

## AGENDA

Meeting Type:	BUSINESS
Date:	03/25/1996

City of Charlotte, City Clerk's Office

*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, March 25, 1996**

---

**5:00 p.m.**

**Conference Center**

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

**6:30 p.m.**

**Meeting Chamber**

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

**7:00 p.m.**

**Formal Business Meeting**





Item No.

Page No.

Attachment No.

## CONSENT I

<b>18.</b>	Various Bids		
A.	Water and Sewer Main Construction - FY96 Contract #12 - Street Main Extensions	16	
B.	Central Business District Sidewalk Improvements	17	
C.	Neighborhood Reinvestment - Reid Park Phase IV Neighborhood Improvements	17	
D.	Discovery Place Museum - Roof Replacement	17	
E.	Briar Creek Road - Commonwealth Avenue/Carmel Road - Sharon View Road Intersection Improvements	17	
F.	Fairview Road Minor Widening	18	
<b>19.</b>	Special Officer Permit	19	
<b>20.</b>	Refund of Certain Taxes	18	7
<b>21.</b>	In Rem Remedy		
A.	417-19 W. Worthington Avenue	20	8
B.	712 E. 19th Street	20	9
C.	2322 Lola Avenue	20	10
D.	3534 Card Street	21	11
E.	837 Belmont Street	21	12
F.	811 E. 15th Street	21	13
G.	1701-01½ Umstead Street	21	14
H.	1733-35 Parson Street	21	15
I.	1009-11 Harrill Street	22	16
J.	1724-26 Pegram Street	22	17
K.	1728-30 Pegram Street	22	18
L.	1521½ Allen Street	22	19
M.	1114 E. 18th Street #1 - #4	22	20
N.	801 E. 19th Street	23	21
O.	424-26 Faison Avenue	23	22
P.	620 Norris Avenue #1 - #2	23	23

Item No.

Page No.

Attachment No.

## CONSENT I CONTINUED

### In Rem Remedy Continued

Q.	324 Lima Avenue	23	24
R.	829-31 Belmont Avenue	23	25
S.	841-43 Belmont Avenue	24	26
T.	1022-24 Harrill Street	24	27
U.	2023 Parson Street	24	28
V.	3733-35 Johnson Street	24	29
W.	3737-39 Johnson Street	24	30
X.	401 Jones Street	25	31
Y.	510 Nelson Street	25	32
Z.	415 Bungalow Road	25	33
<u>22.</u>	Resolution of Intent to Abandon Street and Set Public Hearing - Petition 96-1: A Portion of Old Wilmont Road	25	
<u>23.</u>	Resolution of Intent to Abandon Street and Set Public Hearing - Petition 95-15: Portion of China Grove Church Road and Packard Street	26	

## CONSENT II

<u>24.</u>	Elmwood and Ninth Street Grounds Maintenance	27	
<u>25.</u>	Sanitation Truck Bodies	27	
<u>26.</u>	Sanitation Truck Cabs and Chassis	28	
<u>27.</u>	Mallard Creek Wastewater Treatment Plant - Reclaimed Water Agreement	28	

Item No. Page No. Attachment No.

## CONSENT II CONTINUED

<b><u>28.</u></b>	Resolution Providing for the Sale of Previously Authorized General Obligation Bonds	30	34
<b><u>29.</u></b>	CMGC and Old City Hall Security Contract Renewal	31	
<b><u>30.</u></b>	CMGC Parking Deck Management Contract Renewal	31	
<b><u>31.</u></b>	Lease Agreement for Baker Service Area Office	32	
<b><u>32.</u></b>	Amendment of Discovery Place Lease	33	35
<b><u>33.</u></b>	Olympic Cycling Trials	34	
<b><u>34.</u></b>	Land Exchange Agreement with International Airport Center (IAC)	35	
<b><u>35.</u></b>	Lease Agreement with Northwest Airlines	36	
<b><u>36.</u></b>	FAA Lease Agreement	37	
<b><u>37.</u></b>	Airborne Express Cargo Facility	37	
<b><u>38.</u></b>	Property Transactions	38	
<b><u>39.</u></b>	Approval of Minutes	40	

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

- 1. Vest/Irwin Competition Briefing**
- 2. Olympic Cycling Trials**

**Attachment 1**

- 3. Mini-Retreat Committee Report**

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

**CONSENT ITEMS**

- 4. Consent agenda items 18 through 39 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**

**ZONING HEARINGS**

- 5. Hearing on Zoning Petition #96-44**

**Action: Hold hearing on Petition #96-44 by Charlotte-Mecklenburg Planning Commission for a Text Amendment to the Zoning Ordinance amending Chapter 13: Signs, Section 13.112, extending the amortization period for non-conforming on-premise signs.**

**Staff Resource: Mac McCarley**



**Explanation of Request:**

- The Council's Economic Development and Planning Committee discussed the proposed repeal of the Sign Ordinance amortization provisions on March 18, 1996. The Committee unanimously recommended that the amortization provisions for on-premises signs currently outlined in the Sign Ordinance be modified to not come into effect until a business makes any one of the following site changes:
  1. Such sign(s) is moved, removed or replaced by voluntary action. Any such sign, or portion thereof, which is required to be relocated due to any governmental action such as a roadway improvement, may be moved to another location on the same property.
  2. Additions to the principal building that exceed 1,000 square feet or 5% of the building's gross square footage, whichever is less.
  3. Structural or nonstructural alterations to the facade of the principal building that exceed 50% of the facade's area.
  4. Any change in the existing use of the property to another use classification.
  5. Any change to the sign that is not necessitated by routine maintenance or by repairs, necessitated for compliance with minimum Electrical or Building Codes, or a change to the sign face.
  6. Any application for a sign permit to add new or additional signage to the site of a nonconforming sign.
- The effect of the recommended changes would be to allow those businesses that currently have non-conforming signage subject to the amortization provisions of the Sign Ordinance to retain their existing signage until the business undergoes one of the changes noted above.

**Background:**

- The City Council voted in February 1996 to rescind the amortization period for non-conforming on-premises signs. As a result, a zoning text amendment must be adopted to remove the amortization and establish criteria which would allow non-conforming signs to remain. See attachment for proposed text amendment.
- Council is requested to make a decision on this petition at the conclusion of this meeting. (The Zoning Committee of the Planning Commission will render their recommendation immediately after the public hearing.)

**Attachment 2**

**6. Hearing on Zoning Petition #96-45**

**Action:**

**Hold hearing on Petition #96-45 by City Attorney's Office for a Text Amendment to the Zoning Ordinance to stipulate that adult establishments are not a permitted use on previously approved conditional districts unless the approved site plan explicitly provides that an adult establishment is a permitted use.**

**Staff Resource:**

Mac McCarley

**Explanation of Request:**

- The Economic Development and Planning Committee recommends that the Zoning Ordinance be amended to stipulate that adult establishments are not a permitted use on previously approved conditional districts unless the approved site plan explicitly provides that an adult establishment is a permitted use.
- This would have the effect of locating adult establishments throughout the City in a manner more consistent with Council's stated policy than the current provisions provide.

- Council has recently adopted provisions within the Zoning Ordinance which require adult entertainment establishments to be separated from residential areas, certain protected uses such as day care centers, and from each other. However, many sites which were conditionally rezoned under the previous Zoning Ordinance are "vested" and may develop under the regulations in existence at the time. The only relevant requirement contained in the previous Zoning Ordinance stipulated that topless establishments locate at least 400 feet from a residential use in a residential district. Other adult establishments were not subject to any separation requirement.
- The effect of the current vested rights provisions will be to place adult establishments in these vested, previously approved conditional districts in non-conformance with the stated Council policy which would separate the adult uses from residential areas, protected uses, and other adult uses.
- Council is requested to make a decision on this petition at the conclusion of this meeting. (The Zoning Committee of the Planning Commission will render their recommendation immediately after the public hearing.)

### **Attachment 3**

# POLICY

## 7. City Manager's Report

## 8. Uptown Circuit

- Action:**
- A. Approve the recommendation of the Transportation Committee for the City to contribute up to \$50,000 for funding a second year of operation of the Uptown Circuit, a shuttle service using electric buses; and**
  - B. Approve a budget ordinance appropriating \$50,000 from the Transportation Fund balance for the service.**

**Committee Chair:** Sara Spencer

**Staff Resource:** Lynn Purnell, CDOT and Mary Clayton, CUDC

**Focus Area:** Transportation

**Policy:** The Uptown Circuit is an action step under the Transportation Focus Area goal of providing transportation options for Uptown employees and visitors. Providing effective, internal circulation is an important factor in maintaining Uptown's competitive position for attracting new development.

- Explanation of Request:**
- The City will match the Charlotte Uptown Development Corporation's (CUDC) contribution toward continued operation of the Uptown Circuit, up to \$50,000. The Transportation Committee unanimously recommended that the City continue as a member of the partnership financing service operation, up to CUDC's participation level.
  - The annual operating cost is \$180,000.
  - The following agencies have committed funding for a second year of operation equal to their first year contribution:

Charlotte Uptown Development Corporation	\$50,000
Convention and Visitors Bureau	30,000
Convention Center Authority	30,000
Charlotte Chamber	10,000
Charlotte-Mecklenburg Public Library	5,000
Discovery Place	<u>5,000</u>
	\$130,000

**Background:**

- In the 1989 Central Area Transportation Plan, Barton-Aschman Associates, a consultant to the City, recommended an Uptown shuttle service because it:
  - 1, Provides transit passengers a way to travel in Uptown for errands, lunch, etc. without using a car.
  2. Offers convention attendees and their families a connection to Uptown attractions as an alternative to walking.
  3. Is better alternative for Uptown circulation than Charlotte Transit's free-fare zone along Tryon and Trade Streets.
  4. May stimulate retail activity by the captive market of 50,000 Uptown employees, contributing to Uptown's economic vitality.
- The Uptown Circuit began in February 1995. CUDC manages the shuttle and contracts with Charlotte Transit for route operation.
- The service uses four electric bus prototypes. Duke Power provided two of the \$250,000 vehicles to the CUDC at no cost. CUDC leased two more vehicles under a five-year arrangement with First Union.
- Total ridership during the first year was approximately 65,000 passengers (an average of 255 users per day). Daily usage ranged as high as 500 riders.

- Following implementation of the Uptown Circuit, the City terminated the free-fare zone along Tryon and Trade Streets.
- CUDC and City staff will be improving Uptown Circuit routes and schedules during the second year in response to customer comments.
- The Convention Center includes the Uptown Circuit's availability as a marketing tool in trying to attract convention groups to Charlotte.

## 9. Parks Security

**Action:** Consider City Position on Parks Security.

**Staff Resource:** Curt Walton

**Explanation of Request:**

- City staff has been working with the County Manager's Office to bring closure to the park security issue. Resolution of the park security issue will allow approval of the new police consolidation agreement.
- Staff has developed a position on the City's response to park security. Council is requested to approve the stated position. The basic points of this position are:
  - The City will provide traditional police services to the parks through response to emergency calls and through directed patrols that address specific problems. This is the same City response as before the elimination of Park Rangers.
  - The City will not provide services related to traditional parks and recreation functions:

- a. opening and closing gates
- b. turning lights on and off
- c. directing traffic
- d. managing cruising inside parks
- e. providing security for facilities, ballfields and parking lots
- f. services for any special use of parks, whether or not sanctioned by permit

- If Council approves this position, a letter from the Mayor to Chairman Schrader will be sent that outlines the City's position.

**Attachment 4**

2/1/96 Letter from Chairman Ann Schrader

3/26/96 Letter from Mayor McCrory

**10. New Police Consolidation Agreement**

**Action:** Approve a new Police Consolidation Agreement with Mecklenburg County.

**Staff Resource:** Curt Walton

- Explanation of Request:**
- This item was deferred from the November 27, 1995 and January 29, 1996 Council agenda pending resolution of the parks security issue.
  - City and County staff have negotiated an agreement that replaces the original consolidation agreement, the tax equity agreement and the transitional funding agreement approved in June 1995. In addition to simplifying the agreement, there are three primary changes in this proposed agreement:
    1. It states that service levels throughout the Charlotte-Mecklenburg Police Department's service area will be determined by the Chief of Police based upon a professional assessment of needs.

This satisfies conditions 2 and 3 that City Council required be in place prior to supporting the tax district legislation. These conditions are listed in the next section.

2. It states that the funding formula shall (rather than may) be renegotiated if the difference between the ratio of the population in the unincorporated area and the funding percentage from Mecklenburg County varies by more than 15%.
  3. The new agreement eliminates the joint Police Advisory Committee.
- An acceptable resolution to the Parks Security issue is the remaining factor to satisfying the first condition of agreeing on the form and structure of Police tax districts (listed in the next section).
  - Legislative authority allows Mecklenburg County to establish a tax district for the County's unincorporated area and to bill those residents directly for police services provided by the Charlotte-Mecklenburg Police Department. Billing these residents directly means that municipal taxpayers no longer contribute to the cost of police services in the unincorporated area; therefore, the concept of tax equity no longer applies.
  - Approval of this agreement will require the City to increase its tax rate approximately 10¢ during the upcoming budget. This estimate is lower than initially projected in the Council Retreat material because Mecklenburg County has agreed to redistribute sales and intangibles taxes for FY97. Eliminating tax equity to Charlotte, billing the unincorporated area directly for police service, and eliminating tax equity to the towns will allow Mecklenburg County to decrease its tax rate by the equivalent amount.



- This agreement will become effective:
  - when Mecklenburg County has met all four stipulations the City and County jointly agreed would be met prior to implementation of the tax districts;
  - when all existing agreements are repealed by Mecklenburg County;
  - when Police Tax Districts are implemented; and
  - on July 1, 1996, or such date afterward that the first three statements are true.

**Conditions for Support of Tax Districts:**

- In April 1995, as part of the Council's support of the tax district legislation in the North Carolina General Assembly, the City and the County agreed that the following four conditions would be met prior to implementation of Police Tax Districts:
  1. County and City would mutually agree on the structure and form of taxing districts
  2. Police service levels would be established in a manner that could be uniform across the community, and allow the Chief to determine service based on need in any service area
  3. City would make operational decisions regarding police services
  4. Costing of police services to the unincorporated areas of the County would be based on the calls-for-service/ population model developed by the joint staff committee (subsequently amended to be the population only model)
- City Council has taken action only on the fourth condition. The other three conditions are part of this new agreement.

**Background:**

- In June 1992, the City of Charlotte and Mecklenburg County approved a Police Services Agreement to address the inequity of City of Charlotte taxpayers providing approximately 80% of the funding for the Mecklenburg County Police Department. This agreement established the concept of Police Tax Equity, which became effective on July 1, 1992.
- The 1992 Police Services Agreement:
  - determined the cost of Police service to the unincorporated resident;
  - determined the property tax rate that those unincorporated residents would have to pay to support that cost; and
  - returned the amount of money generated by that tax rate back to the municipalities in the form of Police Tax Equity.
- In the 1995 session of the North Carolina General Assembly, Mecklenburg County received approval to create Police Tax Districts.
- In actions taken between December 13, 1995, and February 29, 1996, Mecklenburg County has given the City notice as required by the legislation of its intent to establish a tax district, of creation of the district, of Notice of Non-Renewal of the existing Police Service Agreements and of Notice of FY97 Recalculation and Distribution of Sales and Intangibles Taxes.

**Attachment 5**  
**Chronology of Tax Equity Issues**  
**The New Agreement**

## **11. Access to Police Personnel Records**

**Action:** Grant Dr. Vivian Lord of the University of North Carolina at Charlotte access to Charlotte-Mecklenburg Police Department personnel records for the purpose of conducting a systematic assessment of the attributes needed to function successfully in police work.

**Staff Resource:** Chief Dennis Nowicki

**Policy:** Public Safety

**Explanation of Request:**

- The Police Department is taking steps to strengthen the process under which it recruits and hires police officers. The Department wishes to contract with Dr. Vivian Lord of the University of North Carolina's Criminal Justice Department to assess the attributes that are needed to function successfully in police work and, conversely, those attributes that indicate that success as a police officer is unlikely. The study will result in the development of tools that will help the Department better identify those applicants who are likely to function well in a community problem oriented policing environment and, hopefully, will have a long term positive impact on the Department's turnover rate.
- In order to conduct this study, Dr. Lord and the research assistants under her direct supervision will need access to the personnel records of both officers who have been identified as successful performers in the police environment and officers whose police employment was terminated by the Department.
- The confidentiality of these personnel records is protected under North Carolina General Statutes 160A-168. Section (c2) of the Statute gives the City Council the ability to grant access to these records to professional representatives of training, research, or academic institutions provided that the researchers do not release any information that would identify the employees whose files are opened and that the information is used solely for research, statistical, or training purposes.

**12. Decision on Zoning Petition #96-20**

**Action:** Consider Petition #96-20 by Dayton Hudson Corporation for a change in zoning for approximately 27 acres on the south side of University City Boulevard (NC49) at Carolyn Lane from INST.(CD) and R-3 to CC.

The Zoning Committee recommends that this petition be approved with certain conditions. All of those conditions are contained on the latest site plan except the following: out parcel detached signage will be limited to ground mounted signs.

This petition was deferred for one week at the March 18 Zoning Meeting.

**Attachment 6**

**13. Decision on Zoning Petition #96-44**

**Action:** Approve the Economic Development and Planning Committee's recommendation to amend the present amortization provisions for on-premises signs as outlined in the Sign Regulations.

**14. Decision on Zoning Petition #96-45**

**Action:** Approve the Economic Development and Planning Committee's recommendation to amend the Zoning Ordinance regulations governing adult establishments.

# BUSINESS

## PRIVATIZATION AND COMPETITION INITIATIVE

The following item is part of the City's privatization and competition efforts. This item was included in the Key Business' privatization and competition plans. Routine privatization efforts (professional services contracts and construction contracts) are included in Consent I and II.

### 15. Grounds Maintenance Phase I - Municipal Buildings and Grounds

**Action:** Award the second low bid of \$504,899.87 by Accolade Designs of Charlotte, NC.

**Explanation of Request:**

- This project provides turf and landscape maintenance, removal and disposal of trash and debris, and snow and ice removal from municipal buildings and grounds. The low bidder, D.R.P. Services, withdrew their bid because of an unintentional omission of a substantial quantity of the work.
- The contract is equivalent to three full-time positions and two seasonal temporary positions. The three full-time positions will remain allocated but unfunded pending success of the contract.
- The contract term is three years with the option to renew for two additional years.

**MWBD Compliance:** Yes. Contractor will self-perform all work.

**Summary of Bids:**

Accolade Designs, Inc. of Charlotte, NC	\$504,899.87
City of Charlotte Landscape Management Division	\$527,904.17
D.R.P. Services of Paw Creek, NC	\$99,816.82

## **16. April Workshop Topics**

**Action:** Approve the topics for the April 1 Workshop:

- **Citizen's Revenue Committee**
- **Capital Needs Advisory Committee**
- **Coliseum Consultant Report**

## **17. Closed Session**

**Action:** Adopt a motion to hold a closed session pursuant to G.S. § 143-318.11(3) for the purpose of conferring with the City Attorney concerning the United States of America v. City of Charlotte lawsuit.

## 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

### 18. Various Bids

#### A. Water and Sewer Main Construction CMUD - FY96 Contract #12 - Street Main Extensions

**Recommendation:** Charlotte-Mecklenburg Utility Director recommends the low bid of \$724,237.75 by Utilityworks, Incorporated of Stanfield, North Carolina.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$14,500	2%	2%
WBE	\$21,800	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. The BBE and WBE goals established for this project have been met.

**B. Central Business District Sidewalk Improvements** **Engineering and Property Management**

**Recommendation:** The City Engineer recommends the low bid of \$137,001.70 from KIP Corporation of Charlotte, N.C.

**MWBD Compliance:** Yes. Contractor will self-perform all work.

**C. Neighborhood Reinvestment - Reid Park Phase IV** **Engineering and Property Management**

**Recommendation:** The City Engineer recommends the low bid of \$474,103.76 by United Construction Company of Charlotte, N.C.

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$0	0%	6%
ABE	\$474,103.76	100%	0%
WBE	\$0	0%	4%

**Compliance:** Yes.

**D. Discovery Place Museum - Roof Replacement** **Engineering and Property Management**

**Recommendation:** The City Engineer recommends the low bid of \$ 221,174 (including alternates) by Charley Company of Charlotte, North Carolina.

**MWBD Compliance:** Yes. Due to the scope of work, no subcontracting opportunities were identified. Goals were not set. Low bidder will self-perform all work.

**E. Briar Creek Road - Commonwealth Avenue/Carmel Road - Sharon View Intersection Improvements** **Engineering and Property Management**

**Recommendation:** The City Engineer recommends the low bid of \$149,897.53 by Ferebee Corporation of Charlotte, N.C.

**MWBD Compliance:** Yes. As allowed in the MWBD Program, contractor will perform all work with his own forces.



**F. Fairview Road Minor Widening**

**Engineering and  
Property Management**

**Recommendation:** The City Engineer recommends the low bid of \$115,899 by United Construction Company of Charlotte, N.C.

<b>MWBD Status:</b>	<b>Amount</b>	<b>% of Project</b>	<b>Project Goals</b>
BBE	\$0	0%	3%
ABE	\$102,380	93%	0%
WBE	\$8,000	7%	2%

**Compliance:** Yes.

**19. Special Officer Permit**

**Action:** Approve application for Special Officer Permit to Thomas L. Foulz for use on the premises of the Aviation Department as an Airport Safety Officer I.

**20. Refund of Certain Taxes**

**Action:** Adopt a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of \$9,536.08.

**Attachment 7**

## **21. In Rem Remedy**

**For In Rem Remedy #A - #Z, the public purpose and policy is outlined here.**

- Public Purpose:**
- Eliminate a blighting influence in a City Within a City neighborhood.
  - Reduce the proportion of substandard housing from 2.3% to 1% by 1997. (One of the goals of City Within a City is to continue housing preservation efforts.)
  - Increase tax value of property by making land available for potential infill housing development.

- Policy:**
- City Within a City
  - Community Safety Plan

The In Rem Remedy items were initiated from 3 categories:

1. Public Safety - from Police and/or Fire Dept.
2. Complaint - from petition by citizens or from tenant
3. Field Observation - from concentrated code enforcement program

The In Rem Remedy items are listed below by category identifying the street address and neighborhood.

### Public Safety

- A. 417-19 W. Worthington Ave. - Wilmore
- B. 712 E. 19th St. - Belmont
- C. 2322 Lola Ave. (Commercial) - Villa Heights
- D. 3534 Card St. - North Charlotte

### Complaint

- E. 837 Belmont Ave. - Belmont
- F. 811 E. 15th St. - Belmont
- G. 1701-01 1/2 Umstead St. - Belmont
- H. 1733-35 Parson St. - Belmont
- I. 1009-11 Harrill St. - Belmont
- J. 1724-26 Pegram St. (Commercial) - Belmont
- K. 1728-30 Pegram St. (Commercial & Residential) - Belmont
- L. 1521 1/2 Allen St. - Belmont
- M. 1114 E. 18th St. #1-#4 - Belmont
- N. 801 E. 19th St. - Belmont
- O. 424-26 Faison Ave. - North Charlotte

Complaint Continued

- P. 620 Norris Ave. #1-#2 - Tryon Hills
- Q. 324 Lima Ave. - Smallwood

Field Observation

- R. 829-31 Belmont Ave. - Belmont
- S. 841-43 Belmont Ave. - Belmont
- T. 1022-24 Harrill St. - Belmont
- U. 2023 Parson St. - Belmont
- V. 3733-35 Johnson St. - Grier Heights
- W. 3737-39 Johnson St. - Grier Heights
- X. 401 Jones St. - Lakewood
- Y. 510 Nelson St. - Oakview Terrace
- Z. 415 Bungalow Rd. - Smallwood

**A. 417-19 W. Worthington Avenue**

**Action:** Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 417-19 W. Worthington Avenue (Wilmore Neighborhood), located in the City Within a City boundaries.

**Attachment 8**

**B. 712 E. 19th Street**

**Action:** Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 712 E. 19th Street (Belmont Neighborhood), located in the City Within a City boundaries.

**Attachment 9**

**C. 2322 Lola Avenue**

**Action:** Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the commercial structure at 2322 Lola Avenue (Villa Heights Neighborhood), located in the City Within a City boundaries.

**D. 3534 Card Street**

**Action:** Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 3534 Card Street (North Charlotte Neighborhood), located in the City Within a City boundaries.

**Attachment 11**

**E. 837 Belmont Street**

**Action:** Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 837 Belmont Avenue (Belmont Neighborhood), located in the City Within a City boundaries.

**Attachment 12**

**F. 811 E. 15th Street**

**Action:** Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 811 E. 15th Street (Belmont Neighborhood), located in the City Within a City boundaries.

**Attachment 13**

**G. 1701-01½ Umstead Street**

**Action:** Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1701-01 1/2 Umstead Street (Belmont Neighborhood), located in the City Within a City boundaries.

**Attachment 14**

**H. 1733-35 Parson Street**

**Action:** Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1733-35 Parson Street (Belmont Neighborhood), located in the City Within a City boundaries.

**Attachment 15**

**I. 1009-11 Harrill Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1009-11 Harrill Street (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 16**

**J. 1724-26 Pegram Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the commercial structure at 1724-26 Pegram Street (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 17**

**K. 1728-30 Pegram Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the commercial and residential structure at 1728-30 Pegram Street (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 18**

**L. 1521½ Allen Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1521 1/2 Allen Street (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 19**

**M. 1114 E. 18th Street #1 - #4**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1114 E. 18th Street, #1-#4 (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 20**

**N. 801 E. 19th Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 801 E. 19th Street (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 21**

**O. 424-26 Faison Avenue**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 424-26 Faison Avenue (North Charlotte Neighborhood), located in the City Within a City boundaries.**

**Attachment 22**

**P. 620 Norris Avenue #1 - #2**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 620 Norris Avenue, #1 & #2 (Tryon Hills Neighborhood), located in the City Within a City boundaries.**

**Attachment 23**

**Q. 324 Lima Avenue**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 324 Lima Avenue (Smallwood Neighborhood), located in the City Within a City boundaries.**

**Attachment 24**

**R. 829-31 Belmont Avenue**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 829-31 Belmont Avenue (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 25**

**S. 841-43 Belmont Avenue**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 841-43 Belmont Avenue (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 26**

**T. 1022-24 Harrill Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1022-24 Harrill Street (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 27**

**U. 2023 Parson Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2023 Parson Street (Belmont Neighborhood), located in the City Within a City boundaries.**

**Attachment 28**

**V. 3733-35 Johnson Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 3733-35 Johnson Street (Grier Heights Neighborhood), located in the City Within a City boundaries.**

**Attachment 29**

**W. 3737-39 Johnson Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 3737-39 Johnson Street (Grier Heights Neighborhood), located in the City Within a City boundaries.**

**Attachment 30**

**X. 401 Jones Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 401 Jones Street (Lakewood Neighborhood), located in the City Within a City boundaries.**

**Attachment 31**

**Y. 510 Nelson Street**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 510 Nelson Avenue (Oakview Terrace Neighborhood), located in the City Within a City boundaries.**

**Attachment 32**

**Z. 415 Bungalow Road**

**Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 415 Bungalow Road (Smallwood Neighborhood), located in the City Within a City boundaries.**

**Attachment 33**

**22. Resolution of Intent to Abandon Street and Set Public Hearing -  
Petition 96-1: A Portion of Old Wilmont Road**

**Action:**

- A. Adopt the Resolution of Intent to abandon a portion of Old Wilmont Road; and**
- B. Set a Public Hearing for April 22, 1996.**



**23. Resolution of Intent to Abandon Street and Set Public Hearing -  
Petition 95-15: Portion of China Grove Church Road and Packard  
Street**

**Action:**

- A. Adopt the Resolution of Intent to abandon portions of China Grove Church Road and Packard Street; and**
- B. Set a Public Hearing for April 22, 1996.**

## CONSENT II

### 24. Elmwood and Ninth Street Grounds Maintenance

**Action:** Award the second low bid of \$223,692 by Dixie Lawn Service, Inc. of Gastonia, NC.

**Explanation of Request:**

- This two-year project provides grounds maintenance and leaf removal in Charlotte's largest cemetery. Annual cost of this project is \$111,846. The low bidder, C.J.'s Lawn Service, withdrew their bid because of an unintentional omission of a substantial quantity of the work.
- This is the third year this service has been privatized.

**MWBD Compliance:** Yes. Dixie Lawn Service, Inc. will self-perform all work.

**Summary of Bids:**

<u>Dixie Lawn Service, Inc. of Gastonia, NC</u>	<u>\$223,692.00</u>
Lan-Scape of Lancaster, SC	\$371,868.00
D. B. Landscaping of Charlotte, NC	\$428,400.00
C. J.'s Lawn Service of Charlotte, NC	\$118,280.90

### 25. Sanitation Truck Bodies

**Action:** Award the low acceptable bid by Amick Equipment Co., Lexington, SC in the amount of \$495,216.

**Explanation of Request:**

- The invitation to bid was sent to 4 companies and two submitted bids. The alternate bid submitted by Carolina Environmental was not acceptable because the truck bodies had not yet been manufactured. Therefore, it was not possible to "test-drive" the vehicle. Also, there was no performance history. These are all replacement vehicles.

**MWBD Compliance:** Yes, there are no known MWBD vendors.

**Summary of Bids:**

<u>Amick Equipment, Lexington, SC</u>	<u>495,216</u>
Carolina Environmental, Kernersville, NC	503,055
Carolina Environmental (Alternate)	490,895

**26. Sanitation Truck Cabs and Chassis**

**Action:** Award the low acceptable bid by Southern Truck Service, Charlotte, NC, in the amount of \$661,809.

**Explanation of Request:** The invitation to bid was sent to 10 companies and 7 submitted bids. The low bid by Adams International did not meet specifications in one major area. The Walk-in Modification was not available as required for efficient operation in a residential area. These are all replacement vehicles.

**MWBD Compliance:** Yes, there are no known MWBD vendors.

**Summary of Bids:**

<u>Southern Truck Service, Charlotte, NC</u>	<u>661,809</u>
Adams International, Charlotte, NC	631,125
Amick Equipment, Lexington, SC	685,288
Tar Heel Ford, Charlotte, NC	686,232
Freightliner of Charlotte, Charlotte, NC	697,375
Amick Equipment, Lexington, SC	764,602
Mack Truck Sales, Charlotte, NC	792,016

**27. Mallard Creek Wastewater Treatment Plant - Reclaimed Water Agreement**

**Action:** Approve an agreement with Blythe Development Company to supply reclaimed water from the Mallard Creek Wastewater Treatment Plant to the Tradition Golf Course at Mallard Creek Park.

**Explanation of Request:**

- This agreement is to sell treated wastewater (reclaimed water) to irrigate the Tradition Golf Course now under construction at Mallard Creek Park. If approved, CMUD will begin design and construction of the necessary pumping and pipeline facilities. The estimated cost of that work is \$2.8 million. Funding for a reclaimed water demonstration project has been approved in the Capital Improvement Program.
- The reclaimed water will be sold for \$.20/1000 gallons for the first seven months and \$.40/1000 gallons thereafter. Potable water will be supplied until the reclaimed water facilities are completed. The rates will recover operation and maintenance of the system.
- The benefits of this agreement to CMUD are that:
  - it facilitates the upcoming expansion of the Mallard Creek Plant, and
  - it promotes conservation of our scarce water resources. In the future, more widespread use of reclaimed water will limit the peak summer demand on our potable water system.

**Background:**

- The Mallard Creek Wastewater Treatment Plant produces highly treated effluent that is discharged to Mallard Creek under a permit issued by the NC Division of Environmental Management. Such effluent is reclaimed and used for irrigation and other non-potable uses in many areas of the United States. An independent study determined that it is feasible to reclaim the Mallard Creek effluent as irrigation water.
- The North Carolina Environmental Management Commission has adopted rules for Reclaimed Water use that will become effective in May of 1996. The proposed system will be permitted under these rules.

## **28. Resolution Providing for the Sale of Previously Authorized General Obligation Bonds**

- Action:** Adopt a resolution that provides for the sale of \$144,100,000 of previously authorized general obligation bonds (Storm Water Drainage - \$2,600,000, Environmental Clean-up - \$1,500,000, Water- \$80,000,000 and Sewer - \$60,000,000). These bonds will provide funds to continue the City's approved Capital Investment Plan.
- Explanation of Request:**
- The bond resolution is a legal document required before the City can sell bonds. The adoption of the resolution accomplishes the following:
    - Authorizes the issuance (sale) of the bonds and establishes the amount, date and purpose of each issue.
    - Establishes the form of the bonds and directs the manner of execution of the bonds.
    - Ratifies actions taken by the Local Government Commission on behalf of the City relative to the sale of the bonds.
    - Ratifies the Official Statement relative to the sale of the bonds.
- Background:**
- Through the City's normal bond sale and capital expenditure planning cycle, bond sales of authorized bonds are scheduled on a cash flow needs basis as identified by the administering departments. The most recent cash flow analysis indicates the need for a bond sale at this time. The purposes and amounts are listed as an attachment.

### **Attachment 34**

## **29. CMGC and Old City Hall Security Contract Renewal**

**Action:** Renew the CMGC and Old City Hall Security Contract between the City and Weiser Security Services, Inc. for \$144,102.40.

**Explanation of Request:**

- The current contract provides for contract renewal on a yearly basis up to three years. Weiser Security Services, Inc. is providing satisfactory service and is requesting to renew the contract for one year for the total amount of \$144,102.40.
- Contract was originally awarded to Weiser Security Services Inc. January 1, 1995 for the amount of \$106,847.24 per year. To monitor the CMGC loading dock and increase security to the building, the contract adds a full-time guard and manpower to oversee custodial operations. The additional service justifies the fee increase.

## **30. CMGC Parking Deck Management Contract Renewal**

**Action:** Renew the CMGC Parking Deck Management Contract between the City and Carolina Parking Associates for \$136,719.00.

**Explanation of Request:**

- The existing contract provides for renewal of the management services for a period of three years, to be requested on a yearly basis. The contractor is currently providing a good service to the City and is requesting to renew the contract for one year at no increase to the original fee.

**Background:**

- Contract was originally awarded to Carolina Parking Associates on April 10, 1995, for the amount of \$136,719 per year.
- Contractor has been responsive to the City's requests and is following the scope of work appropriately.

### **31. Lease Agreement for Baker Service Area Office**

**Action:** Approve a seven year lease agreement in the amount of \$357,000 between the Charlotte-Mecklenburg Police Department and Central Associated Contractors, Inc. for the Baker Service Area and Baker One District Office.

**Explanation of Request:**

- As a part of its conversion to community policing and decentralization of police services, the Police Department is locating nine of its twelve patrol districts and the command staffs of three of the patrol service areas in the geographic locations they serve.
- The Police Department wishes to enter into a seven year lease agreement with Central Associated Contractors, Inc. to provide 5,100 square feet of office space for the Baker One District and Baker Service Area command staff.
- The office will be located in the 3500 block of Latrobe Drive off of Wendover Road.
- The space will be used as the district office for Baker One and will include roll call rooms, locker rooms, and parking spaces for eighty vehicles. The building will also house the command staff and the investigators for the entire Baker Service Area.
- The space meets all of the Police Department's criteria for the selection of district and service area office sites. The criteria includes the cost of the site, central location within the district and service area, major street access, accessibility by public transportation, and satisfaction of police needs such as adequate parking space for both police and personal vehicles.
- The lease is for a seven year period at a cost of \$4,250 per month or \$51,000 per year. These costs will not increase during the term of the lease.

- The cost of the space is approximately \$10 per square foot. The Real Estate Division indicates that this rate is comparable to similar properties in this area of the City.
- The Planning Commission has reviewed the site for the office and the Real Estate Division has reviewed the lease.

### **32. Amendment of Discovery Place Lease**

**Action:** Approve amendment to the Agreement between the City and Discovery Place (formerly Science Museums of Charlotte, Inc.) for the lease of the Discovery Place Property.

- Explanation of Request:**
- Council is asked to amend the City's lease agreement with Discovery Place, Inc. to:
    1. Extend the termination date from July 25, 1999, to August 31, 2011;
    2. Permit Discovery Place (i) to have exclusive use of the parking deck that it is constructing upon the leased property, (ii) to grant to others subleases and licenses for the use of the parking deck, and (iii) to charge fees for parking and retain all parking revenues;
    3. Release from the lease a portion of the leased property to permit the City to sell that portion to St. Peter's Episcopal Church; and
    4. Add to the lease the covered walkway over College Street that Discovery Place will construct.
  - Discovery Place has obtained a bank loan to finance its construction of the parking deck and office facility upon the leased property, and it seeks to amortize the loan, over a period of 15 years, with parking revenues from spaces not needed by the Museum.



- This amendment would accommodate Discovery Place's needs by extending the lease for 15 years after the parking facility is scheduled to open and would permit the City to fulfill its desire to sell to St. Peter's Episcopal Church a part of the property that is currently leased to Discovery Place.

**Attachment 35**

Proposed Agreement to amend the lease

**33. Olympic Cycling Trials**

**Action:** Fund Police service for the Olympic Cycling Trials in the amount of \$11,114.

**Explanation of Request**

- Council has been requested by the Charlotte Sports Commission to provide police service at the City's cost for the Olympic Cycling Trials to be held here June 2, 1996.

- The estimated cost is \$22,228. The City has been requested to pay one-half of that amount, which is \$11,114. The Sports Commission will raise the other half.

**Background:**

- In February, 1995, Mayor Vinroot, at the request of the Charlotte Regional Sports Commission, extended an invitation for the 1996 Olympic Trials to be held in Charlotte. The Olympic Marathon Trials and the Olympic Torch Run had already committed to Charlotte. The Marathon received police services through the Police Overtime budget and the Council established a separate \$25,000 account for the Torch Run in 1995.

- In a letter dated February 16, 1995 to Rich Sheubrooks, Executive Director of the Charlotte Regional Sports Commission, Mayor Vinroot indicated that he would not ask City Council to provide police protection to the cycling event at City cost. He noted that the City did not provide similar services at City cost to events such as Springfest.

- Mr. Sheubrooks never received the letter from Mayor Vinroot, and therefore did not solicit sponsorship funding for the Cycling Trials as the Mayor suggested.
- Recent discussions between staff, the Mayor and the Sports Commission have led to the request for Council to consider funding one-half of the cost.
- The total budget for the Olympic Cycling Trials, including the time trials in Cabarrus and Shelby, is \$350,000. Sponsorships currently amount to \$200,000 and include NationsBank, CocaCola, Cabarrus Memorial, Gardner Webb College, The Harris Group, and Raycom Sports.

**Source of Funding:** \$124,000 is available in Council Contingency.

### **34. Land Exchange Agreement with International Airport Center (IAC)**

**Action:** Adopt a resolution authorizing a land exchange agreement with International Airport Center - Charlotte L.L.C.

- Explanation of Request:**
- International Airport Center, a new business park adjacent to the Airport near the southwest corner of West Boulevard and Yorkmont Road, has agreed to exchange approximately 0.6 acres of their property for approximately 0.6 acres of Airport property.
  - The exchange involves four regular tracts of land and would allow the Airport to acquire property in its runway protection zone and the business park to acquire additional frontage on West Boulevard.
  - The properties have been appraised by an MAI appraiser, Jack Morgan, and are determined to be of equal value and consideration in accordance with the North Carolina General Statutes.

- Background:**
- On February 26, 1996, City Council approved the rezoning of property owned by International Airport Center for the development of an upscale business park adjacent to the Airport.

### **35. Lease Agreement with Northwest Airlines**

**Action:** Approve a 20-year lease agreement with Northwest Airlines, Inc. to become a signatory airline.

- Explanation of Request:**
- Northwest Airlines has agreed to enter into a long term airport agreement, becoming a signatory airline. American, Delta, United and USAir are the current signatory airlines in Charlotte.
  - As a signatory carrier, Northwest will:
    1. Lease ticket counter, office and operations space, gate area, and aircraft parking ramp for approximately \$303,000 per year.
    2. Share in the excess terminal concession revenues in accordance with the formula in the airport agreement. Northwest's share is estimated at \$68,000 this year.
    3. Guarantee repayment of airport revenue bonds.

- Background:**
- On March 2, 1994, Northwest Airlines started service in Charlotte. Northwest has been operating under a short term agreement with the City to serve their Detroit hub. Recently, Northwest announced additional service to Minneapolis-St. Paul.

### **36. FAA Lease Agreement**

- Action:** Approve a one-year lease with the Federal Aviation Administration (FAA) for 5,827 square feet of office space in the old passenger terminal building.
- Explanation of Request:**
- The FAA Flight Standards Office in Charlotte has been established as a district office and therefore, has seen an increase in staffing levels. Due to this, the FAA is interested in leasing 5,827 square feet of office space in the old terminal building.
  - The lease will be effective April 15, 1996. The term of the lease is one year and includes three one-year renewal options. The lease rate is \$12.00 per square foot.
- Background:**
- The FAA Flight Standards Office has leased office space from the airport since 1973 and currently leases 2,288 square feet in another airport building.

### **37. Airborne Express Cargo Facility**

- Action:**
- A. Approve lease amendment with Airborne Express;
  - B. Adopt a Budget Ordinance to appropriate \$245,000 to fund the construction of this facility expansion; and
  - C. Award a construction contract in the amount of \$217,652.20 to Timmerman Builders, Inc.
- Explanation of Request:**
- Council is asked to amend a current lease agreement with Airborne Express to include an additional 4,800 square foot of warehouse space. The amended lease would be for a total of 17,806 square feet. The annual lease fee would be \$111,287.50. The lease will expire in May 1998, as stated in the current lease documents. The lease includes a five-year renewal option.

- Council is also asked to appropriate \$245,000 in airport funds to construct this expansion. The excess is for construction contingencies.
- Council is also asked to award a construction contract in the amount of \$217,652.20 to Timmerman Builders, Inc. of Charlotte, NC the low bidder.
- The City will fund the design and construction of this facility. Through a lease agreement, Airborne Express will make lease payments that repay the airport's investment.

**Background:**

- 1987 - The Airport Master Plan identifies the expansion of the cargo ramp.
- 1992 - The Air Cargo Master Plan study identifies the expansion of the cargo ramp for additional facilities.
- August 1992 - Council appropriates funds and awards contracts to construct the original facility.
- July 1995 - Airborne Express expresses desire to expand existing facility.

**38. Property Transactions**

**Action:**

**Approve the following property acquisitions.**

**Acquisitions:**

- A. **Project:** F.A.R. Part 150 Land Acquisition  
**Owner(s):** Key Realty of Charlotte Inc.  
**Property Address:** 4507 McKinley Drive  
**Property to be acquired:** .241 acres  
**Improvements:** 3 bedroom, 1 Bath, Ranch  
**Tax Value:** \$41,200  
**Purchase Price:** \$49,000  
**Remarks:** The purchase was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the house. The tax value is determined on a more generic basis and will be higher or lower for houses with certain attributes. 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.

- B. **Project:** Rhonda Avenue Culverts, Parcel #5  
**Owner(s):** Susan H. Williams  
**Property Address:** 6818 Burlwood Road  
**Property to be acquired:** 12,153 sq.ft. (.279 ac.)  
**Improvements:** Two story frame dwelling.  
**Tax Value:** \$124,820  
**Purchase Price:** \$164,000  
**Remarks:** On January 16, 1996, Council approved the concept of purchasing four houses on the Rhonda Avenue Culvert Storm Drainage Improvement Project. This parcel is one of the four that meets the objectives of this project. Compensation is based upon appraisal.

**Zoned:** R-3      **Use:** Residential  
**Tax Code:** 189-191-19

- C. **Project:** Rhonda Avenue Culvert, Parcel #3  
**Owner(s):** Howard P. Lockhart, Jr.  
**Property Address:** 6922 Waldorf Court  
**Property to be acquired:** 31,929 sq.ft. (.732 ac.)  
**Improvements:** Two story brick frame house.  
**Tax Value:** \$115,940  
**Purchase Price:** \$150,000  
**Remarks:** On January 16, 1996, Council approved the concept of purchasing four houses on the Rhonda Avenue Culvert Storm Drainage Improvement Project. This parcel is one of the four that meets the objectives of this project. Compensation is based upon appraisal.

**Zoned:** R3      **Use:** Residential

- D. **Project:** Rhonda Avenue Culvert, Parcel #2  
**Owner(s):** David H. Benton & wf., Patricia M. Benton  
**Property Address:** 6921 Waldorf Court  
**Property to be acquired:** 22,608 sq.ft. (.519 ac.)  
**Improvements:** Two story brick frame house.  
**Tax Value:** \$123,930  
**Purchase Price:** \$ 158,000  
**Remarks:** On January 16, 1996, Council approved the concept of purchasing four houses on the Rhonda Avenue Culvert Storm Drainage Improvement Project. This parcel is one of the four that meets the objectives of this project. Compensation is based upon appraisal.
- Zoned:** R3      **Use:** Residential

- 39. Approval of Minutes:**
- January 29 Regular Meeting
  - February 5 Workshop
  - February 8, 9 & 10 Council Retreat.