolina, Tennessee and Michigan.
- On January 20, 2010 the company announced its decision to expand its Charlotte facility and construct a new manufacturing plant in Concord, NC, in part due to state and local incentives.
- Expansion of the Charlotte facility will start immediately, while the construction of the Concord plant is expected to begin later this year.
- Overall, 289 new jobs are expected to be generated by Celgard as part of this project; 80 in Charlotte and 209 in Concord.

Background

In 2003 Council awarded Celgard a \$350,000 Business Investment Grant for a \$35 million expansion that created 50 new jobs. (City/County grant total of \$967,000.)

- Celgard successfully met each of the terms of the 2003 grant, and the City completed grant payments last year.
- Council’s Business Investment Program policy allows companies to receive additional grants for subsequent expansions, provided the company meets all of the Council-approved criteria.

Business Investment Grant

- Celgard’s expansion meets all of the Council-approved requirements for a Business Investment Grant:
 - A taxable investment of \$31 million
 - Creation of 80 new jobs with an average annual wage of \$56,960. (136% of the local average)
- On July 27, 2009 City Council indicated its intent to approve a Business Investment Grant to Celgard in closed session.
- On August 4, 2009 the Board of County Commissioners indicated its intent to approve a Business Investment Grant to Celgard in closed session.
- The expansion is estimated to have a total direct economic impact of \$11.5 million per year on Charlotte’s economy and generate average annual tax revenues of \$239,000 for the City.
- If approved, the following schedule is an estimate of the Investment Grant payments to Celgard. This estimate is the City and County share of the grant and represents 90% of net new property taxes paid by the company over the five-year term:

Year	City	County	Totals
1	\$ 113,405	\$ 207,397	\$ 320,802
2	\$ 100,638	\$ 184,050	\$ 284,688
3	\$ 89,168	\$ 163,073	\$ 252,241
4	\$ 78,995	\$ 144,467	\$ 223,462
5	\$ 70,116	\$ 128,231	\$ 198,347
Total	\$ 452,322	\$ 827,218	\$ 1,279,540

- The general terms and condition of this grant include:
 - A portion of the grant must be repaid if the company moves this investment from Charlotte within five years of the end of the term.
 - Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.
 - All property taxes due from the company must be paid before a grant payment is made.
- On January 20, 2010 Celgard was awarded a Job Development Investment Grant from the State with a potential value of \$4.6 million over 11 years. The State also awarded a \$955,000 One NC Grant, which is expected to be matched by the City of Concord and Cabarrus County.
- On February 16, 2010 the Board of County Commissioners approved the County’s portion of the Business Investment Grant to Celgard.

Funding

Business Investment Grant Account; first payment is estimated to occur in FY2012.

14. Nominations to Boards and Commissions

Action: Nominate citizens to serve as specified. Incumbents may be reappointed at this meeting.

A. CHARLOTTE INTERNATIONAL CABINET

- Four appointments for unexpired terms beginning immediately and ending June 30, 2010 and then continuing for full three-year terms that end June 30, 2013
 - Karim Azar and Steve Goldberg have not met the attendance requirement set by Council for the calendar year 2009.
 - James Summers and John Austin Tate IV resigned.
- One appointment for an unexpired term that ends June 30, 2012
 - George Andy Leonard has not met the attendance requirement set by Council for the calendar year 2009.
- One appointment for an unexpired term that ends June 30, 2011
 - Tom Flynn has not met the attendance requirement set by Council for the calendar year 2009.

Attachment 5

Applications

B. CHARLOTTE-MECKLENBURG UTILITY ADVISORY COMMITTEE

- One appointment for an unexpired term for a small town representative beginning immediately and ending June 30, 2012
 - David Jarrett is eligible and would like to be reappointed.

Attachment 6

Applications

C. CITIZENS' REVIEW BOARD

- One appointment for an unexpired term beginning immediately and ending July 31, 2012
 - Hope McKinney has not met the attendance requirement set by Council for the calendar year 2009.

Attachment 7

Applications

D. COMMUNITY RELATIONS COMMITTEE

- Two appointments for unexpired terms beginning immediately and ending June 30, 2010 and then continuing for full, three-year terms that end June 30, 2013
 - Tariq Bokhari and Ansley Cheatham resigned.

Attachment 8

Applications

E. KEEP CHARLOTTE BEAUTIFUL

- One appointment for an unexpired term beginning immediately and ending July 30, 2011
 - Mary Johnson resigned.

Attachment 9

Applications

F. NEIGHBORHOOD MATCHING GRANTS FUND REVIEW TEAM

- Two appointments for neighborhood leaders and neighborhood organization leaders for unexpired terms beginning immediately and ending April 15, 2010 and then continuing for full two-year terms that end April 15, 2012
 - Nevada Graham and David Martin, Jr. have not met the attendance requirement set by Council for the calendar year 2009.
- One appointment as recommended by CMS for an unexpired term beginning immediately and ending April 15, 2010 and then continuing for a full two-year term that ends April 15, 2012
 - Claudia Ollivierre has not met the attendance requirement set by Council for the calendar year 2009.

Attachment 10

Applications

G. PAROLE ACCOUNTABILITY COMMITTEE

- One appointment for an unexpired term beginning immediately and ending June 1, 2012
 - James D. Bell resigned.

Attachment 11

Applications

H. ZONING BOARD OF ADJUSTMENT

- One appointment for an unexpired term beginning immediately and ending January 30, 2011
 - Andrew Zoutewelle resigned.

Attachment 12

Applications

15. Mayor and Council Topics

Council members may share information and raise topics for discussion.

CONSENT

Introduction to CONSENT

Consent consists of routine items that have been approved in the budget. Price lists for unit price contracts are available upon request.

The City's Small Business Opportunity (SBO) Program's purpose is to enhance competition and opportunity in City contracting with small businesses in the Charlotte metropolitan statistical area. Participation of small business enterprises (SBE) is noted where applicable. Contracts recommended for award as of March 1, 2003 comply with the provisions of the SBO program policy for SBE outreach and utilization. Professional service contracts recommended for award as of August 1, 2003 comply with the provisions of the SBO program policy for SBE outreach and utilization.

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

Contractors and Consultants

All contractor and consultant selections follow the Council approved process unless described otherwise. For the procurement of professional services and/or engineering architectural and surveying services, the North Carolina General Statutes 143-64.31 requires that units of government "select firms qualified to provide such services on the basis of demonstrated competence and qualification...without regard to fee other than unit price information, and therefore to negotiate a contract for those services at a fair and reasonable fee with the best qualified firm."

PROCUREMENT ITEMS

16. Refuse Truck Tires

- Action:**
- A. Award the low bid unit price contract to Snider Tire Co. Inc., for the purchase of new and recap tires for refuse trucks for the term of one year, and**
 - B. Authorize the City Manager to extend the contract for two additional one-year terms with possible price adjustments at the time of renewal as authorized by the contract. (The annual expenditures are anticipated to be \$800,000.)**

Staff Resource: Victoria Garland, Solid Waste Services

Explanation

- Tires and tire services are necessary to safely maintain Solid Waste Services Collection vehicles.
- The contract includes tire inspection, tire replacement and road call service for solid waste collection vehicles.
- The vendor will inspect tires on the lot five days a week after normal business hours.
- Tires will be replaced on-site as needed.
- The vendor will answer road calls during and after normal business hours.

Small Business Opportunity

No SBE goals are established for purchases of goods and equipment due to limited opportunities for subcontracting (Appendix Section 18 of the SBO Policy).

Funding

Solid Waste Services Operating Budget

CONTRACT ITEMS

17. Fire Administration Facility Design Services

Action: Approve a contract in the amount of \$791,600 with Fryday and Doyne, Inc. for architectural services to design a new fire administration facility.

Staff Resources: William Haas, Engineering & Property Management
Rich Granger, Fire

Explanation

- Fryday & Doyne, Inc. was selected to design the new headquarters building for the Charlotte Fire Department pursuant to a Council-approved qualifications-based selection process performed in accordance with NC General Statutes.
- Twenty-five architectural firms responded to the City’s Request for Qualifications, which took place on October 9, 2009.
- This new facility will consolidate multiple operation functions such as Fire Administration, Emergency Management and Fire Prevention.
- On October 12, 2009, City Council approved the purchase of five acres for a Fire Administration facility located at 500 Dalton Avenue and 1222 Statesville Avenue for \$3.3 million from First Industrial B & L, LLC.

Sustainable Facility Decisions

- The facility will be designed and constructed in accordance with the Policy for Sustainable City Facilities adopted by City Council in September 2009.
- The following chart summarizes the facility-specific, planning-phase goals which support the City’s Sustainability Priorities defined in the policy.

Sustainability Priorities	Facility-Specific Planning-Phase Goals
Preserve Land & Trees	<ul style="list-style-type: none"> • An underutilized site has been selected that will facilitate redevelopment. • The facility will fit into the neighborhood context. • Existing infrastructure will be utilized.
Conserve Clean Water Resources	<ul style="list-style-type: none"> • The goal is to reduce indoor water usage 20% below State code requirements. • The goal is to reduce outdoor potable water usage by 50% below State code requirements.
Reduce Energy Use & Carbon Footprint	<ul style="list-style-type: none"> • The goal is to reduce energy consumption by 30% below ASHRAE requirements. • High efficiency HVAC units will be utilized.
Maximize Transportation Alternatives	<ul style="list-style-type: none"> • Site location will provide excellent access to existing bus routes. • The site will be designed and constructed to facilitate alternative modes of transportation, for example, providing bicycle racks.

Lead by Example & Encourage Local Sustainable Industry	<ul style="list-style-type: none"> • The existing building at 500 Dalton Avenue will be deconstructed to divert as much material as possible away from landfills. • The use of regional materials will be encouraged during construction.
Protect Occupant Health, Maximize Productivity & Encourage Sustainable Employee Behaviors	<ul style="list-style-type: none"> • The goal is to reduce the quantity of indoor air contaminants that are odorous. • Individual controllability of thermal systems will be provided. • The goal is to provide capacity for ventilation system monitoring to help promote occupant comfort and well-being.

- The facility will be designed to earn at least 40 of 100 LEED points, qualifying the facility for basic LEED certification.
- A decision whether to pursue LEED or Green Globes certification will be made at a later time.
- Energy Star designation will be considered if the facility can achieve a rating of 75 or higher.
- Sustainability goals will be achieved through facility design that balances concerns of cost and facility functionality. Projections regarding costs and benefits will be calculated during the design phase.
- A commissioning agent will help ensure the mechanical, electrical and plumbing systems operate at optimum efficiency.

Small Business Opportunity

The City negotiated a SBE goal with Fryday and Doyne, Inc. after the proposal selection process (Part C: Section 2.2 of the SBO Policy). Fryday and Doyne, Inc. committed 22.15% (\$175,343) of the total contract amount to the following SBE firms: Flehan Engineering, Inc. (Civil Engineering), AME Consulting Engineers, PPC (Engineering Consulting), and Smiley Engineering, Inc. (Structural Engineering). Fryday and Doyne is also a SBE.

Funding

Government Facilities Capital Investment Plan

18. Emergency Procurement for Airfield Pavement Deicing Fluid Change Order #1

<p>Action: A. Adopt a resolution finding the procurement of airfield deicing fluid to be an emergency, and</p> <p>B. Approve change order #1 to an existing purchase order with Clariant Corporation in the amount of \$80,000.</p>

Staff Resource: Jerry Orr, Aviation

Policy

- The Citywide Procurement Policy addresses procurements conducted under emergency circumstances.

- The policy requires staff to obtain a resolution from Council that reviews the facts of the situation and finds that it was an emergency.
- Emergency procurements greater than \$100,000 require Council approval, but such approval is a ratification of staff emergency actions already taken, as opposed to an authorization for staff to take action.

Explanation

- The airport uses potassium acetate as a liquid deicing agent for the airfield pavement and has on-site storage capacity of 18,000 gallons.
- During the second significant storm of the season (January 29-31), the airport used 12,400 gallons of the potassium acetate to deice the airfield pavements and keep the airfield open and operational.
- Annual usage from past years has averaged 9,000 gallons.
- The total amount of the original purchase in September 2009 for 12,400 gallons was \$84,600, plus change order #1 of \$80,000, totals \$164,000, which exceeds the City Manager's authority.

Funding

Airport Operating Fund

Attachment 13

Resolution

19. Airport Ramp Information Display System Upgrade

Action: Approve a sole-source contract with Signature Technologies, Inc., d/b/a Com-Net, in the amount of \$1,354,403 for the installation of a new Ramp Information Display System without competitive bidding as authorized by the Sole Source Exemption under NCGS 143-129(e)(6).

Staff Resource: Jerry Orr, Aviation

Sole Source Exemption

- G.S. 143-129 (e) (6) (ii) provides that formal bidding requirements do not apply when:
 - Performance or price competition are not available
 - A needed product is available from only one source of supply
 - Standardization or compatibility is the overriding consideration
- These displays are a portion of a Com-Net system of IT equipment.
- Com-Net software and components are proprietary and only available from one source.

Explanation

- In July 1998 City Council approved a contract with Com-Net Software Specialist for the installation of a Ramp Information Display System (RIDS) for the gates leased by US Airways.
- US Airways has requested the Airport replace the existing RIDS displays and add RIDS displays for new gates constructed since the initial deployment of the system.
- The system is designed by Com-Net and includes specific components and proprietary software to feed flight information from US Airways IT system to the RIDS displays that are used by ground crews to prepare the aircraft for departure.

- This contract will replace the existing RIDS displays on the exterior of the building at each US Airways gate and add displays on City-owned gates on Concourses D & E, which are used on a regular basis by US Airways.
- Funding for this contract comes from Special Facility Revenue Bond proceeds, for which debt service is paid by US Airways.

Contract Terms

- This is a lump-sum contract based on the scope of the project.
- The contract duration is 180 calendar days.

Small Business Opportunity

Sole source contracts are exempt (Appendix Section 23.2 of the SBO Policy).

Funding

Airport Capital Investment Plan

20. Airport Concourse E Expansion

Action: Approve a contract with LS3P Associates LTD in the amount of \$125,700 for architectural and engineering design services for an expansion to Concourse E.

Staff Resource: Jerry Orr, Aviation

Explanation

- In November 1999 City Council approved a contract in the amount of \$2,568,000 with LS3P Associates LTD to design the initial 21-gate phase of E-Concourse.
- In August 2005 City Council approved a change order in the amount of \$675,000 with LS3P Associates LTD to design a six gate addition for E-Concourse.
- In April 2007 City Council approved a change order in the amount of \$124,375 with LS3P Associates LTD to design another six gate expansion to E-Concourse.
- The hub operation includes eight to nine banks of aircraft that arrive and depart the Airport each day.
- US Airways intends to add six additional aircraft to two banks using Concourse E, starting in March.
- In order to accommodate the additional aircraft, the Airport must immediately add another 120-foot section to the concourse to provide temporary walkways and more gate space for the additional passenger load.
- This contract will provide architectural and engineering design, bidding, and construction administration services for the expansion project.
- The contract will be funded with proceeds of the 2004 General Airport Revenue Bonds, for which debt service is paid for by Passenger Facility Charge funds.
- LS3P can provide favorable fees and schedule due to previous work they have designed on this concourse.

Contract Terms

- This contract amount is a negotiated fee based on a scope of work.
- The contract duration is 60 calendar days for design services and 300 calendar days for bidding and construction administration services.

Disadvantaged Business Opportunity

Established DBE Goal: 3%

Committed DBE Goal: 3%

Funding

Aviation Capital Investment Plan

21. Airport Parking System Service Agreement

Action: Approve a month-to-month service agreement extension with ACS Transport Solutions, Inc. for maintenance of the Airport's automated parking systems for no longer than 24 months in a total estimated amount of \$540,000.

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

- On February 26, 2007 Council approved a three-year service agreement with ACS to maintain the Airport's automated parking system, which provides management and revenue control of all entrance gates, ticket dispensers, cashier terminals and inventory equipment. Due to the proprietary nature of the computer software, only ACS can provide software support and other services required.
- The Airport is currently bidding a new parking revenue control system for all parking facilities. The new system will take 18 months to install and implement.
- A month-to-month extension will allow the Airport to coordinate maintenance of the existing parking management system while the new system is installed and implemented.

Contract Terms

- ACS will provide two on-site technicians, preventative maintenance (including all parts and labor), 24-hour emergency on-call service, and on-site testing by factory trained technicians.
- The term is month-to-month up to 24 months.
- Monthly compensation is \$22,398.29 which represents a 0.5% increase from current payments based upon the Consumer Price Index.

Small Business Opportunity

Sole source contracts are exempt (Appendix Section 23.2 of the SBO Policy).

Funding

Airport Operating Budget

22. State's Aid to Airport Grant

Action: **A. Adopt a resolution accepting a North Carolina Department of Transportation Grant in the amount of \$750,000, and**

B. Adopt a budget ordinance to appropriate funds received from the North Carolina Department of Transportation grants in the amount of \$750,000, which will displace a like amount of 2007 General Airport Revenue Bond proceeds.

Staff Resource: Jerry Orr, Aviation

Explanation

- Each year, the North Carolina Department of Transportation (NCDOT) Division of Aviation allocates funds for the State's Aid to Airports grant program to the state's airports.
- NCDOT has incorporated funds from both FY2009 and FY2010 into this grant.
- This grant will fund a portion of the grading and drainage for the Third Parallel Runway.
- The Federal Aviation Administration grants provide 75% funding for the project. The remaining 25% is funded with 2004 General Airport Revenue Bond (GARB) proceeds.
- This grant will displace 2007 GARBs previously allocated to the project.

Funding

Federal Aviation Administration Grants

Attachment 14

Resolution
Budget Ordinance

23. 2010 General Airport Revenue Bonds Appropriation

Action: **Adopt a budget ordinance appropriating \$240,163,643 of 2010 General Airport Revenue Bonds.**

Staff Resource: Jerry Orr, Aviation

Explanation

- On December 14, 2009 City Council approved a resolution authorizing the issuance of up to \$270,000,000 in General Airport Revenue Bonds to fund various terminal, public parking and airfield projects. The resolution also authorized the advance refunding of the City's Airport Revenue Bonds, Series 1999B.
- The appropriation of \$240,163,643 includes the following:
 - \$148,982,735 for capital projects, including:
 - Third Parallel Runway Phase II Construction (navigation aids-paving and lighting)
 - Two Taxiway Bridges
 - Storm Drain Rehabilitation, Deicing Facility
 - Business Valet Deck (3,200 spaces)

- Terminal Building Expansion – Master Planning, Terminal Building security checkpoint modifications
- Parking System Upgrades
- Roadway Signage
- \$70,893,371 to refund previously issued 1999B General Airport Revenue Bonds
- \$17,896,339 to establish debt service reserve funds for the 2010 General Airport Revenue Bonds
- \$2,391,198 to fund issuance expenses (feasibility study, underwriter's discount, bond counsel, and financial advisor)
- The \$29,836,357 difference between the December 14, 2009 authorization and February 10, 2010 issuance is bond capacity available for future Aviation use.

Attachment 15

Budget Ordinance

24. FY2010 Metropolitan Planning Program Transit Grant Municipal Agreement

Action: Approve a resolution authorizing the City Manager to execute a municipal agreement with the North Carolina Department of Transportation to support transit planning activities for the Mecklenburg-Union Metropolitan Planning Organization.

Staff Resource: Thurman Howell, Transportation

Explanation

- The Federal Transit Administration (FTA) awarded the FY2010 planning grant to the City of Charlotte in August 2009.
- The total FTA planning budget for the City of Charlotte is \$486,030, of which \$388,824 (80%) consists of federal funds, \$48,603 (10%) of state funds, and \$48,603 (10%) of local funds.
- In 2007 the North Carolina Department of Transportation began requiring grant recipients to enter into a new municipal agreement to receive the State's portion of the annual allocation.
- The City of Charlotte has received this grant for many years as the lead planning agency for MUMPO and as the major fixed route transit operator for the urban area. The Charlotte Department of Transportation and the Charlotte Area Transit System are responsible for the deliverables associated with this grant.
- The City must use the funds to support transit-planning activities. In the past, the Charlotte Department of Transportation has used these funds for travel demand modeling and other activities related to transit.
- This funding was included in the Council's adopted FY2010 budget. This Municipal Agreement is necessary to receive the federal and state reimbursement.

Disadvantaged Business Enterprise

Pursuant with Part A Section 1.5 of the SBO Policy, any work associated with this agreement falls outside of the SBO Program scope because of the inclusion of federal and state funds.

Funding

Federal and State Transportation Assistance Planning Grant

Attachment 16
Resolution

OTHER CONSENT ITEMS

25. In Rem Remedy

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

Public Purpose:

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

Policy:

- Housing & Neighborhood Development
- Community Safety

The In Rem Remedy items were initiated from 3 categories:

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

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

Public Safety:

- A. 1713 Dallas Avenue (Neighborhood Statistical Area 58 – Oakhurst Neighborhood)
- B. 5315 Lewhaven Drive (Neighborhood Statistical Area 112 – Toddville Road Neighborhood)

Complaint:

- C. 7100 Oakspring Court (Neighborhood Statistical Area 101 – Olde Whitehall Neighborhood)
- D. 7101 Oakspring Court (Neighborhood Statistical Area 101 – Olde Whitehall Neighborhood)

Field Observation:

- E. 666 Bradford Drive (Neighborhood Statistical Area 19 – Thomasboro/Hoskins Neighborhood)
- F. 5716 Goodman Road (Neighborhood Statistical Area 107 – Dixie/Berryhill Neighborhood)
- G. 5326 Lynnville Avenue (Neighborhood Statistical Area 58 – Oakhurst Neighborhood)
- H. 2821 New Pineola Road (Neighborhood Statistical Area 100 – Eagle Lake Neighborhood)
- I. 2617 Osmond Street (Neighborhood Statistical Area 11 – Westover Hills Neighborhood)
- J. 2233/35 N. Sharon Amity Road (Neighborhood Statistical Area 58 – Oakhurst Neighborhood)
- K. 917 State Street (Neighborhood Statistical Area 18 – Enderly Park Neighborhood)

Public Safety:

A. 1713 Dallas Avenue

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 1713 Dallas Avenue (Neighborhood Statistical Area 58 – Oakhurst Neighborhood).

Attachment 17

B. 5315 Lewhaven Drive

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 5315 Lewhaven Drive (Neighborhood Statistical Area 112 – Toddville Road Neighborhood).

Attachment 18

Complaint:

C. 7100 Oakspring Court

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 7100 Oakspring Court (Neighborhood Statistical Area 101 – Olde Whitehall Neighborhood).

Attachment 19

D. 7101 Oakspring Court

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 7101 Oakspring Court (Neighborhood Statistical Area 101 – Olde Whitehall Neighborhood).

Attachment 20

Field Observation:

E. 666 Bradford Drive

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 666 Bradford Drive (Neighborhood Statistical Area 19 – Thomasboro/Hoskins Neighborhood).

Attachment 21

F. 5716 Goodman Road

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 5716 Goodman Road (Neighborhood Statistical Area 107 – Dixie/Berryhill Neighborhood).

Attachment 22

G. 5326 Lynnville Avenue

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 5326 Lynnville Avenue (Neighborhood Statistical Area 58 – Oakhurst Neighborhood).

Attachment 23

H. 2821 New Pineola Road

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2821 New Pineola Road (Neighborhood Statistical Area 100 – Eagle Lake Neighborhood).

Attachment 24

I. 2617 Osmond Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2617 Osmond Street (Neighborhood Statistical Area 11 – Westover Hills Neighborhood).

Attachment 25

J. 2233/35 N. Sharon Amity Road

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2233/35 N. Sharon Amity Road (Neighborhood Statistical Area 58 – Oakhurst Neighborhood).

Attachment 26

K. 917 State Street

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 917 State Street (Neighborhood Statistical Area 18 – Enderly Park Neighborhood).

Attachment 27

26. Fire Department Urban Search and Rescue Lease

Action: Approve lease with Carlson Real Estate Company for office and warehouse space for the Fire Department's Urban Search and Rescue (USAR) Team at 3140 Yorkmont Road, Suite 100.

Staff Resources: Deputy Chief Jeff Dulin, Charlotte Fire Department
Lynnea Pulver, Engineering & Property Management

Explanation

- This action will secure a two-year lease for office and warehouse space for the Charlotte Fire Department's (CFD) USAR Team.
- The USAR Team recently reached a Type 1 National Incident Management System (NIMS) Standard, the highest standard recognized by the Federal Emergency Management Administration.
- The NIMS Standard required the team to upgrade its capabilities and expand its equipment cache.
- Current outdoor storage at the Fire Training Academy is limited and there are no other CFD facilities with available space to support this mission. This location will provide USAR personnel with dedicated office space for administrative duties as well as much needed indoor storage for the protection and maintenance of USAR deployment equipment, such as tractor trailers, portable generators, base of operations tents and search and rescue equipment.

Lease Terms

- Rentable area: 18,338 square feet (3,542 square foot office, 14,796 warehouse)
- Term: Beginning March 15, 2010, two years with two, one-year options to renew
- Base rent: Year 1 - \$81,003.80 with 2 months free (\$4.42/square foot); Year 2 - \$95,368.56 (\$5.20/square foot)
- Utilities: Included in base rent
- Landlord responsibilities: Maintenance of building and common area, property taxes and insurance

Funding

2008 State Homeland Security Grant Program

27. Rooftop Solar Panel Lease Agreement

Action: Adopt a resolution approving a lease with Duke Energy Carolinas, LLC, to install rooftop solar panels on the City's Street Maintenance building located at 4411 Northpointe Industrial Boulevard.

Staff Resources: Timothy O'Brien, Engineering & Property Management
Sue Rutledge, Engineering & Property Management

Explanation

- N. C. law requires each public electric utility in the state to meet at least 12.5% of its retail customers' power demands through new renewable energy sources or energy efficiency measures by 2021.
- Duke Energy and the City are partnering to participate in Duke Energy's N.C. Solar Photovoltaic Distribution Generation program.
- Duke Energy will design, supply and install a rooftop solar panel array on the City's Street Maintenance building at 4411 Northpointe Industrial Boulevard.
- Duke Energy will own the 494 solar panels and will maintain the solar generation facility.
- Duke Energy has done the necessary engineering work to confirm that the roof can support the load.
- Duke Energy will pay the City \$1,363 per year with a 2.5% increase each year. The lease payment is based upon the projected amount of kilowatts the panels will generate.

Lease Terms

- Approximately 13,632 square feet of rooftop space on the building
- Twenty-five year lease
- Roof Replacement provision: Duke Energy will remove the panels one time during the term of the lease at no charge to the City for repair or replacement of the roof if required.
- Upon expiration of the lease:
 - City can either purchase the solar generation system from Duke Energy at a negotiated price, or
 - Duke Energy will remove the solar panels and restore the roof to its original condition.

Attachment 28

Resolution

PROPERTY ITEMS

28. Property Transactions

Action: Approve the following property transactions (A-C) and adopt the condemnation resolutions (D-F).

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

Acquisitions

- A. Project:** Briar Creek Relief Sewer Phase 2, Parcel # 2
Owner(s): Museum Plaza II, LLC
Property Address: 2826 Randolph Road
Property to be acquired: 3,492 sq. ft. (.080 ac.) in Sanitary Sewer Easement, plus 1,945 sq. ft. (.045 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$41,475
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: O-2
Use: Office
Tax Code: 155-151-17
Total Parcel Tax Value: \$2,976,000
- B. Project:** Dixie River Road Realignment, Parcel # 19
Owner(s): Michael C. Mullis
Property Address: 9820 Steele Creek Road
Property to be acquired: 2,044 sq. ft. (.047 ac.) in Fee Simple
Improvements: None
Landscaping: None
Purchase Price: \$10,050
Remarks: Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: R-3
Use: Single Family Residential - Rural Acreage
Tax Code: 199-192-01
Total Parcel Tax Value: \$146,700
- C. Project:** Statesville Road Widening (I-85 to Sunset Road), Parcel # 81
Owner(s): Gary D. Mausner and Wife, Nereida Mausner and Ozark Properties, LLC
Property Address: 3325 Durham Lane
Property to be acquired: 1,123 sq. ft. (.026 ac.) in Fee Simple, plus 14 sq. ft. in Utility Easement, plus 3,799 sq. ft. (.087 ac.) in Temporary Construction Easement
Improvements: None
Landscaping: None

Purchase Price: \$14,000

Remarks: Compensation was established by an independent, certified appraisal and appraisal review.

Zoned: R-12

Use: Condominium

Tax Code: 045-321-07

Total Parcel Tax Value: \$85,900

Condemnations

- D. Project:** Lincoln/Wilson Heights Neighborhood Improvements, Parcel # 86
Owner(s): James West Barnes and Any Other Parties of Interest
Property Address: 1813 Irma Street
Property to be acquired: Total Combined Area of 487 sq. ft. (.011 ac.) of Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$100
Remarks: Compensation was established by independent, certified appraisals related to this property. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: R-5
Use: Single Family Residential
Tax Code: 075-052-26
Total Parcel Tax Value: \$70,200
- E. Project:** Statesville Road Widening (I-85 to Sunset Road), Parcel # 21
Owner(s): 4601 Statesville Road, LLC and Any Other Parties of Interest
Property Address: 4601 Statesville Road
Property to be acquired: Total Combined Area of 5,054 sq. ft. (.116 ac.) of Permanent Easement, plus Temporary Construction Easement
Improvements: None
Landscaping: None
Purchase Price: \$15,800
Remarks: Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: B-2
Use: Commercial
Tax Code: 041-101-11
Total Parcel Tax Value: \$314,000
- F. Project:** Statesville Road Widening (I-85 to Sunset Road), Parcel # 106
Owner(s): Frank Fargis and Marie Fargis and Any Other Parties of Interest
Property Address: 6101 Statesville Road
Property to be acquired: Total Combined Area of 5,893 sq. ft. (.135 ac.) of Fee Simple, plus Storm Drainage Easement, plus Temporary Construction Easement
Improvements: None

Landscaping: None

Purchase Price: \$4,850

Remarks: Compensation was established by an independent, certified appraisal and a review appraisal. City staff is recommending condemnation in order to obtain clear title.

Zoned: R-4

Use: Single Family Residential - Rural Acreage

Tax Code: 041-211-19

Total Parcel Tax Value: \$164,600

29. Meeting Minutes

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

- December 21, 2009
- January 4, 2010