# AGENDA

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|---|---|
| Meeting Type: | BUSINESS |
| Date: | 08/22/1994 |
| | |

City of Charlotte, City Clerk's Office

CHARLOTTE

*Mayor Richard Vinroot* | *Mayor Pro Tem Patrick McCrory*

*Charles Baker*
*Stan Campbell*
*Patrick D Cannon*
*Mike Jackson*
*Nasif Rashad Majeed*
*Hoyle H Martin*
*Don D Reid*
*Ella Butler Scarborough*
*Sara Spencer*
*Lynn M Wheeler*

# *Council Agenda*

## CITY COUNCIL MEETING
**Monday, August 22, 1994**

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**5:00 p.m.**

**Conference Center**

- North Mecklenburg Water Treatment Plant -
- Committee of 100 - Bill Sims
  Financing and Organization Recommendations
- Personnel & Finance Committee Report - Employee Placement Policy and Utility Water Rate Structure Change

**6:30 p.m.**

**Meeting Chamber**

- Invocation
- Pledge of Allegiance
- Citizens Hearing

**7:00 p.m.**

Formal Business Meeting

# CITY COUNCIL AGENDA
## Monday, August 22, 1994
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## MINUTES

1 Consider approval of Minutes of
- June 2 Budget Public Hearing and Budget Workshop
- June 6 Council Workshop
- June 9 Budget Workshop
- June 13 Regular Meeting
- June 14 Budget Workshop
- June 20 Budget Workshop and Zoning ~~Agenda~~ MEETING

Cannon/Wheeler aff with corrections to Comm Relations reduction straw vote on 6/20 Budget workshop unan.

## CONSENT ITEMS

2. Agenda items 19 through 35 may be considered in one motion except for those items removed from the consent agenda as a result of a Councilmember making such a request of the City Clerk prior to the meeting

Staff Resource Julie Burch

## PUBLIC HEARING

3 Abandon an Alleyway South of East 18th Street

Action

A) Conduct a Public Hearing to abandon an Alleyway South of East 18th Street, and

B) Adopt the Resolution to Close

Wheeler/Scarborough Close Hrng. unan.

Res #11 B-32 P-439

Staff Resource Scott Putnam

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

Scarborough/Wheeler adopt Res unan.

Explanation of Request

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys The Charlotte Department of Transportation (CDOT) has received a petition to abandon public right of-way and is requesting this Council Action in accordance with NCGS 160A-299

DOT

Item No

**Background:**

**Petitioners.**
Habitat for Humanity
Linda M Woodland
Sammie Lee and Ruth Mae Bolden

**Right-of-Way to be Abandoned**
An Alleyway South of East 18th Street

**Location**
Alleyway - Southwest from East 18th Street approximately 150 feet

**Reason**
To incorporate the right-of-way into adjacent property to facilitate residential development

**Notification**
In accordance with City policy, CDOT has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies, and City Departments for review

**Adjoining property owners** - No objection

**Neighborhood/Business Association(s)** - No objection
Belmont Neighborhood Strategy Force
Belmont Development Corporation

**Private Utility Companies** - No objection

**City Departments** -
Review has identified no apparent reason this closing would

1 Be contrary to the public interest, or ,
2 Deprive an individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in NCGS 160A-299

**Attachment 1**
**Vicinity Map**

4 **Abandon an Alleyway Northwest of North Long Street**

**Action**

Wheeler/Martin Close Hrng. unan.

A) Conduct a Public Hearing to abandon an Alleyway Northwest of North Long Street, and

B) Adopt the Resolution to Close

Res #12 B-32 P-443

**Staff Resource** Scott Putnam

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

**Explanation of Request**

Scarborough/Wheeler adopt Res unan.

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys The Charlotte Department of Transportation (CDOT) has received a petition to abandon public right-of-way and is requesting this Council Action in accordance with NCGS 160A-299

**Background**

**Petitioners**
Mecklenburg County/Robert F Binford

**Right-of-Way to be Abandoned**
An Alleyway northwest of North Long Street

**Location**
Alleyway - Northwestwardly from North Long Street approximately 156 feet

**Reason**
To incorporate the right-of way into adjacent property to develop the site for jail facilities

DOT

**Notification**
In accordance with City policy, CDOT has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies, and City Departments for review

**Adjoining property owners** - No objection
All adjoining property is owned by Mecklenburg County

**Neighborhood/Business Association(s)** - No objection
Earle Village Residents Organization
Chamber of Commerce/Central Charlotte Division
Charlotte Uptown Development Corporation

**Private Utility Companies** - No objection

**City Departments** -
Review has identified no apparent reason this closing would

1 Be contrary to the public interest, or ,
2 Deprive an individual(s) owning property in the vicinity reasonable ingress/egress to his property as outlined in NCGS 160A-299

**Attachment 2**
**Vicinity Map**

5. Community Development Block Grant Section 108 Funds

Action

Scarborough/Wheeler close Hrng. unan.

Scarborough/Wheeler app. B unan

Scarborough/Cannon app. C+D unan

A) Conduct a public hearing to receive citizens' input on the proposed use of $1,621,375 in Community Development Block Grant (CDBG) Section 108 loan guarantee funds to close the financing gap for Mecklenburg Mill,

B) Approve filing an application with HUD for the Section 108 loan guarantee funds,

C) Approve Neighborhood Development Department conducting a second public hearing after HUD has approved the application, and

D) Adopt a budget ordinance to appropriate the $1,621,375 Section 108 loan guarantee funds

Ord. #5 #117 X B-45 P-400

Staff Resource

J W Walton

Policy

The City's Comprehensive Housing Affordability Strategy approved by City Council on October 25, 1993 provides as a priority the increase of affordable housing resources

Explanation of Request·

- The purpose of the hearing is to
  - obtain views of citizens regarding the application of $1,621,375 in CDBG Section 108 loan guarantee funds to be used to close the financing gap for the Mecklenburg Mill housing rehabilitation project,
  - comply with Federal regulations which require that one public hearing be held prior to submission of the CDBG Section 108 Loan Guarantee Application

- The Section 108 loan guarantee application will be filed with HUD after Council's approval

CD

- After HUD approval of the application, the Neighborhood Development Department will conduct a second public hearing to inform citizens of the activities the City will carryout with the Section 108 loan guarantee funds (A second public hearing is required by Federal regulations )

- Once the Section 108 funds are received from HUD, the funds can immediately be used for the project since the budget ordinance would already be approved

Attachment 3
Background

6. Name for meeting space in the New Convention Center

**Action**

Campbell/Wheeler Close Hrng. Unan

Cannon/Scarborough app B

Subst Jackson/Table item Red

**Policy**

**Explanation of Request**

Mr Richardson no longer in office

SUBST. VOTE- YES- Red, Baker & Jackson

VOTE ORIG NO Red, Baker & Jackson

A) Conduct a public hearing concerning naming the major meeting space in the New Convention Center for Senator Jim Richardson, and

B) Name the major meeting space in the New Convention Center for Senator Jim Richardson

The City Code (Section 15-116 Public Monuments) provides for the naming of public property to honor a person in order to remind citizens and visitors of our historic and cultural heritage

The Chamber Convention and Visitors Bureau and the Auditorium-Coliseum-Convention Center Authority made this request They would like to honor Senator Richardson in this manner for his "skillful and adroit leadership on this key economic development issue for the Charlotte region "

Staff has reviewed this request and has no problem with it

Tom Flynn

Attachment 4
June 20, 1994 Letter from the Chamber, Convention and Visitors Bureau, and the Auditorium-Coliseum-Convention Center Authority

7 General Obligation Bond Referendum

**Action**

City Council is requested to take four actions related to the proposed November 8, 1994 General Obligation Bond Referendum

Cannon/Wheeler Close Hrng. unan

A) Conduct a public hearing concerning the proposed bonds,

Cannon/Wheeler app. B, C & D unan.

(B) Approve a resolution that adopts the following bond orders totaling $153,840,000

Res #13 B-32 P-446

- Order authorizing $69,110,000 of Water Bonds
- Order Authorizing $59,730,000 of Sanitary Sewer Bonds
- Order Authorizing $25,000,000 Storm Water Bonds

✓ C) Approve a resolution amending the FY1995-99 Capital Improvement Program to reflect changes in the scope of three water and sewer projects, and

Res #14 B-32 P-472

✓ D) Adopt a budget ordinance revising the FY95 Annual Ordinance to reflect the three water and sewer project changes

Ord #6 #118-X B-45 P-401

**Staff Resource** W Carey Odom

Finance

Item No

**Explanation of Request:**

In order to place the proposed bonds on the November 8, 1994 ballot, Council must conduct a public hearing on the proposed bonds and then adopt the three bond orders

Additionally, the FY1995-99 Capital Improvement Program and the FY95 Annual Ordinance need to be revised to reflect the final recommended bond authorizations and projects

**Project Changes**

Since Council introduced the bond orders on July 25, 1994 the following two things have taken place

- The North Mecklenburg Water Treatment Plant construction bids came in $2,500,000 over the most recent estimates
- Council decided not to have an annexation in FY95

Council introduced a bond order totaling $162,190,000 $69,960,000 for water, $67,230,000 for sewer and $25,000,000 for storm water on July 25 1994 Staff recommends deleting $10 850 000 programmed for annexation projects and adding $2,500,000 for the North Mecklenburg Water Treatment Plant, thereby producing a net reduction of $8,350,000 in the referendum The bond orders presented for consideration reflect this reduction

**Background**

On June 27 1994 Council authorized staff to proceed with necessary actions to conduct a General Obligation Bond Referendum on November 8 1994 In addition on July 25, 1994 Council introduced the bond orders and established August 22, 1994 as the date for a public hearing

**Attachment 5**
**Project Listing**

POLICY

8. City Manager's Report
Emp Incentive Pay

9 Personnel and Finance Committee Recommendation Concerning Employee Placement Policy

| | |
|---|---|
| Action | Approve the recommendation of the Council Personnel and Finance Committee to adopt an Employee Placement Policy |
| Committee Chair | Hoyle Martin |
| Staff Resource | William H Wilder |
| Policy | Guidelines for Services Contracting and Human Resources Philosophy |
| Explanation of Request: | |

McCrory / Martin
app.
No - Mayed

- If it becomes necessary to eliminate positions as a result of competition, efficiency changes, or other reasons, a policy is needed for determining the placement/retention of employees affected by such decisions
- In situations where positions are eliminated, performance, attendance and employee's knowledge, skills and abilities will be used as criteria in determining the placement of employees
- Employees with the higher performance ratings will be given placement priority
- Employees who only meet basic requirements may be displaced by employees with higher performance ratings
- Employees who do not meet performance or attendance standards should be considered for displacement

HR

- Every effort will be made to place employees who have good performance, however, there will be no guarantee of placement for any employee

- Employees who are laid off will receive a severance allowance of one week of pay for each year of productive employment

**Funding:** Associated expenses will be covered by salary savings Also, where these costs might be incurred due to competition efforts, such costs will be reflected in Employee Impact Statements to be prepared in accordance with the Guidelines for Services Contracting

Attachment 6
Employee Placement Policy

**10 Personnel and Finance Committee Recommendation Concerning Utility Water Rate Structure Change**

**Action** Approve a change to the Utility Rate Structure to establish an increasing block water rate for the Multi-Family class of customers

**Committee Chair** Hoyle Martin

**Staff Resource** Doug Bean

**Policy** **Utility Rate Methodology**

**Explanation of Request:**

- The change requested establishes a base rate, excess use rate and peak demand rate for multi family customers like that used for single family residential customers

- The change will reduce rates for multi-family to the same rate paid by single family (see attachment)

- The proposed change is revenue neutral

Wheeler/Martin app unan.

CMD

**Background.**

On May 23, 1994 Council approved a change to Utility Rate Structure for Residential, Lawn Meter and Swimming Pool customer classes Council also directed staff to look into a similar rate structure change for the Multi-Family class of customers

The proposal has been reviewed and recommended by the CMUD Advisory Committee on August 4, 1994 and by the Personnel and Finance Committee on August 8, 1994 The Charlotte Apartment Association has concurred with this recommendation

If Council approves the change, implementation will require each customer to provide information on the number of dwelling units served by each meter It is estimated that the new rate structure can be put in place 30 days after the information is received from the customers and verified

**Attachment 7**
**Proposed Rate Structure**

## 11 Amendment to CMUD Financial Assistance Program

**Action**

Wheeler | Scarborough
app.
unan

Approve an addition to the existing CMUD financial assistance program which would permit a time payment plan for water and/or sewer service connections for property owners qualified for financial assistance (at 80% or less of median household income)

**Staff Resource**

Doug Bean

**Policy**

Current CMUD policy provides property owners whose household incomes are less than eighty percent of median income financial assistance to obtain water or sewer service connections

CMUD

Item No

**Explanation of Request.**

The current CMUD financial assistance program, which is administered by the Community Development Department, allows

1) a monthly re-payment of an amount the client can afford or,

2) a deferral of payment for up to 10 years, both options at 0% interest and no down payment

This proposal will provide a third alternative to property owners who meet the financial assistance guidelines to obtain water and/or sewer service

no down payment and no interest and, monthly payments of 1/120th of the current connection fee (currently $710 for water and $1700 for sewer), with a minimum payment of $10 per month

- Property ownership and household income will be verified by CMUD
- There will be a lien placed against the property to secure the balance owed

**Funding·**

Installations will be funded from the current CMUD operating budget There will be a deferral of revenues Assuming 50 new water and 50 new sewer connections per year, this will be approximately $125 000

**Background**

Streamlining CMUD's current Financial Assistance Program will allow expedient processing of financial assistance applications As a result, the Program becomes accessible to those in need of emergency water and sewer connections sooner, and the City benefits from the staff time saved It now takes 3-4 months for all the reviews and documents to be completed

This program is modeled after the emergency Paw Creek Water Tap Payment Plan Since early 1993, approximately 185 Paw Creek residents have been served utilizing this payment plan

The Neighborhood Development Financial Assistance Program and the Special Home Improvement Loan Program, administered for the City of Charlotte by First Union National Bank, remain as two other options to the community

BUSINESS

12 North Mecklenburg Water Treatment Plant Amendment, Budget Ordinance, Engineering Contract Amendment and Construction Contracts.

Ord #7
#119X
B 45
p-407

**Action**

A) Approve Budget Ordinance reallocating $11,451,000 from lower priority water projects pending approval of the 1994 Bond Referendum

Campbell/Wheeler approve all but eliminate $200,000 for Water Exploriums.
Mayor said we can separate Exploriums, so vote taken on everything but Exploriums unan.

B) Approve Amendment No 3 to the agreement with Black & Veatch for $2,263,533 to provide construction engineering and resident inspection services for the North Mecklenburg Water Treatment Plant project, including the Raw Water Intake and Raw Water Pipeline Contract, the Water Treatment Plant Contract, and the Contract For Finished Water Transmission Mains

C) The Utility Director recommends that the negotiated bid of $27,239,238 by Brasfield & Gorrie of Birmingham, Alabama be accepted for Section I - General Construction

D) The Utility Director recommends that the negotiated bid of $4,026,304 by Port City Electric Company of Mooresville, North Carolina be accepted for Section II - Electrical Construction

Exploriums - No: Campbell, McCrory, Reid + Jackson

E) The Utility Director recommends that the negotiated bid of $993,266 by Jesco, Inc of Williamsburg, Virginia be accepted for Section III - Heating, Ventilating, Air Conditioning Construction (HVAC)

F) The Utility Director recommends that the negotiated bid of $860,476 by Atlantic Coast Mechanical Contractors of Charlotte, North Carolina be accepted for Section IV - Plumbing Construction

**Staff Resource** Doug Bean

CMUD

Item No

**Explanation of Request**

- The North Mecklenburg Water Treatment Facilities are required to provide a new source of potable water to serve the growing demand in the North Mecklenburg area Distribution system studies indicate a critical need for this project by the summer of 1996 In order to meet this demand, CMUD staff fast-tracked the North Mecklenburg Water Treatment Plant project

- A portion of the North Mecklenburg Treatment Plant funds were made available in the 1993 Bond Referendum with the remaining portion to be available with approval of the 1994 Water Bond Referendum

- Since the remaining monies will not be available until the bonds are authorized in November 1994 and the construction contracts must be awarded now, CMUD has requested reallocation of $11,451,000 in other project funds to serve as temporary funding sources for this project

- The request for approval of the budget ordinance, construction engineering contract amendments, and contracts for actual construction have been combined into one action since all are required to go forward with this project

**Background**

- City Council approved a professional services contract with Black & Veatch for study and preliminary design of the North Mecklenburg Water Treatment Plant Facilities and the Franklin/Vest Alum Sludge Facilities on June 8, 1992 - $2,362,523

- Amendment No 1, for detailed design of these facilities was approved on September 13, 1993 $4 836,361

- Amendment No 2, for construction engineering and resident inspection of the Franklin/Vest Alum Sludge Facilities, was approved on April 25 1994 - $688,780

- Amendment No 3 will increase the "not to exceed" limit from $7,887,664 to $10,151,197 Of this amount, $7,788,474, or 15% of the estimated total construction cost of the projects, applies to design and construction engineering CMUD estimates engineering costs for projects of this complexity at 15% of construction cost

**MWBE Status BRASFIELD & GORRIE**

| | Amount | % of Project | Proj Goals |
|---|---|---|---|
| MBE | $4,050,600 | 14 4% | 13% |
| WBE | $ 377,000 | 8% | 8% |

**Compliance** Yes The Contractor will exceed the established contract goal for MBE participation and made good faith efforts to meet the WBE goals for this project

**MWBE Status· PORT CITY ELECTRIC**

| | Amount | % of Project | Proj Goals |
|---|---|---|---|
| MBE | $0 | 0% | 4% |
| WBE | $99,900 | 2 5% | 2% |

**Compliance** Yes The Contractor will exceed the established contract goal for WBE participation and made good faith efforts to meet the MBE goals for this project

**MWBE Status JESCO, INC**

| | Amount | % of Project | Proj Goals |
|---|---|---|---|
| MBE | $0 | 0% | 1% |
| WBE | $0 | 0% | 1% |

**Compliance** Yes The Contractor will perform all work with his own forces

**MWBE Status** **ATLANTIC COAST MECHANICAL, INC**

| | Amount | % of Project | Proj Goals |
|---|---|---|---|
| **MBE** | $30,000 | 3 4% | 1% |
| **WBE** | $0 | 0% | 1% |

**Compliance** Yes The Contractor will exceed the established contract goal for MBE participation and made good faith efforts to meet the WBE goals for this project

**13** **Airport Advisory Committee Membership**

Reso #15
B-32
p-473

**Action:** Adopt a resolution expanding the membership of the Airport Advisory Committee from nine to eleven by adding two regional representatives

**Staff Resource** T J Orr

**Explanation of Request:** The Airport Advisory Committee has proposed the following for regional representation on the Airport Advisory Committee

Wheeler/Cannon aff
No- Cannon, Scarborough + Majeed

- Two voting members from the membership of Carolinas Partnership
- The members would be recommended by the Executive Board of the Carolinas Partnership and appointed by City Council
- Members could not be residents of Mecklenburg County
- Members would serve a one year term with the option to be reappointed for one additional term

**Background** Regional representation on the Airport Advisory Committee has been discussed among Council members since 1991 when Council adopted a regional dialogue process As a result, a series of meetings with the surrounding communities began in late January, 1991 promoting the "Charlotte Region '

aviation

In the effort to recognize the airport as a center of regional activity and in support of Council's regional dialogue process, the Airport Advisory Committee is recommending expansion of its membership to include regional representation

The Carolinas Partnership is an economic development group which represents fifteen counties in both North and South Carolina

## 14 New Transit Management Contract

**Action**

Authorize the City Manager to execute a three-year contract in an amount not to exceed $1,196,397 (with two optional years) with ATE Management and Service Co , Inc for transit management services

**Staff Resource**

R N Pressley, Jr

**Policy**

Continue Private Management of Transit Operations

**Explanation of Request**

McCrory/Cannon
app.
No - Scarborough

- On June 13, Council authorized the City Manager to negotiate a three-year transit management contract with ATE

- The amount paid to ATE under the first year of the contract will not exceed $369,080 and will cover

  - Salary and fringe benefit costs for 3 employees assigned to Charlotte,
  - Liability and legal costs for the company,
  - Cost of support services (labor data base, resource library and data center, software) provided by headquarters staff, and
  - Employee Attitude Survey

DOT

- The increase in the Management fee in the second, third and, if needed, option years will be four percent plus an additional increase to be determined based on performance measures to be developed by City staff and ATE/TMC during the first 90 days of the contract term

**Funding**

- The FY 95 Charlotte Transit budget includes funds for ATE's transit management contract

**Background.**

- The City's current contract with ATE ends on September 1, 1994 The current contract amount is $356,500

15 **The Ceasar Corporation Investor Rehabilitation Loan**

**Action** Authorize a public-private partnership with NationsBank by approving a $264,905 loan to The Ceasar Corporation to finance the rehabilitation of 52 units of multi-family housing known as Magnolia Garden Apartments located at 3008 Beatties Ford Road

Cannon/Scarborough app.
Subst. Jackson/Reid
Defer to 9/12 for more info

**Staff Resource:** J W Walton

**Policy** The City's Comprehensive Housing Affordability Strategy approved by City Council on October 25, 1993 provides as a priority the Preservation of Existing Housing and identifies a strategy to provide financial assistance to owners with properties under code enforcement

SUBST VOTE - No Cannon, Scarborough, Martin, Spencer, Mayes
Deferred to 9/12 VOTE 6 5

**Explanation of Request**

- The total cost of the project is $549,905 It is to be funded by a partnership between NationsBank in the amount of $285,000 and the City in the amount of $264,905

- The City loan of $264,905 will be used to finance 80% of the rehabilitation costs for the 52 multi-family housing units known as Magnolia Garden Apartments The complex consists of 24 one-bedroom and 28 two-bedroom units and is 27 years old

- The City loan term will be for 20 years (10 years deferred and 10 years fully amortized) at an interest rate of 0% This term was requested by NationsBank based on The Ceasar Corporation's existing personal and business debt obligations and the proposed debt service for the bank loan

- The NationsBank loan of $285,000 will used for
  - refinancing the existing first mortgage balance of $167,000,
  - rehabilitating the units (balance of the Code and incipient violations and total general property improvements)
  - acquiring an adjacent vacant lot to enhance security of the complex, (Currently there is cut-through traffic on the lot A security fence will be installed after the lot is purchased )
  - lead testing and appraisal of property

- NationsBank's loan will be for a term of 10 years at an interest rate of prime plus 2 25% (If the loan were made today the rate would be 9 5% based on a prime rate of 7 25%)

- Summary of source and use of funds

Source of Funds

| | |
|---|---|
| NationsBank (52%) | $285,000 |
| City of Charlotte (48%) | 264,905 |
| | $549,905 |

Item No

Use of Funds

| | |
|---|---|
| - Refinance Existing 1st Mortgage | $167,000 |
| - Rehabilitation (Code & Incipient Violations)* | 329,375 |
| - Rehabilitation (General Property Improvements) | 41,330 |
| - Land Acquisition | 6,000 |
| - Lead Testing/ Appraisal | 6,200 |
| | $549,905 |

*A list of the major violations and exterior/interior pictures of the complex are provided in the Attachment

- Since Magnolia Garden Apartments are under code enforcement, the Housing Code violations must be corrected If Council does not approve this loan to The Ceasar Corporation and the repairs are not made, Council will be asked, at a later date, to approve using the In Rem Remedy to repair the apartment complex This will be more costly to the City since there would not be a public-private partnership

**Funding.** Federal Rental Rehabilitation and Community Development Block Grant funds

Attachment 8
Background

**16.** September 7 Workshop Agenda

Action: Approve the following topics for inclusion on the Wednesday, September 7, 1994 Council Workshop agenda

- Report from Planning Liaison Committee Status of Housing Strategies for Integrating Schools
- Barton-Aschman Recommendations for Public Transit
- Cancer Survivors Park

Wheeler/Jackson aff unan.

Comm of 100 PLAN SHOULD BE CONSIDERED

Ad Hoc DO NOT NEED NORMAL PROCESS

**17** Appointments to Consolidated Government Charter Drafting Commission

Action

A) Appoint two Councilmembers and two citizens knowledgeable of City and County government to serve on the Consolidated Government Charter Drafting Commission to draft a preliminary Charter for consolidation of City and County governments, and

B) Adopt a joint resolution of the Charlotte City Council and the Mecklenburg County Board of Commissioners adopting the charge for the Charter Drafting Committee

Res. #16 B-32 p.476

Spencer/Baker Defer appointments to 9/12/94 unan

Spencer/Reid - Defer Res to 9/12 as well.

Policy

At Council's retreat in February, Council agreed to consider political consolidation with Mecklenburg County and voted to approve 11 Principles on July 25, 1994

Subst. Cannon/Majed app. Resolution No Spencer

Tom Flynn

Item No

**Explanation of Request**

This is the next step in studying the feasibility of political consolidation and follows the schedule approved on July 25, 1994

Two Democrats and two Republicans are to be appointed

The County Commission is expected to make their appointments on September 7

Attachment 9

18 **Boards and Commissions**

A Nominations to Boards

1 Minority Business Development Advisory Committee

Five representatives from agencies, organizations or businesses whose purposes include support for the utilization and development of minority, small or women owned business enterprises to serve the duration of the program three and one-half years

Attachment 10

Scarborough/McCrory Close Nominations unan.

#19- appointments for "Our Region Tomorrow" to be added to agenda McCrory/Wheeler - 9/12 agenda Put on unan

Jackson - Put on next agenda a Resolution against establishment of a nationalized Police State in the City of Charlotte.

Scarborough/McCrory adjourn unan. 10:10 PM

Pull Consent 20C, 35-O, 35-P SPEAKERS
Martin/McCarry
app. seat
unan.

Item No



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 within the budget estimate, and have met MWBE criteria

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

19 Various Bids

A. Computer Software CIS

**Recommendation** The Purchasing Director recommends that the low bid of $61,471 19 by ASAP Software of Buffalo Grove, IL be accepted

| MWBE Status | Amount | % of Project | Project Goals |
|---|---|---|---|
| MBE | $0 | 0% | 5% |
| WBE | $0 | 0% | 3% |

**Compliance.** Yes There were no known MWBE vendors

Purchasing

B Curb Replacement FY-95 Engineering and Property Management

**Recommendation** The City Engineer recommends that the low bid of $454,173 36 from Showalter Construction Company, Inc , of Charlotte, North Carolina be accepted

| MWBE Status | Amount | % of Project | Project Goals |
|---|---|---|---|
| WBE | $0 | 0% | 4% |
| WBE | $0 | 0% | 3% |

**Compliance** Yes Contractor has complied with MWBE provision which allows performance of all work with contractor's own forces

Eng.

C North Mecklenburg Water Treatment Plant - Contract No 2 - Intake And Raw Water Transmission Main - Electrical Work — CMUD

**Recommendation.** The Utility Department recommends that the low bid of $105,876 by Port City Electric Company of Mooresville, North Carolina be accepted

| MWBE Status | Amount | % of Project | Proj Goals |
|---|---|---|---|
| MBE | $0 | 0% | 3% |
| WBE | $0 | 0% | 1% |

**Compliance** Yes The Contractor will perform all work with his own forces

CMUD

D. Sanitary Sewer And Water Main Construction FY 95 Contract #103 - Street Main Extensions — CMUD

**Recommendation·** The Utility Director recommends that the low bid of $742,442 50 by Dellinger Incorporated of Monroe, North Carolina be accepted

| MWBE Status | Amount | % of Project | Proj Goals |
|---|---|---|---|
| MBE | $ 2,000 | 0 3% | 3% |
| WBE | $22 500 | 3 0% | 3% |

**Compliance** Yes The Contractor will meet the established contract goal for WBE participation and made good faith efforts to meet the MBE goal for this project

CMUD

E Exhaust Removal System — Purchasing

**Recommendation** The Purchasing Director and Fire Chief recommend the low bid of $249 975 by Air Cleaning Specialists, Inc of Raleigh, NC be accepted

| MWBE Status | Amount | % of Project | Proj Goals |
|---|---|---|---|
| MBE | $17,000 | 6 8% | 10 |
| WBE | $0 | 0% | 3 |

**Compliance** Yes Successful prime contractor will subcontract $17,000 to an MBE

Purchasing

Item No

F Sound Insulation Modifications
To Harding High School

Aviation

**Recommendation** The Aviation Director recommends that the low bid of $329,500 by Moretti Construction of Charlotte, N C be accepted

| MWBE Status | Amount | % of Project | Proj Goals |
|---|---|---|---|
| MBE | $34,300 | 10 4% | N/A |
| WBE | $11,900 | 3 6% | N/A |
| DBE TOTAL | $46,200 | 14 0% | 10% |

Compliance Yes

20 In Rem Actions

A 2416 Booker Avenue

Ord #1
# 113-X
B-45
P 396

Action

Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2416 Booker Avenue (Biddleville Neighborhood) which is located in the City Within a City boundaries

Attachment 11

CD

B 2328 Dundeen Street

Ord. #2
# 114-X
B 45
P 397

Action

Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2328 Dundeen Street (Biddleville Neighborhood) which is located in the City Within a City boundaries

Attachment 12

CD

Item No

Cannot Scarborough move on + app. No-Mayeed

Ord. #3 # 115 x B-45 P-398

C. 2721-23 Watson Street

Action

Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2721-23 Watson Street (West Boulevard Neighborhood) which is located in the City Within a City boundaries

Attachment 13

CD

21 Special Officer Permit

Action

Recommend approval of application for Special Officer Permit to Deborah L Lower for use on the premises of the Aviation Department as an Airport Safety Officer I

Aviation

22. Refund of Certain Taxes

Res # 1 B-32 P-419

Action

Approve a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of $96,142 38

Attachment 14

Finance

23 Resolution for Public Hearing - Johnston Mill Historic Property

Res #2
B-32
P-422

Action

Adopt a resolution calling for a joint public hearing on Monday, September 19, 1994, by the City Council and the Charlotte-Mecklenburg Historic Properties Commission, to consider designation of the Johnston Mill and the land associated therewith as historic property

Attachment 15

Historic Landmarks

24 Resolution for Public Hearing - Wadsworth Historic Property

Res #3
B-32
P-425

Action

Adopt a resolution calling for a joint public hearing on Monday, September 19, 1994, by the City Council and the Charlotte-Mecklenburg Historic Properties Commission, to consider designation of the George Pierce Wadsworth House and the land associated therewith as historic property

Attachment 16

Historic Landmarks

25 Resolution for Public Hearing - Zoning

Res. #4
B-32
P-428

Action

Adopt a resolution calling for public hearings on Monday, September 19, 1994, at 6 00 p m in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, for Petition Nos 93-10, 94-62, 94-63 and 94-71 through 94-80 for zoning changes

City Clerk

CONSENT II

26 Various Bids

A Convention Center Electrical Distribution Panels

Purchasing

**Recommendation** The Purchasing Director recommends

(1) That the bid of $153,105 40 by Springfield Acme Electrical of Springfield, OH be rejected because the electrical panels are not UL approved as specified in the bid and,

(2) Award the low responsive bid of $153,440 submitted by Bryant Electric Co , of High Point NC

**Explanation** The project will not pass the electrical inspection (N C Building Code) without the UL approved electrical panels

**Summary of Bids:**

| | | |
|---|---|---|
| Bryant Electric Co | High Point, NC | $153,440 00 |
| Springfield Acme Elect | Springfield OH | 153 105 40 |

| MWBE Status | Amount | % of Project | Proj Goals |
|---|---|---|---|
| MBE | N/A | 0 | 10% |
| WBE | $153,440 | 100% | 3% |

**Compliance Yes**

Purchasing

27 Sale of Property (Independence Boulevard/Beaumont Avenue)

| | |
|---|---|
| **Action** | Authorize the sale of three remnant City owned parcels along Independence Blvd and a portion of land with a metal building at Beaumont Ave for $72,225 to NCDOT for the widening of Independence Blvd |
| **Staff Resource** | Kent G Winslow |
| **Policy:** | Asset Management - Sale of remnant parcels and reduction of City real property inventory |
| **Explanation of Request** | NCDOT is requesting the City to sell the described properties needed for the widening of Independence Blvd at their appraised values |
| **Background** | NCDOT is making substantial roadway improvements to Independence Blvd from Brookshire Blvd to Briar Creek Road |

The following parcels are involved in the sale of City land to NCDOT All parcels are near the I-277/NC74 S Interchange

- A sliver of land is needed from the Sunnyside Park (behind Charlotte-Mecklenburg Credit Union)
- Two, 200 sq ft pieces of land currently being used for highway signage, (the signage will be removed)
- Beaumont Ave 2 567 sq ft and one 40" x 60' metal building Note Storm Water field personnel are currently occupying the building and will move to another building NCDOT will pay for the relocation of these people

Real Estate

28 Street Maintenance Resolution (Ashley Road/Triangle Drive)

Res. # 5
B-32
P-429

**Action** Adopt a resolution to transfer maintenance responsibility of two streets to the NCDOT

**Staff Resource:** R N Pressley, Jr

**Policy** It is the City's policy to allow the transfer of street maintenance responsibility from the City to the NCDOT upon request and mutual agreement

**Explanation of Request** By mutual agreement between the CDOT and the NCDOT, the following streets are to be transferred from City to NCDOT for maintenance responsibility because of construction improvements associated with the I-85 Freedom Drive Interchange Project

- Ashley Road from I-85 Service Road 2 to Tuckaseegee Road (0 42 miles)
- Triangle Drive from Tuckaseegee Road to I-85 Service Road 4 (0 15 miles)

DOT

**29. NCDOT Utility Agreement - NC 73 Extension (Sam Furr Road)**

**Action.** Approve a Utility Agreement between the City of Charlotte and the North Carolina Department of Transportation (NCDOT) relating to the improvement of NC 73 Extension (Sam Furr Road) from west of SR 2316 to NC 73 at SR 2144

**Staff Resource** R N Pressley, Jr

**Explanation of Request** City Council is asked to

- Approve the Utility Agreement between the City and NCDOT for improvement of NC 73 Extension and allow the NCDOT's contractor to perform water and sewer line adjustments and relocation work for the project along the State Highway System
- Adopt the resolution to authorize the Director of the Department of Transportation to execute the Utility Agreement

Res #6
B 32
p - 431

**Funding** The City's cost is estimated to be $633,781 25 Funds for the utility relocations/adjustments are included in the FY95 budget

**Background** The NC 73 Extension Improvement Project requires certain utility relocations/adjustments, and a Municipal Agreement between the City and NCDOT is required before construction improvements can proceed

CDOT

DOT

**30. NCDOT Aviation Grant**

Res #7 BP 32-432

Ord #1 #116 x B-45 P-399

**Action**

A) Adopt a resolution accepting a North Carolina Department of Transportation (NCDOT) Grant in the amount of $500,000, and

B) Adopt a budget ordinance appropriating the grant monies to provide the State's share for Runway 36R Extension Paving and Lighting and Airfield Signage and Computer Lighting System

**Staff Resource** T J Orr

**Policy** Airport Master Plan

**Explanation of Request**

- The NCDOT has allocated State Funds in the amount of $500,000 for two airfield improvement projects Runway 36R Extension and Airfield Signage and Computer System
- The total cost of the two projects amounted to $5,246,350 of which 75% was funded by the Federal Aviation Administration (FAA) with the remaining 25% funded by Airport Revenue Bonds
- The State Grant in the amount of $500,000 will reduce the City's share of project costs by a like amount

**Background:** On July 26, 1993 City Council accepted a FAA grant in the amount of $3,550,000 to provide Federal funding for the Runway 36R Extension Paving and Lighting and on September 27, 1993 City Council accepted a FAA Grant in the amount of $12,996,340 for Airfield Signage and Computer System and Noise Compatibility Land Acquisition

The Airport Advisory Committee is recommending the acceptance of the grant and the appropriation of funds

AVIATION

31 Terminal Expansion - Phase II Change Order

**Action.**

Approve Change Order #8 in the amount of $215,379 to the Mechanical Construction Contract for the Terminal Expansion - Phase II with Mechanical Industries, Inc Upon approval of this Change Order, the contract amount will increase to $2,339,308

**Staff Resource**

T J Orr

**Explanation of Request**

- This Change Order provides supplemental air conditioning for six (6) proposed restaurant spaces as part of the terminal expansion
- The Change Order is necessary because the use of the space has changed and the existing air handling capacity is inadequate to meet the requirements of the additional food and beverage facilities Restaurant grills and kitchens require greater capacity for air conditioning in order to maintain a comfortable environment
- The City is required to provide the conditioned air to the leased premises for Host Marriott the food and beverage concessionaire

**Background**

In 1987 City Council approved the Airport's Master Plan which included a 186,000 square feet terminal expansion This expansion provides additional concession leasing space, new connectors and moving walkways to B and C Concourses, and additional baggage handling facilities for the tenant airlines

In June 1992, City Council awarded contracts totaling $15 238 825 for Phase II of this terminal expansion Mechanical Industries was the low bidder for the Mechanical Construction Contract The costs associated with this work will be paid through concession revenues

AV. AT. ON

The Airport Advisory Committee is recommending this change order

32 York Road Landfill - Amendment No 4

**Action**

**Approve Amendment No 4 to the Agreement with Delta Environmental for $166,950 to provide engineering services to perform a Phase II Environmental Assessment at York Road Landfill**

**Staff Resource:**

David Meachum

**Explanation of Request**

- As a result of the Ashley Park lawsuit settlement property immediately across N C 49 from the York Road Landfill became the property of the City

- During the lawsuit regarding ground water contamination, Delta Environmental, Inc performed ground water sampling for the City Attorney's Office These results were submitted to the North Carolina Department of Environment, Health and Natural Resources (NCDEHNR) as required

- In an agreement between the City and NCDEHNR to deal with the contamination issue the City must perform sampling and analysis of groundwater, surface water and the soil and submit quarterly reports and an investigation plan outlining proposed clean up procedures

- This amendment will provide the services needed to satisfy the agreement with NCDEHNR

Eng.

**Project Cost:** Delta Environmental, Inc will be paid on a unit price basis for this project due to the uncertainties involved with the testing and requirements that may change as a result of the findings A breakdown of fees is included in the Attachment Delta's rates are comparable to rates paid for similar services in the area

**Attachment 17**
**Background**

**33 Storm Water Maintenance FY94 E, Change Order #1**

**Action** **Approve Change Order #1 for $412,282 50 to the contract with Blythe Development Company which will increase the contract amount from $249,445 00 to $661,727 50**

**Staff Resource** Jim Schumacher

**Explanation of Request**

- Change Order #1 will provide funds to continue storm water repair work under this contract over the full one year period for which the unit prices are valid At the current pace of repairs, the original contract sum will be expended in less than six months

- Change Order #1 will also provide funds to make storm drain improvements necessary as a result of the Monroe/Wendover/Eastway intersection project The work will ultimately link the storm drainage system constructed as part of the intersection improvements to a downstream capital drainage project now in the planning phase and reduce flooding of property adjacent to the project The pipe installation will require closing a lane of inbound Monroe Road Adding this work to this contract will enable the construction to be completed as soon as possible

Eng.

**Background**

- The Storm Water Maintenance Program provides a method to perform repairs identified through citizen requests
- Repairs are made through yearly contracts, projects are identified and assigned to the contractors continuously, with payment based on unit prices
- This contract was awarded by City Council on March 28 1994 with bid prices good for one year

**34 Electric Rate Agreement for McDowell Wastewater Treatment Plant**

**Action** **Approve new rate agreement with Crescent Electric Membership Corporation which serves CMUD s McDowell Creek Wastewater Treatment Plant, to obtain the lowest possible rate structure**

**Staff Resource** Doug Bean

**Explanation of Request.**

- McDowell Creek Wastewater Treatment Plant is served by Crescent Electric Membership Corporation
- Under this agreement CMUD agrees to run the two 500 KW diesel generators located at McDowell Creek Treatment Plant during peak demand periods when notified by Crescent
- Crescent agrees to sell CMUD electricity at the McDowell Creek Treatment Plant at Peak Time of Day rates
- The advantage to the City's approval of the agreement is a significant savings in electrical charges if CMUD was off line during the summer peak It is estimated that a cost savings of approximately $40 000 per year will be seen if this agreement is approved

CMUD

- Even if the plant was on line during part or all of the peaks, most worst case scenarios demonstrate a savings

**35** **Approve the following property transactions (acquisitions A - J) and adoption of the condemnation resolutions (K - Q)**

**Acquisitions**

**A** Project North Mecklenburg Raw Water Line, Parcel # 4
Owner(s) James P Thornburg & wf , Martha H Thornburg
Property Address 7405 Oliver Hager Road, Huntersville, NC 28078
Property to be acquired 18,147 sq ft (417AC ) plus Temporary Construction Easement 14,700 ( 337 AC )
Improvements Two pecan trees, one magnolia tree and landscaping
Tax Value $53,350
Purchase Price $10,900
Remarks The project requires a portion of a 70' wide Raw Water Line corridor along the southern boundary of subject property Consideration amount is based upon an independent appraisal report

Zoned R-3 Use Residential
Tax Code 009 011-06

Eng / RE

**B** Project North Mecklenburg Raw Water Line, Parcel #11
Owner(s) Mary Searcy Crumpton
Property Address 7718 Babe Stillwell Road, Huntersville, NC 28078
Property to be acquired 54,886 sq ft (1 26 AC ) plus Temporary Construction Easement 9,583 2 sq ft ( 220 AC )
Improvements 54,886 sq ft (1 26 AC ) plus Temporary Construction Easement 9,583 2 sq ft ( 220 AC )
Tax Value $102,140
Purchase Price $14 262

Eng / RE

Item No

Remarks The project requires a 70' wide Raw Water Line Corridor The acquisition of the land will cause approximately 75 acres to be landlocked Compensation includes the acquisition of this landlocked property based upon an independent appraiser's report

Zoned R-3 Use Residential
Tax Code 009-011 24

C Project North Mecklenburg Raw Water Line, Parcel #18
Owner(s) John Norman, Jr & wf , Louise H Norman
Property Address 7808 Babe Stillwell Farm Road, Huntersville, NC 28078
Property to be acquired 106,809 12 sq ft (2 452 AC ) plus Temporary Construction Easement 9 539 64 sq ft ( 219 AC )
Improvement Many trees
Tax Value $161,640
Purchase Price $25 500
Remarks The project requires a 70' wide Raw Water Line Corridor The acquisition of the land will cause approximately two acres to be landlocked Compensation includes the acquisition of this landlocked property based upon an independent appraiser's report

Zoned R 3 Use Residential
Tax Code 009 011 01

Eng | RE

D Project North Mecklenburg Raw Water Line, Parcel #2
Owner(s) Mr James L Hager & wf , Janie E Hager
Property Address 15533 Highway 73 Huntersville NC
Property to be acquired 17,126 sq ft ( 39 AC ) plus Temporary Construction Easement 22 575 sq ft ( 51 AC )

Eng | RE

Item No

Improvements Trees
Tax Value $121,150
Purchase Price $23 500
Remarks This raw water line project requires 17,126 sq ft ( 39 AC ) of fee simple acquisition and 22,575 sq ft ( 51 AC ) of Temporary Construction Easement along the northside of the property causing loss of a shed, trees, septic system and severance damages The compensation amount is used on fair market value appraisal

Zoned R 3 Use Single Family
Tax Code 001-024-11

Eng/RE

E Project **South Boulevard/Archdale Drive and Old Pineville Road/Archdale Drive, Parcel #10**
Owner(s) Service Station Holdings, Inc successor by merger to Service Station Realty Inc a Delaware Corporation
Property Address 5940 South Boulevard
Property to be acquired 5,370 sq ft (0 12 AC ) plus 3,377 sq ft (0 078 AC ) Temporary Construction Easement
Improvements Relocation sign, flag pole, spotlights, underground storage tanks and landscaping
Tax Value $317,170
Purchase Price $227,962
Remarks This project will cause the loss of two driveway entrances to this service station (one on Archdale Drive and one on South Boulevard) The intersection improvement project will also reduce the maneuverability on the property which may result in loss of patrons and greater difficulty for tanker trucks to access the property in order to replenish the underground gas tanks

Zoned I 2 Use Convenient Gas Store
Tax Code Part of 173 011-10

Eng/RE

Item No

F

Project Carmel Road Widening, Parcel #71
Owner(s) Ezra V Moss, Jr
Property Address 5400 Carmel Road
Property to be acquired 2,272 30 sq ft (0 052 AC ) of fee and permanent easement plus Temporary Construction Easement of 6,320 31 sq ft (0 1451 AC )
Improvements Landscaping, trees and shrubs
Tax Value $190,250
Purchase Price $16,000
Remarks This road widening project requires fee simple permanent and temporary easement acquisition causing a loss of landscaping in addition to moving the road closer to front of residence

Zoned R-3 Use Residential
Tax Code 209-322-17

Eng/RC

G

Project Carmel Road Widening, Parcel #49 & 50
Owner(s) W Lawrence Cordell & wf , Joyce Hall Cordell
Property Address 5800 Carmel Road
Property to be acquired 7,619 98 sq ft (0 1749 AC ) fee plus 8,105 93 sq ft (0 1861 AC )
Improvements Landscaping and trees
Tax Value $125,090
Purchase Price $56 000
Remarks The property is located on the corner of Carmel Road and Carmel Forest Drive The project is taking between 36 feet and 69 feet in depth from the front of the property and elevation changes are causing the dwelling to be located below the Carmel Road elevation The offer (compensation) covers the damages caused by the project and is reflected in the appraisal report

Zoned R 3 Use Residential
Tax Code 209 251 01 and 20

Eng/RC

Item No

H

Project Airport Master Plan Acquisition
Owner(s) Richard L, Lynda O, Maurice E , and Patricia Petty
Property Address West Blvd
Property to be acquired 9 560 Acres
Improvements Vacant Land
Tax Code 143-101-01
Tax Value $406,020
Purchase Price $550,000
Remarks The purchase price was determined by two independent appraisers and reviewed by a third appraiser Each appraisal takes into consideration the specific quality and quantity of the property This property was acquired under Airport Master Plan Land Acquisition Guidelines

AVIATION

I

Project Airport Master Plan Acquisition
Owner(s) Lee Petty
Property Address West Blvd
Property to be acquired 6 777 Acres
Improvements Three Metal Buildings(40,259 sq ft )
Tax Code 143 012-07
Tax Value $843,820
Purchase Price $865,600
Remarks The purchase price was determined by two independent appraisers and reviewed by a third appraiser Each appraisal takes into consideration the specific quality and quantity of the property This property was acquired under Airport Master Plan Land Acquisition Guidelines

AVIATION

J

Project F A R Part 150 Land Acquisition
Owner(s) Mr and Mrs Norman Brabble
Property Address 2421 Carrington Court
Property to be acquired 204 Acres
Improvements 3 Bedroom, 1 Bath, Ranch
Tax Value $47 360
Purchase Price $52,000
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

AVIATION

**Condemnations**

K

Project North Mecklenburg Raw Water Line, Parcel #17
Owner(s) Doris V Pennington & any other parties of interest
Property Address Oliver Hager Road
Property to be acquired 66,385 44 sq ft (1 524 AC )
Improvements Trees
Tax Value $217,360
Purchase Price $18,417 50
Remarks This Raw Water Line project to furnish water for the North Mecklenburg area requires a 70' wide area acquired in fee with a 15 wide Temporary Construction Easement across the northern boundary of subject property The property owner has turned the matter over to her representative, whom she refuses to identify and will not cooperate further Condemnation is recommended to avoid further delay

Res #8
B-32
P 433

RE

Item No

Zoned R-3 Use Single Family
Tax Code 009-011-08

L

Project North Mecklenburg Raw Water Line, Parcel #10
Owner(s) James Ernest Cook & wf , Ruby H Cook
Property Address 7602 Oliver Hager Road
Property to be acquired 107,549 64 sq ft (2 46 AC )
Improvements N/A
Tax Value $124 290
Purchase Price $49 810
Remarks This Raw Water Line project requires a 70 wide corridor which will split the Cook s property into two tracts of land Upon installation of the water line and associated electrical and utility lines, the property can be permitted for continued agricultural use with a deeded right-of-way access across the City's land to join the two tracts of land together Mr Cook wants the City to only purchase a permanent easement instead of fee simple rights Condemnation is therefore requested based upon an independent appraisal value Total Parcel (84 30 AC ) Area required (1 23 AC ), Temporary Construction Easement (1 24 AC ) Area Remaining (83 066 AC )

Martin/Scarborough
Reconsider Items
L + M.
Unan.

Scarborough/Wheeler
Defer to 9/12
L + M - Meeting
Unan.

R.E.

Zoned R-3 Use Farm
Tax Code 009 011 07

M

Project North Mecklenburg Raw Water Line, Parcel #6
Owner(s) James Ernest Cook & wf , Ruby H Cook & any other parties of interest
Property Address 7602 Oliver Hager Road
Property to be acquired 59,415 84 sq ft (1 364 AC )
Improvements None
Tax Value $446 490
Purchase Price $8 600

**Remarks** This Raw Water Line project requires a 70' corridor which will also house a 19' square wood sided structure designed to be harmonious with the neighborhood Upon installation of the water line and associated electrical and utility lines, the property can be permitted for continued agricultural use with a deeded right-of-way access across the City's land Mr Cook wants the City to only purchase a permanent easement instead of fee simple rights Condemnation is therefore requested based upon an independent appraisal value Total Parcel (8 48 AC ), Area Acquired (0 64 AC ) Temporary Construction Easement (0 72 AC ), Area Remaining (7 84 AC )

R.E

Zoned R-3 Use Single Family
Tax Code 009 012 02

Ra#9
B-32
P 435

N **Project Carmel Road Widening, Parcel #40**
**Owner(s)** William T Fogarty & wf , Zana G Fogarty
**Property Address** 5801 Winburn Lane
**Property to be acquired** 4 992 12 sq ft (0 1146 AC )
**Improvements** Trees fence and buffer
**Tax Value** $157,640
**Purchase Price** $15 000
**Remarks** The property fronts Winburn Lane and backs up to Carmel Road The parcel will be reduced in depth approximately ten feet resulting in the loss of bushes and trees which provide a sight and sound buffer The owners were offered the higher of two appraisals The compensation covers damages caused by the project and is reflected in the appraisal report The property owners have indicated a settlement price of around $30 000 but it is not substantiated by an appraisal Total Parcel 26,550 84 sq ft (0 6095 AC By Deed),

Eng/R.E

Item No

Area to be Acquired 2,342 94 sq ft (0 0538 AC ), Permanent Drainage Easement 2,581 12 sq ft (0 0593 AC ), Total Area Remaining 24,207 90 sq ft (0 555 7 AC By Deed)

Zoned R-3 Use Residential
Tax Code 209-291 05

O **Project** Harris Boulevard/Idlewild Road Intersection Improvement, Parcel #47
**Owner(s)** Glenn H Reynolds and wf , Edith G Reynolds
**Property Address** 4939 North Idlewild Road
**Property to be acquired** 9 103 sq ft ( 209 AC )
**Improvements** N/A
**Tax Value** $79 160
**Purchase Price** $10,300
**Remarks** The Reynolds appeared before City Council opposing this project and contending that this project and subsequent City projects have adversely affected their residential property and wanted the City to purchase their whole property Since that time approval was received to rezone the property to O 1 (office use) Two new appraisals were requested to reflect the new zoning The Reynolds are not satisfied with the new offer amount and do not wish to settle CDOT has found that this intersection is adversely impacting the State's Harris Boulevard project with added congestion at the intersection Condemnation is therefore requested Total Area 41 908 sq ft (0 96 AC ), Area to be Acquired 5 043 sq ft (0 12 AC ) Area Maintained as Right-of-Way 1,805 sq ft (0 115 AC ), Area Remaining 35,060 sq ft (0 80 AC ), Temporary Construction Easement 1,895 sq ft (0 04 AC )

Campbell/Wheeler Defer to 9/12 Meeting unan.

Eng/R.E

Zoned 0-1 Use Residential
Tax Code Part of 133-242-01

P

Project Harris Boulevard/Idlewild Road Intersection Improvements, Parcel #2
Owner(s) Thomas E Ginn & wf , Virginia P Ginn
Property Address 5005 North Idlewild Road
Property to be acquired 5,043 sq ft (0 115 AC )
Improvements N/A
Tax Value $80,340
Purchase Price $4 750
Remarks The Ginns appeared before City Council opposing this project and contending that this project and subsequent City projects have adversely affected their residential property and wanted the City to purchase their whole property Since that time, the property was rezoned to 0-1 (office use) Two new appraisals were requested to reflect the new zoning The Ginns are not satisfied with the new offer amount and do not wish to settle CDOT has found that this intersection is adversely impacting the State's Harris Boulevard project with added congestion at the intersection Condemnation is therefore requested Total Area 45,713 sq ft (1 05 AC ) Area to be Acquired 1,965 sq ft (0 45 AC ) Area Maintained as Right-of-Way 1,854 sq ft (0 042 AC ), Area Remaining 41,912 sq ft (0 96 AC ), Temporary Construction Easement 1,224 sq ft (0 03 AC )

Zoned 0 1 Use Residential
Tax Code Part of 133-242-02

Campbell/Scarborough Defer to 9/12 Meeting

Emb/R.E

Item No

Res. #10
B-32
P-137

Q. Project Carmel Road Widening, Parcel #103
Owner(s) Robert L Stiles, Jr & wf , Lynda M Stiles
Property Address 4420 Carmel Road
Property to be acquired 3,063 15 sq ft (0 0703 AC )
Improvements Landscaped Sight and Sound Buffer
Tax Value $179 820
Purchase Price $27,100
Remarks The property fronts Carmel Road The lot will lose ten feet in depth plus a Temporary Construction Easement causing the loss of their landscaped sight and sound barrier Two appraisals were made on this property and recognized the loss of their trees The other appraisal valued the acquisition area at $23 400 The owners were offered the higher of the two values after a third appraiser reviewed the merits of both reports The owners have countered our offer in the mid $40 000 range which was not substantiated by an appraisal Total Area, 21,575 84 sq ft (0 4953 AC ), Area to be Acquired - Fee 1,066 80 sq ft (0 0245 AC ) Temporary Construction Easement 1,996 35 sq ft (0 0458 AC ), Area Remaining 20 509 04 sq ft (0 4708 AC by Deed)

Zoned R-3 Use Residential
Tax Code 209-272-09

Eng/R.E