AGENDA

Meeting Type:	BUSINESS
Date:	01/11/1987

City of Charlotte, City Clerk's Office

CHARLOTTE

Mayor Sue Myrick *Mayor Pro Tem Al Rousso*

John A. (Gus) Campbell *Roy Matthews*
Stanley M. Campbell *Cyndee Patterson*
Dan Clodfelter *Lila Butler Scarborough*
Charlie S. Dannelly *Richard Vinroot*
Gloria Fenning *Velva W. Woollen*

Council Agenda

Monday, January 11, 1988
District 1 Council Meeting
Piedmont Middle School
1241 East Tenth Street

5:30 PM. . . . . Council-Manager dinner
. Agenda and Council discussion
7:00 PM. . . . . Citizens Hearing
7:30 PM. . . . . Council Meeting

ITEM NO.

1. Invocation by Rev. J. A. Cuthbertson of Pleasant Hill Baptist Church.

2. Consider approval of the minutes of November 9, 1987 regular meeting.

PUBLIC HEARINGS

3. A. Conduct a public hearing to abandon a portion of South Clarkson Street.

B. Recommend adoption of a resolution to close a portion of South Clarkson Street.

Background: NCNB Community Development Corporation submitted a petition to abandon a portion of South Clarkson Street located off the 800-900 block of West Trade Street. The portion being abandoned is City maintained and is approximately 139 feet long and 49 feet wide located at the terminus of South Clarkson Street. The abandonment will enable the petitioner to utilize property on both sides of the street in conjunction with the Gateway Center project.

Clearances: All City departments, private utility companies and the Third Ward organization were notified and are in concurrence with the abandonment.

Funding: No City funds are involved.

A map is attached.

Attachment No. 1

POLICY

4. Recommend approval of revised schedule for the new zoning ordinance.

Background: In January, 1986, the City Council and Board of County Commissioners initiated the revisions of the zoning, sign and subdivision ordinances, which were to be completed by June, 1987. Over the past 24 months, two adjustments have been made to the schedule·

- The first, approved by City Council in August, 1986, lengthened the schedule five months to November, 1987 to allow additional time to find a suitable consultant and time for the ordinances preparation.

- The second, approved in May, 1987, lengthened the schedule for the zoning ordinance by six months because of complaints about the speed of the process from the community and the inability to get action on several special bills connected with the zoning ordinance.

In response to numerous concerns raised by neighborhood, business and development interests, the Planning Commission is proposing again to alter the schedule to allow additional time for public discussion and comments. Following input from interested parties and Planning Commission review, a joint City Council/Board of County Commission public hearing will be held in January, 1989. After the hearing, the Planning Commission will review the draft ordinance taking into consideration comments made at the hearing. A recommended ordinance will be sent to Council and the Commissioners in mid-1989 for review and consideration.

A detailed schedule is attached.

Requested action: City Council is requested to adopt the attached new schedule which extends the current May, 1988 adoption to the fall of 1989.

Clearances: Charlotte-Mecklenburg Planning Commission, Planning Liaison Committee.

Attachment No. 2

5. Recommend authorizing the City Manager, assisted by members of the Performing Arts Center Task Force, to begin negotiations with NCNB/Charter/Lincoln Properties.

Background: The detailed background on the history of the Performing Arts Center project, the Request for Proposals (RFP) process, and the basis for this recommendation are provided in Exhibit 1.

At its December 7, 1987 meeting, the Council deferred action for 30 days. The City Manager and Performing Arts Center (PAC) task force were authorized to "informally" negotiate with NCNB/Charter/Lincoln Properties to obtain answers to questions raised in the PAC task force report of December 4, 1987. The PAC task force was also asked to address issues of potential cost overruns, the viability of a mixed-use development on the Seventh Street site, and issues related to development of a free standing facility on the Seventh Street site. The results of the "informal" negotiations and PAC task force research are contained in Exhibit 2 (including three attachments).

Requested action: Approval of this request will allow the City Manager to begin serious and detailed negotiations with NCNB/Charter/Lincoln Properties. The goal of these negotiations is to produce a Letter of Agreement for Council's consideration containing the key business terms for the development of a Performing Arts Center as part of a mixed-use project. The City Manager will draw on available City staff, consultants, and community leadership from the PAC task force to assist in developing a negotiating strategy and to assist with negotiations. As the negotiations proceed, the City Manager will brief the Council through status reports.

Options

There are six possible actions which the Council can take.

Action	Comment
1. Approve request	. Negotiations begin . Failure of negotiations would not foreclose options 3-6
2. Defer	. Risk losing Belk land for project . NCNB/Charter/Lincoln Properties may withdraw proposal
3. Cancel RFP process/ kill project	. Voters support project as evidenced by 66% approval of Performing Arts Center bond referendum

Action	Comment
4. Redo RFP process for mixed-use	. NCNB/Charter/Lincoln Properties may not submit another proposal . Belk land may be sold, although proceeds will be available for Performing Arts Center . No guarantee of receiving any or better proposals
5. Pursue stand alone facility	. $ available probably not adequate . No developer to negotiate with to absorb portion of project costs . Need to locate and acquire site
6. Enter negotiations with GDP Associates	. May lose confidence of PAC task force in project and, therefore, jeopardize significant private fund-raising capability . Land assembly problems . Nothing to fall back on; NCNB will go ahead

Attachment No. 3

6. Recommend delegating certain routine Council actions to the City Manager.

Background: During City Council's December 18 luncheon/workshop discussion on making more efficient use of the Council's time, the staff was asked to develop a list of items that could be deleted from the agenda and delegated to the City Manager. After a review of the consent agendas for the past year, the following items appear to be routine in nature and thus can be appropriately deleted from the agenda and delegated to the City Manager through the adoption of the necessary Code amendments and resolutions. We will prepare other proposals which require General Assembly action in time to review as part of the local legislative package later this year.

Clearances: The City Attorney's office has prepared, reviewed and approved all of the following amendments for legal form and sufficiency.

(A) Recommend adoption of an amendment to a resolution establishing a procedure for accepting gifts of real estate by delegating such authority to the City Manager.

On May 8, 1978, the City Council established a uniform procedure for accepting gifts of real estate that calls for all proposals for donations of real estate to be reviewed by the Planning Commission as well as a number of City departments to determine an ultimate use of the property if the gift is accepted. Under the current procedure, if an acceptable use for the property is found, the City Manager is then required to place the proposal before the City Council for its consideration. All expenses involved in the conveyance of the gift of land to the City must be borne by the donor. The above resolution would delegate the authority to accept gifts of real estate to the City Manager. All other provisions of the procedure would remain in place.

(B) Recommend an amendment to the policy for temporary street closings caused by construction.

On September 23, 1985, the City Council approved a policy that among other things requires a contractor to pay for the use of public right-of-way for private development when closings of that public right-of-way exceed 30 days. Under the policy, the Charlotte Department of Transportation staff is authorized to approve such closures when construction will be complete within one year. However, the policy further provides that City Council must approve the closing of a street or a portion thereof for one year or more. The recommended amendment would authorize the City Manager to approve the closing of any street for one year or more. All other provisions of the street closing policy would remain in full force and effect.

(C) Recommend adoption of an ordinance amending Chapter 15 of the City Code to delegate to the City Manager or his designee the authority to issue beer and wine permits and temporarily close public streets for festivals and other events.

At the present time, consumption of beer and wine on public streets, sidewalks or other publicly-owned property during any community sponsored public function, festival or celebration may only be allowed pursuant to a written permit issued by the City Council. This process allows the sale, service and distribution of beer and wine for such functions as SpringFest, the Dilworth Jubilee, Jazz Charlotte, and other similar activities or events. This portion of the City Code also requires the City Council to designate the boundaries of the event and temporarily close those streets within those boundaries for the duration of the event. Adoption of the above-referenced Code amendment would delegate the authority to both issue beer and wine permits as well as the authority to temporarily close certain affected streets to the City Manager or his duly authorized designee.

(D) Recommend adoption of a resolution authorizing the City Manager and City Attorney or their designee to settle certain claims or lawsuits.

On April 4, 1977 the Council authorized the City Manager or his designee to settle claims or lawsuits filed against the City arising out of the operation of the Charlotte Transit System when the amount involved did not exceed $5,000. This action stemmed from the City purchase of the then privately owned transit system. Likewise, on December 19, 1977, the City Council approved a resolution authorizing the City Manager to settle all other claims or lawsuits when the amount involved did not exceed $5,000. It is recommended that: (1) a two-step authority process be established with the City Attorney being granted authority to settle all claims or suits when the amount involved does not exceed $5,000; and (2) the City Manager be given settlement authority for claims or suits in excess of $5,000 up to and including $30,000. All claims or lawsuits where the proposed settlement exceeds $30,000 would continue to require the prior approval of the City Council. Increasing the Manager's authority to $30,000 would make his settlement authority consistent with his authority to award and approve contracts.

BUSINESS

7. Request Council review a report on Police Department's zone wrecker recommendations.

On December 7, 1987, Council asked for a report on the Police Department's recommendation on the number of zones for zone wreckers.

The Police Department will recommend the continuation of the three zone system for zone wreckers when the current contracts expire in September, 1989. The department has monitored the current three zone system since May, 1986 (when the Kiser Wrecker Company contract was suspended). The decision to recommend three zones is based on the following three factors:

1. There have been no customer complaints of the current system.

2. Response time with three companies and three zones has been adequate.

3. It appears that the three zones provide adequate service demand to keep zone wrecker fees down.

When the current zone wrecker contracts expire in 1989, the Police Department will make a recommendation based on refined selection criteria. The refined criteria will be developed on the following schedule:

September, 1988 - Staff review of the criteria with input from wrecker companies.

Feburary, 1989 - Request for Council review of the proposed selection criteria.

April, 1989 - Staff will finalize request for proposals.

May, 1989 - Request for proposals will be sent to all interested companies.

June, 1989 - Proposals due from companies.

First Council meeting in August, 1989 - Request for Council approval on contracts.

8. Nominations for Appointment to Boards and Commissions.

1) Advisory Energy Commission - Two positions for two-year terms in the following sectors:

a) Renewable Energy/Environmental - Dr. Winslow Hartford has completed two full terms and is not eligible for reappointment.

b) Business Community - Leon Miller is completing his second full term and is not eligible for reappointment.

2) Firemen's Relief Board of Trustees - One position for a two-year term.

Donald M. Jones is completing an unexpired term and is eligible for reappointment. He has complied with the attendance policy.

3) Zoning Board of Adjustment - One regular position; two alternates. Terms are for three years.

Thomas O'Brien serves as a regular member and is completing an unexpired term, making him eligible for reappointment. He has complied with the attendance policy.

Humphrey Cummings and Don Abernethy are completing terms as alternates. Both are eligible for reappointment.

4) Clean City Committee - Two unexpired terms ending June 30, 1988.

Ethel Grier and Joe Spencer have resigned.

Attachment No. 4

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The City Attorney advises that agenda items no. 9 through 20 may be considered in one motion. However, any member of Council may request that an item be divided and voted on separately.

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BUDGET ORDINANCE

9. Recommend adoption of an ordinance to amend the 1987-88 fiscal year budget ordinance providing for the appropriation of additional estimated interest income of $7,322,446 to be earned in the General Fund, General Capital Improvement Fund, and the Municipal Debt Service Fund and the appropriation of the new one-half cent sales tax of $5,500,000 that became effective January 1, 1987.

In the past interest earnings from the General, Capital Improvement, and Municipal Debt Service funds have been appropriated to the Municipal Debt Service fund at the end of the year in the wind-up ordinance when the more definitive amount was available. In this current year the Council also approved using the new one-half cent sales tax for paying the debt service on the proposed (now approved) bond referendum. Both estimated interest earnings and sale tax revenues were part of the long-term financing plan Council approved to pay capital needs without property tax increases and were not included as revenue in this year's proposed budget. It is, however, just as appropriate to reflect estimated interest earnings in the proposed budget with the understanding that the revenue is earmarked for future year's expense of debt service payment. Approval of this ordinance is an accounting change and will result in the current budget reflecting these revenues but does not change Council policy.

BID LIST

10. Recommend approval of the bid list as shown. The following contract awards are all low bid and within budget estimates unless otherwise noted. Each project or purchase was authorized in the annual budget.

A. Truck Mounted Self-Contained, Two Kettle, Thermoplastic Melting Unit — Department of Transportation

Recommendation: By Transportation Director and Purchasing Director that the low bid, Prismo Safety Corporation, Parsippany, N. J., in the amount of $66,900.00, be accepted for award of contract on a unit price basis.

Project Description: This replacement vehicle is a two-kettle thermoplastic premelter truck used to melt thermoplastic pavement marking material. The existing unit is old and maintenance and repair costs are high.

Source of Funding: General Fund - (Transportation/Operations) - Lease Purchase.

B. Reedy Creek Park, Phase II-B General Contract — Parks & Rec.

Recommendation: By the City Engineer, based upon the recommendation of the Architect, DPR Associates, Inc., that the low base bid of $186,533.00, as submitted by Allan Meade, Inc., be accepted for award on a lump sum basis.

Project Description: Reedy Creek Park is a 699 acre park located between Rocky River Road and Plaza Road Extension. One of the recommendations of the Harland Bartholomew Park Master Plan is to complete development of this park in order to address deficiencies in park facilities and recreational opportunities that were identified in the plan. The order of implementation for Reedy Creek Park has been approved by the Charlotte Advisory Parks Committee.

The project will include construction of shelters, walks, volleyball court, concession building, drinking fountains, septic fields, and other facilities.

Source of Funding: General Capital Improvement Program (Reedy Creek Park).

C. Signage Contract for Exterior Graphics Related to Terminal Building Facilities — Airport

Recommendation: The Airport Manager recommends that the low bid from Cummings, Inc. The International Sign Service in the amount of $852,544.76 be accepted for award of contract on this project.

Project Description: The exterior graphics package provides 228 new signs of which over 70 percent are additional for the terminal complex roadways including the new remote parking lot, new parking garages, and the new commercial lane. Included in the package are 11 large, lighted, overhead signs, spanning the roadways and 33 large ground-mounted directional signs. Also, included are signing required to delineate the floors and sections of the parking garages. In addition to directional signage, new informational signage (section and road signs

for the existing daily parking lot) are to be replaced and new signs provided for the new 1,500 car remote parking lot.

Source of Funding: Airport Terminal Capital Project Fund - (Signs and Landscaping - 1987 Airport Revenue Bonds).

D. General Construction Contract for Piedmont Maintenance Facility, Fire Pump House — Airport

Recommendation: The Airport Manager recommends that the low bid from Carlson South East in the amount of $211,000.00 be accepted for award of contract on a lump sum basis.

Project Description: Under the terms of the Special Facility Lease Agreement, the City agreed to the construction of Piedmont maintenance facility and construction is under way for several components of this facility. This contract is for construction of the fire pump house which provides fire protection system for both the stock distribution center and aircraft maintenance hangar, both of which are under construction.

Source of Funding: Airline Maintenance Facility Capital Project Fund - (Piedmont Maintenance Facility - 1987 Special Facility Revenue Bonds).

E. Electrical Construction Contract for Piedmont Maintenance Facility Fire Pump House — Airport

Recommendation: The Airport Manager recommends that the low bid from Howell Electric, Inc. in the amount of $252,149.00 be accepted for award of contract on a lump sum basis.

Source of Funding: Airline Maintenance Facility Capital Project Fund - (Piedmont Maintenance Facility - 1987 Special Facility Revenue Bonds).

CONTRACT AMENDMENT

11. Recommend approval of an amendment of $39,000.00 to Froehling & Robertson, Inc.'s professional services contract for testing and inspection of the general trades work at the new Coliseum.

Background: In September, 1986, a contract was awarded to Froehling and Robertson, Inc. (F&R) for testing and inspection of the general trades work at the new Coliseum. In August, 1987, the testing contract with F&R was amended to include testing and inspection of plaza sitework.

Requested action: Amendment #2 for $39,000.00 is necessary because the actual amount of testing and inspection time required to monitor the contractor was underestimated. Additionally, the construction manager has required that inspection activities be increased from "spot checking" to a more intense inspection program to insure quality control.

The architect and construction manager have recommended that the amendment be awarded so that inspection can continue at the current level, which is required to assure that concrete and soil placement, welding, fireproofing, and masonry work meet all applicable codes and public safety interests.

Funding: Funds are currently available in the project budget. (Fund 2010, Account 255.00).

Clearances: The Engineering Department and Attorney's Office have reviewed and approved this amendment.

CONTRACT EXTENSION

12. Recommend approval of a one-year extension with Corporate Temporaries, Inc. for Airport public parking cashiers.

Background: Parking operations at the Airport are managed and supervised by City staff, but cashiers and other line employees are provided under a contract with Corporate Temporaries. The original three-year contract with Corporate Temporaries, a WBE firm, was awarded in January, 1984. The City has the option to renew for three additional one-year terms, and the first one-year extension authorized by Council expires in January, 1988.

The use of Airport personnel as parking supervisors and temporary personnel for line functions in the parking operation offers several advantages over other methods of operation:

- Airport employees have direct responsibility for customer service and fiscal responsibilities;

- Use of temporary personnel for cashier functions allows for more flexibility to respond immediately to changes in the parking demand; and

- It is more cost effective to use temporary personnel for these line functions.

Requested action: Council is requested to approve a one-year extension of the contract with Corporate Temporaries, Inc. This one-year extension is based on the same basic contract terms and conditions as proposed four years ago. The cost of these personnel services is paid on a manhour basis and is estimated at $450,000.

Funding: Funds have been budgeted and are available in the Airport Operating Fund to cover this contract extension.

CHANGE ORDER

13. Recommend approval of a change order to construct Airport parking structure and commercial lane increasing total contract amount by $71,429.00.

Contract - General Construction Contract for Parking Structure and Commercial Lane

Metric Constructors, Inc.

Date of Award:	July 27, 1987
Contract to Date:	$16,490,700.00
Change Order Number 1:	$71,429.00
New Contract Amount:	$16,562,129.00

This change order will provide a sprinkler system and additional ventilation. At the time of the preliminary plan review, the architect did not interpret the Code to require a sprinkler system or additional ventilation and Building Standards agreed with that interpretation. When the contractor submitted the final construction plans for a building permit, Building Standards, after further review determined that the Code, in fact, did require a sprinkler system or further ventilation.

Clearances: Odell Associates, architect, and Day and Zimmermann, project manager, concur in this change order.

Funding: Funds are available in project contingency to cover this change order.

AGREEMENT

14. Recommend approval of an agreement for engineering design services with HDR Infrastructure, Inc. of Charlotte, N.C. for $44,373 for the design of improvements to the Central Avenue/Hawthorne Lane intersection.

Background: On February 24, 1986, City Council awarded a contract to HDR Infrastructure, Inc. for planning, citizen involvement, and cost benefit analyses for the Central Avenue/Hawthorne Lane intersection improvement project. These analyses are complete and final design services are now needed for Central/Hawthorne. Information on the planning/citizen involvement process for the project is attached. Due to staff limitations, the Engineering Department is recommending that HDR Infrastructure perform final design services on Central/Hawthorne.

Requested action: City Council is asked to approve an agreement for engineering services with HDR Infrastructure, Inc. for $44,373.

The services to be performed in this agreement include the following:

Intersection Design	$ 29,873
Landscaping Design (Allowance)	$ 2,500
Surveying (Allowance)	$ 3,500
Right-of-Way Plats (Allowance)	$ 4,500
Reimbursables (Allowance)	$ 1,000
Additional Services (Allowance)	$ 3,000
Total Contract Amount	$ 44,373

Funding: General Capital Improvement Funds (Allotment No. 287.00 - TSM Intersection Improvements).

Clearances: The contract has been reviewed and approved by appropriate City staff including the City Attorney.

Attachment No. 5

15. Recommend approval of a one-year service agreement with Trindel America Corporation for Airport parking system for $93,360.

Background: On January 11, 1982, Council approved a contract for $818,435 with Trindel America Corporation for the installation of a revenue control system for the Airport's public parking lots. This system incorporates an on-line computer which provides management control over all fee collections. During the first two years of operation, routine and emergency maintenance was performed by Trindel America Corporation as part of the installation contract. Subsequently, Council has approved annual maintenance service agreements with Trindel.

Requested action: Council is requested to approve a one-year maintenance service agreement for $93,360 with Trindel America Corporation for the Airport's parking system. Due to the sophisticated nature and complex elements of the system, routine preventive maintenance and emergency repair requiring specialized training and equipment are not available in-house.

Funding: Funds have been budgeted in the Airport Operating Fund to cover this contract.

MUNICIPAL REIMBURSEMENT AGREEMENT

16. Recommend adoption of a resolution to authorize a municipal reimbursement agreement with the North Carolina Department of Transportation (NCDOT) for milling and resurfacing a part of the 54" water main route.

Background: The 54" water main encroachment contract with the North Carolina Department of Transportation (NCDOT) stipulates that the City will restore all State maintained streets disturbed during installation and maintenance of the 54" water main. It would be advantageous to mill (or remove and recycle) asphalt from the roadway before resurfacing the streets. An estimated 62 percent of the roadway surface on the State maintained streets was affected by the water main construction. The NCDOT has indicated it will perform the milling and resurfacing work if the City will reimburse 62 percent of its final, total costs. The City's 62 percent share will be approximately $265,000, some $173,000 less than expected due to State participation and the advantage of the lower unit price under a State contract.

Milling and complete resurfacing of the route is scheduled for the spring of 1988.

Requested action: City Council is requested to adopt a resolution authorizing a municipal agreement with the NCDOT which reimburses the NCDOT 62 percent of the final, total cost of milling and resurfacing NC 16 (Providence Road) and SR 3815 (Queens Road/Morehead Street) from Sharon Amity Road to South Boulevard. The estimated cost of the project is $426,000 and the City's 62 percent share, $265,000.

Funding: Reimbursement to the NCDOT will be from the 54" water main project account.

Clearances: The City Attorney has approved the resolution as to form.

UTILITY AGREEMENT

17. Recommend adoption of a resolution authorizing a utility agreement with the North Carolina Department of Transportation (NCDOT) regarding the I-277 Project.

Background: The final phase of the I-277 project involves reconstruction of the Morehead Street bridge over South Boulevard, widening of South Boulevard as required to complete its interchange with I-277, and reconstructing Carson Boulevard (formerly Independence Boulevard) between Tryon Street and South Boulevard. Certain water and sanitary sewer lines owned and operated by the City encroach within the North Carolina Department of Transportation (NCDOT) right-of-way and must be relocated. The City is required to reimburse the NCDOT for costs it incurs in relocating the encroaching water and sewer lines.

I-277 improvements on Carson Boulevard, Morehead Street, and South Boulevard are expected to begin in February 1988 and be completed by June 1989.

Requested action: City Council is asked to adopt a resolution authorizing a utility agreement with the NCDOT for relocation and adjustment of certain water and sanitary sewer lines along the I-277 project. The NCDOT estimates the entire cost of the utility work to be $83,063. The NCDOT will pay for work outside its right-of-way. The City's cost for work within NCDOT right-of-way is estimated to be $79,688.

Funding: Reimbursement to the NCDOT will be through the Charlotte-Mecklenburg Utility Department, Account Number 635.29.

Clearances: Plans for the utility relocation work have been reviewed and approved by the Charlotte Department of Transportation and the Charlotte-Mecklenburg Utility Department.

TAX REFUND

18. Recommend adoption of a resolution authorizing the refund of certain taxes in the total amount of $4,702.14 which were assessed through clerical error or illegal levy against 25 tax accounts.

UTILITY CONTRACTS

19. Recommend approval of contracts between the City of Charlotte and the applicants listed below:

These are extension contracts for new development in accordance with the Water/Sewer Extension Policy. Item 1 is a 15-year reimbursable contract. The applicant deposited 10% of the estimated cost. The remaining 90% will be deposited prior to construction. There is no cost to the City and no funds are needed. Items 2-7, the applicants are to construct the entire systems at their own proper cost and expense. The City is to retain all revenue. There is no cost to the City and no funds are needed. The Utility and Planning Directors recommend approval.

1. Charlotte Airport Partners, to construct 910 linear feet of trunk line to serve Airport Interchange Park, Phase II, located east of Strafford Drive and west of Boyer Road, outside the Charlotte City Limits. Estimated Cost - $54,600.00. Sanitary Sewer Job No. 400-87-725.

2. Total Care Systems of Georgia, Inc., to construct 1,663 linear feet of 8-inch sanitary sewer main to serve Plantation Estates, located east of Bubbling Well Road, west of Main Street and south of N.C. Highway 51, outside the Charlotte City Limits. Estimated Cost - $58,205.00. Sanitary Sewer Job No. 621-86-190.

3. Romeg Development, Inc., to construct 2,850 linear feet of 8-inch sanitary sewer main to serve Giverny Subdivision, Phase III, located west of Carmel Road, south of Sharon View Road and north of Mill Pond Road, inside the Charlotte City Limits. Estimated Cost - $99,750.00. Sanitary Sewer Job No. 100-87-674.

4. Pace/Dowd Properties, Inc., to construct 770 linear feet of 12-inch water main, 1,820 linear feet of 6-inch water main and 2,075 linear feet of 2-inch water main to serve The Waters of Steele Creek, located north of N.C. Highway 49, east of Erwin Road and south of Sam Neely Road, outside the Charlotte City Limits. Estimated Cost - $76,000.00. Water Contract No. 100-87-134.

5. Roberts Development & Construction, Inc., to construct 2,220 linear feet of 8-inch water main, 715 linear feet of 6-inch water main and 1,530 linear feet of 2-inch water main to serve Annecy Subdivision, located east of Independence Boulevard and south of Sam Newell Road, outside the Charlotte City Limits. Estimated Cost - $73,000.00. Water Contract No. 100-87-125.

6. John Crosland Company, A North Carolina Limited Partnership, By: Crosland Homes, to construct 1,267 linear feet of 6-inch water main and 2,080 linear feet of 2-inch water main to serve York Place II at Wellington, located west of Prosperity Church Road, north of Mallard Creek Road and east of Mallard Creek, outside the Charlotte City Limits. Estimated Cost - $40,000.00. Water Contract No. 86-113.

7. Romeg Development, Inc., to construct 2,090 linear feet of 8-inch water main and 2,060 linear feet of 2-inch water main to serve Giverny Subdivision, Phase III, located west of Carmel Road, south of Sharon View Road and north of Mill Pond Road, inside the Charlotte City Limits. Estimated Cost - $67,000.00. Water Contract No. 100-87-137.

PROPERTY TRANSACTIONS

20. Recommend approval of the following property transactions.

CONDEMNATIONS

A. Recommend adoption of a resolution of condemnation for 11,545.35 square feet (0.265 acres) plus temporary construction easement, at 6647 Rumple Road, from Robinson and Waters Realty Company, Inc. and any other parties of record, for $1,600.00, for the 1987 Annexation Sewer - Mineral Springs/University Research Park Area 13.

Property owners refused to accept City's offer based on appraisal; declined to make any reasonable counteroffer.

B. Recommend adoption of a resolution of condemnation for 15,266.55 sq. ft. (0.35 acres) plus temporary construction easement, at 4211 Pete Brown Road, from Oasis Temple Ancient Arabic Order Nobles of the Mystic Shrine A North Carolina Corporation and any other parties of record, for $1,200.00, for the 1987 Annexation Sewer - Hemphill Area 17.

A representative of the owners recommends that we condemn this parcel because all members of the organization will have to sign and their next meeting will not be until February 1988. Condemnation is recommended so the contract can be let and project scheduled for construction.

C. Recommend adoption of a resolution of condemnation for 748.8 square feet (0.017 acres) plus temporary construction easement, at 442 Howard Street, from Heirs of Hazel B. Young and any other parties of record, for $100.00, for the 1987 Annexation Sewer - Hemphill Area 17.

Condemnation is recommended by the Legal Department in order for City to get clear title to property since all heirs cannot be located.

D. Recommend adoption of a resolution of condemnation for 3,129.9 square feet (0.071 acres) plus temporary construction easement 5 feet in width on each side of sanitary sewer easement, at 6121 Hickory Grove Road, from Herman L. Litaker and wife, Susie Litaker, and any other parties of record, for $800.00, for the 1987 Annexation Sewer-Hickory Grove/Pence Road Area 14.

Property owners refused to accept City's offer based on appraisal; their counteroffer was $4,000.00.

OPTION

E. Acquisition of 2,355 square feet of right of way plus temporary construction easement, at 4001 South Boulevard, from C. P. Johnson, for $20,000.00, for Intersection Improvements-South Boulevard/Scaleybark Road.

The property is zoned I-1 and is developed with a service station/convenience operation.

F. Acquisition of 18.87 acres, at Byrum Drive, from Bart A. Quisenberry and wife, Kimberly, for $144,000.00, for navigational aid.

The Real Estate Division has reviewed the appraisals and recommends a fair market value of $144,000.00 for this property. Improvements include a 2,085 sq. ft. house. All acquisition costs are eligible for 75 percent Federal participation under Grant No. 3-37-0012-10.

SCHEDULE OF MEETINGS
January 11 - 19, 1988

Monday, January 11	COUNCIL-MANAGER DINNER CITIZENS HEARING COUNCIL MEETING Piedmont Middle School	5:30 p. m. 7:00 p. m. 7:30 p. m.
Monday, January 18	MARTIN LUTHER KING BIRTHDAY OBSERVANCE All City Offices Closed	
Tuesday, January 19	ZONING HEARINGS 4th Floor Board Room Education Center	6:00 p. m.