AGENDA

Meeting Type:	BUSINESS
Date:	04/10/1995

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
Hovle H Martin
Don D Reid
Ella Butler Scarborough
Sara Spencer
Lynn M Wheeler

Council Agenda

CITY COUNCIL MEETING
Monday, April 10, 1995

5:00 p.m. — **Conference Center**

- **FY96 Job Training Plan**
- **Legislative Update**

6:30 p.m. — **Meeting Chamber**

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

7:00 p.m. — **Formal Business Meeting**

CITY COUNCIL AGENDA
Monday, April 10, 1995
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Item No

CONSENT ITEMS

1. Approval of Minutes: March 6, 1995 Workshop

2. Consent agenda items 9 through 24 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.

   Staff Resource Julie Burch

POLICY

3. City Manager's Report

4. Police Service Districts

   This item will be sent in the Friday, April 7 Council-Manager Memo.

Item No.

5. Community Development and Housing Committee Recommendation Concerning Community Relations Committee

Action:

Approve recommendation from the Community Development and Housing Committee to:

A. Accept the Final Report and Recommendations of the Community Relations Committee's Action Committee to restructure the Community Relations Committee, and

B. Adopt an ordinance amending Chapter 12 of the City Code to reflect the changes resulting from the recommendations.

Committee Chair

Ella Scarborough

Staff Resource:

Gene Shipman

Focus Area:

Restructuring Government

Policy.

Chapter 12 of the City Code (the Human Relations Ordinance) creates the Charlotte-Mecklenburg Community Relations Committee (CRC) to receive, initiate and investigate complaints of discrimination because of race, color, religion, sex and national origin

Explanation of Request:

- On October 22, 1994 City Council created an Action Committee to review Chapter 12 of the City Code for possible revision, paying particular attention to the functions and structure of the CRC The Action Committee recommends the following changes

  - That the CRC be continued and that it maintain its independent status

April 10, 1995 Council Agenda
Item #4

Police Service Districts

Action: **Recommend Approval of a resolution to enter into a memorandum of understanding between the City of Charlotte and Mecklenburg County regarding Police Taxing Districts.**

Staff Resource: Don Steger

Focus Area: Community Safety

Explanation of Request: At the March 27 meeting, Council agreed to support Mecklenburg County's request for legislative authority to establish police taxing districts subject to the County entering agreement on four points regarding police tax districts. Council instructed the City Manager to work with the County to draft an agreement.

The four points are:

- County and City mutually agree on the structure and form of taxing districts;
- Police service levels to be established in a manner that could be uniform across the community, and allow the Chief to determine service based on need in any service area,
- That the City would make operational decisions regarding police services, and
- That the costing of police services to the unincorporated areas of the County to be based on the calls for service/population model developed by the joint staff committee.

The Agreement: At its meeting April 4, the County Commission approved the agreement drafted by City and County staffs, with certain changes from the

language in the original four points. The agreement approved by the County Commission includes the following

"The CITY and COUNTY, by adoption of this MEMORANDUM OF AGREEMENT, express mutual agreement to the principles below, and commit to follow the four principles in any future actions or negotiations regarding consolidated police services or the funding of consolidated police services The four principles are:

Actions by mutual decision. The CITY and COUNTY shall negotiate and reach mutually acceptable agreements on the structure for police districts and the cost of providing police services within the unincorporated areas of the County and Mint Hill. All taxing and funding decisions by the COUNTY shall be in accord with mutually agreed cost decisions between the CITY and COUNTY (If agreement cannot be reached, the Joint Police Advisory Committee will mediate the dispute.)

Level of service: The CITY and COUNTY agree that all residents of Charlotte and Mecklenburg County deserve an equal level of police protection provided by one police department. Accordingly, all agreements with regard to police protection and the funding of police protection shall adhere to the philosophy that the Police Chief will recommend service levels based on need

Professional police management: Operational decisions in law enforcement are, and shall continue to be, made on the basis of professional police judgment exercised in accordance with the philosophy that each citizen served by the CMPD is entitled to the same level of protection as every other citizen served by the department.

Service-population cost model: Both parties agree that the "calls for service/ population" cost model, would allocate law enforcement services costs in a more equitable manner than the present agreement and agree to enter into good faith negotiations to amend those agreements as necessary to put in place the calls for service/population cost model, to which both the City Manager and County Manager agreed on January 10, 1995". (Copy of financing model attached.)

The agreement approved by the County Commission covers the issues of concern to the City If Council approves, upon execution of this agreement, we will notify the Legislative Delegation of Council's endorsement of the proposed police taxing district legislation.

Attachments Calls For Service/Population Model
Copy of Memorandum of Agreement

CHARLOTTE-MECKLENBURG POLICE SERVICES
FINANCING BASED ON POPULATION AND CALLS FOR SERVICE
CMPD BUDGET REALLOCATED, BASED ON CFS AND POPULATION

County/City/Town	Population Est @ 7/1/94	Calls for Service (CFS) (a)	Police Services (Budget)	Proposed Distribution (b)	Jurisdiction Funded	Last Year's Distribution
Mecklenburg (Uninc.)	74,067	37,240	5,268,080	5,268,080	0	0
Charlotte	448,070	485,007	71,091,132	31,961,724	39,109,408	44,202,625
Cornelius (4)	2,820	14,594	720,009	201,282	518,727	480,822
Davidson (5)	4,427	3,333	564,565	315,984	248,581	330,825
Huntersville (2)	6,279	5,692	706,109	448,174	257,936	455,671
Matthews (1)	16,044	14,408	1,674,741	1,145,167	529,574	1,444,719
Mint Hill	14,210	5,119	1,014,262	1,014,262	0	0
Pineville (3)	3,223	14,701	1,458,452	230,047	1,228,405	580,108
Total	569,160	580,094	82,517,350	40,624,780	41,892,630	47,494,570

Equivalent County-Wide CFS	286,090
Aggregate Cost per CFS	142
Cost for Standard County-wide Service Level (SCSL)	40,624,780

Payments to the City Of Charlotte would be the amounts under the "Proposed Distribution" column for the Unincorporated Area, Mint Hill, and the City Of Charlotte plus the "Jurisdiction Funded" for the Uninc Area, totaling $38,284,066; a shortfall of $5,918,559 compared to the existing Tax Equity Police Financing Method.

Notes:

(a) Charlotte and Uninc/Mint Hill CFS based on 4 months actual data from July 1 – October 31, 1994 and extended to 12 months. Allocation between Uninc and Mint Hill is based on 7 months CMPD CFS logs annualized (2988/7*12) = 5,119.

(b) Distribution basis is population, not assessed tax valuation. This accounts for the LARGER decreases in Pineville and Cornelius, ~~while the other jurisdictions increased.~~

(1) Per telephone conversation w/ Matthews PD, Jan-Nov 1994 = 13,207
(2) Per telephone conversation w/Huntersville PD Jan-Dec19, 1994 = 5,505
(3) Per telephone conversation w/Pineville PD Jan-Nov 1994 = 13,476
(4) Per telecom w/Cornelius PD Jan-Dec 94 = 14,594
(5) Per telecom w/ Davidson PD Jan-Dec 22,94 = 3,242

g:cfsbase Revised 09-Jan-95

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

MEMORANDUM OF AGREEMENT BETWEEN CITY OF CHARLOTTE AND MECKLENBURG COUNTY REGARDING POSSIBLE LAW ENFORCEMENT SERVICE DISTRICTS UNDER G S § 153A-301 et seq

THIS MEMORANDUM OF AGREEMENT, is made the _____ day of April, 1995, by and between the City of Charlotte, a municipal corporation located within Mecklenburg County, chartered under the laws of the State of North Carolina (hereinafter "CITY"), and the County of Mecklenburg, a political subdivision of the State of North Carolina (hereinafter "COUNTY").

1. BACKGROUND. In March, 1995, the COUNTY requested that the CITY endorse and support a County legislative request which would amend G.S. §§ 153A-301 and 302 to all boards of county commissioners to establish County Service Districts for law enforcement purposes. The proposed amendment would also change state law so that when establishing a service district that covered the entire unincorporated area of a county, the board would not have to make the otherwise required finding that it is impossible or impracticable to provide those services on a county-wide basis.

2. EXISTING INTERLOCAL AGREEMENTS. As of the date of execution of this Memorandum of Agreement, the CITY and COUNTY have in place two other agreements relating to the subject of police service consolidation and police service funding Those agreements are the July 1992 "POLICE SERVICES AGREEMENT BETWEEN MECKLENBURG COUNTY AND THE CITY OF CHARLOTTE" and the October 1, 1993 "AGREEMENT BETWEEN THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY FOR THE CONSOLIDATION OF THE CHARLOTTE AND MECKLENBURG POLICE DEPARTMENTS". Nothing in this Memorandum of Agreement is intended to, nor shall it be construed to, amend or terminate either of those agreements.

3 AGREEMENT IN PRINCIPLE. The CITY and COUNTY, by adoption of this MEMORANDUM OF AGREEMENT, express mutual agreement to the principles below, and commit to follow the four principles in any future actions or negotiations regarding consolidated police services or the funding of consolidated police services. The four principles are:

a. Actions by mutual decision: The CITY and COUNTY shall negotiate and reach mutually acceptable agreements on the structure for police districts and the cost of providing police services within the unincorporated areas of the County and Mint Hill. All taxing and funding decisions by the COUNTY shall be in accord with mutually agreed cost decisions between the CITY and the COUNTY. (If agreement

cannot be reached, the joint Police Advisory Committee will mediate the dispute.)

b. Level of service. The CITY and the COUNTY agree that all residents of Charlotte and Mecklenburg County deserve an equal level of police protection Accordingly, all agreements with regard to police protection and the funding of police protection shall adhere to the philosophy that the Police Chief will recommend service levels based on need.

c Professional police management Operational decisions in law enforcement are, and shall continue to be, made on the basis of professional police judgment exercised in accordance with the philosophy that each citizen served by the CMPD is entitled to the same level of protection as every other citizen served by the department

d. Service-population cost model. Both parties agree that the calls for service/population cost model would allocate law enforcement services costs in a more equitable manner than the present agreements referred to in Section 2 above, and agree to enter into good faith negotiations to amend those agreements as necessary to put in place the calls for service/population cost model, to which both the City Manager and County Manager agreed, January 10, 1995 (Copy of financing model attached)

4. MUTUAL SUPPORT FOR LEGISLATIVE AMENDMENTS. Upon mutual adoption of this Memorandum of Agreement, the CITY and the COUNTY pledge to seek the introduction of a bill in the General Assembly to accomplish the purposes stated in Section 1 above The CITY and the COUNTY further pledge support for the passage of the bill.

ADOPTED this the _____ day of April, 1995 by the Mecklenburg County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS
MECKLENBURG COUNTY

By: _____
Chairman

ATTEST:

_____
Clerk to the Board

ADOPTED this the _____ day of April, 1995 by the Charlotte City Council.

CHARLOTTE CITY COUNCIL

By. _____
Mayor

ATTEST;

_____
City Clerk

- That the CRC membership be reduced from 60 to 30 members Fifteen members would be appointed by the Mayor and City Council and 15 by the Chair of the County Commission and the County Commissioners

- That the 90 member Community Relations Advisory Committee be eliminated

- That various other duties performed by CRC be transferred to other City Key Businesses, including Police, Neighborhood Development, Human Resources, and the County Park and Recreation Department These transfers would reduce CRC staff from 10 to 7 positions

- A copy of the Final Report has been placed in Council's library

Funding No additional funds required

Attachment 1
Background

BUSINESS

6. FY96 Job Training Plan

Action: Approve the FY96 Job Training Plan funded by the Job Training Partnership Act (JTPA) through the North Carolina Division of Employment and Training totalling $2,697,657 for programs to be operated from July 1, 1995 to June 30, 1996.

Staff Resource: Gus Psomadakis

Focus Area: City Within A City and the Community Safety Plan

Policy: The goal of JTPA is to provide high school dropouts, welfare recipients, youth, disabled individuals, older individuals, and dislocated workers with the skills necessary to enter the labor force and maintain productive employment These activities will be coordinated with existing community based initiatives such as traditional housing programs, Success by Six and other physical development activities to be carried out by the Neighborhood Development Key Business.

Explanation of Request: Funding is allocated based on economic conditions in the Charlotte area. The Charlotte-Mecklenburg Service Delivery Area (SDA) is eligible for $2,697,657 from the U S Department of Labor passed through the North Carolina Division of Employment and Training. The funds provide for the following services.

- Occupational Skills Training
- Summer Youth Employment
- Dislocated Worker Program
- Older Worker Program
- Disabled Services Program
- Child Care Assistance

A full description of these services including number served, cost, and administration is attached

JTPA has six performance standards that are measured by the State on a monthly basis (see attached) The Charlotte-Mecklenburg SDA receives a bonus for meeting 4 of the following 6 standards

- Youth Entered Employment Rate
- Youth Employability Enhancement
- Adult Welfare Weekly Earnings
- Adult Welfare Job Retention Rate
- Adult Weekly Earnings
- Adult Job Retention Rate

In the past few years, we have met the minimum of 4 performance standards and received bonuses averaging about $40,000 a year

The average wage for the 133 adult and youth participants having completed the program this year is $6 90 per hour, the average wage of the 91 participants in the Dislocated Worker program $10 01 per hour

Funding: U S Department of Labor

Background: The Private Industry Council (PIC) is responsible for policy guidance and program oversight of JTPA activities Each year, the PIC goes through an extensive planning process to ensure that the programs offered are providing training in areas consistent with the employing community Last summer the PIC performed a self-assessment and created new focus areas for the programs offered through JTPA (see attached).

Attachment 2

Item No.

7. Right Moves for Youth

Action: **Approve a budget ordinance appropriating $25,000 in police assets forfeiture funds as a grant for the Right Moves for Youth Program.**

Staff Resource: Chief Dennis Nowicki

Focus Area: Community Safety

Explanation of Request:

- The Police Department recommends $25,000 be appropriated from its assets forfeiture funds for activities associated with the Right Moves for Youth program

- The sole purpose of the program is to motivate at-risk youth to stay in school, avoid criminal activity, and ultimately become productive citizens Students are nominated for membership in the clubs by school officials, court counselors, and police officers.

- There are currently over 100 of these clubs serving approximately 3,000 youth Four hundred community volunteers and educators, along with 85 police officers, work with these youth on a weekly basis, providing them with regular activities, tutoring, and evaluations of their behavior and school participation

- The program receives its operating funds through donations and grants The assets forfeiture funds will be used to fund club activities and to increase the number of students who can be enrolled in the program Right Moves for Youth is one of the Police Department's major initiatives in dealing with juvenile crime and at-risk youth

Item 7A. **Declare as Surplus Property Subject to Mandatory Referral City Property Located at 121 West Seventh Street - Discovery Place Annex Building**

Resource: Freda Nicholson

Request: Councilmember Charlie Baker has requested that the City declare the Discovery Place Annex as surplus property to begin the process to sell the property Discovery Place, Inc. has requested that the City sell the building. Discovery Place uses the building for office space. St. Peter's Episopal Church has offered to purchase the Discovery Place Annex for $625,000

St Peter's Episopal Church will use the property to develop a day care center.

Discovery Place, Inc would like to use the sale proceeds to construct replacement office space in conjunction with the construction of the new parking deck at Discovery Place. Discovery Place funded a space needs analysis which indicated that the cost of replacement office space is estimated at $1 million. Discovery Place intends to supplement the sales proceeds from the annex with their own funding and construct more efficient and lower maintenance office space

Discovery Place is obligated to fully fund the construction of a parking deck as part of the agreement with the City for the Omnimax project.

Asset Management Process: Under the City's asset management guidelines (adopted July 25, 1994), the process for land sales includes the following steps:

- mandatory referral
- independent appraisal
- review by Privatization/Competition Advisory Committee
- advertise/market the property
- Council approval of sale.

Land Sales Option: Another option to fast track the process is to use the upset bid process This process includes the following steps.

- exempt the sale from asset management guidelines
- mandatory referral
- ten day advertisement of St Peter's Church offer
- Council approval of highest offer

Property Values: The value of the Discovery Place Annex Building has been estimated as follows:

St. Peter's Church Appraisal (August 1994)	$370,000
St. Peter's Church Offer (March 1995)	$625,000
Tax Value (January 1993)	$753,030
City Real Estate Value Finding (January 1995)	$740,000

Council Policies: The Capital Investment Plan policy is "to provide public assistance to cultural facility capital expansions or rehabilitation on a 50/50 matching basis "

The Restructing Government Focus Area Policy dedicates asset management sales to the Capital Investment Plan.

Background: The Discovery Place Annex Building was built in 1930. The Discovery Place Annex Building was purchased in 1984 for $800,000 on a 50/50 matching basis with Discovery Place providing half the funding, based on an appraisal in 1984.

The building has 11,908 square feet and is located at 121 West Seventh Street

Attachments:
Letter from Freda Nicholson, Executive Director, Discovery Place
Letter from Suzanne Coonen, Senior Warden, St. Peter's Episcopal Church
Asset Management Guidelines

Discovery Place, Inc.

March 10, 1995

Mr. O Wendell White
City Manager
City of Charlotte
600 East 4th Street
Charlotte, North Carolina 28202

Dear Wendell,

Enclosed you will find a copy of a letter from the Vestry of St. Peter's Episcopal Church. As you know, we have been in conversation with the church about the possible purchase of the Discovery Place Annex building, 121 West Seventh Street.

If you remember, the building was purchased through a joint venture with Discovery Place paying a little over half the original cost of the building and the City paying the other half. This building has been used for a number of years as office space for the Discovery Place's education, graphics, exhibits and development offices. We are in the process of designing a parking deck which could incorporate the replacement of this office space.

We are requesting that the City sell the museum's Annuex building to St. Peter's Episcopal Church and apply the proceeds toward the construction of the comparable office area within our parking deck project. The museum continues to need office area for support of its programs. By incorporating new space in the parking deck facility, the City will realize cost savings from reduced maintenance and lower utility cost on new construction.

The current Annex building was constructed in 1930 and provides three levels of office space. New construction would allow us to improve our handicap accessibility to the space, and the majority of the offices would be on one level. The operating and maintenance costs should be substantially lower. The City will own the parking deck and the newly constructed office space.

Discovery Place 301 North Tryon Street Charlotte, NC 28202 704-372-6261 Fax 704-337-2670
Nature Museum 1658 Sterling Road Charlotte NC 28209 704-337-2660

I would request that you consider this offer of purchase from St. Peter's Episcopal Church. I believe it is in the best interest of Discovery Place, the City and the church for this property to become part of the church operation and new office space be constructed with proceeds from the sale.

Cordially,

Freda

Freda H. Nicholson
Executive Director
Discovery Place, Inc.

FHN/cm

Enclosure

cc: Kent Winslow
Andree Peek

St. Peter's Episcopal Church
115 West Seventh Street
Charlotte, North Carolina 28202
(704)332-7746

March 7, 1995

Freda H Nicholson
Executive Director
Discovery Place, Inc
301 North Tryon Street
Charlotte, North Carolina 28202

Dear Freda,

The Vestry of St Peter's Episcopal Church has taken the appropriate action to offer the sum of $625,000 to the City of Charlotte for the purchase of the Discovery Place Annex Building located at 121 West Seventh Street

This offer is made with the stipulation that St Peter's will have the rights to the Sunday morning only use of at least fifty (50) spaces in the parking deck being planned by Discovery Place.

We look forward to hearing from you in the near future as to the next steps to be taken regarding this offer on the part of St. Peter's.

Yours very truly,

Suzanne B Coonen

Suzanne B Coonen
Senior Warden
Vestry of St. Peter's Episcopal Church

Gary D. Jones

Gary D. Jones
Rector

encl.

CITY OF CHARLOTTE
PRIVATIZATION/COMPETITION ADVISORY COMMITTEE

Guidelines for Services Contracting and Asset Management

Adopted by City Council July 25, 1994

and accurate. In addition, it is anticipated that these groups will be involved with City management to the extent the City deems necessary to determine the planned disposition or public purpose evaluation of the assets under their control.

Because in some cases these facilities are governed by various local, State and Federal law, or by contract agreement, the analysis of these structures shall include a discussion of the options available to the City Council and this Committee, if disposal is determined to be the desired course of action.

B. The City shall prepare (and update annually) an inventory listing, organized by the City's Key Businesses, of all assets owned, operated, controlled or leased by the City of Charlotte. Within each key business, assets owned by the City shall be categorized in this report as follows (initially using assessed values as derived by City reports and thereafter utilizing Market Value):

1. Non-buildable land (presumed for disposal)

2. Other parcels of land

3. Land with building(s) with a value of greater than or equal to $5 million or those designated as Special Purpose

4. Land with buildings with values less than $5 million but more than $250,000

5. Land with buildings with values less than $250,000

For purposes of this analysis, contiguous properties shall be identified and listed together as one parcel.

This categorization of City Assets does not include City streets, roads and utility easements.

C. Within each Key Business Inventory list, each asset summarized shall, at a minimum, include a description of the property, the size of the property, an estimate of the assessed market value of the property (or, if unavailable, the higher of its tax value or cost), its tax code, street address, current zoning, departmental or agency use, and whether the property is within the CIP or 10 year Needs Program (specifically identified).

D. The list shall include the annual operating expenses and or revenues associated with the property which impact the City's operating budget (separately identify any subsidized revenues or expenses by a City Agency, Authority or Commission). This should not include capital expenses nor any calculation of interest on related debt.

E. For all land/building(s) owned and managed by the City with a market value of $5,000,000 or greater, a more in-depth financial analysis should be performed. An illustration of the type of items which should be considered are as follows:

- Identify capital spending related to each asset for the prior three years;
- Identify the amount of related City debt outstanding, including all debt by direct obligation (specific purpose) bonds and allocations of general obligation bonds based on original funds usage (not required of any asset which is 15 years old and has not been recently refinanced) and the net percentage that remains outstanding at the inventory date;
- Identify the annual interest associated with the above debt (for the year of inventory);

- Provide the asset's latest annual interim operating statements and management reports, if available;
- If an appraisal is required, calculate the net equity position of the City assuming the property was sold at its Market Value (see Guideline #4);
- Identify all occupants as City employees, or other and describe.

F For all land/building(s) owned and managed by the City where the associated "business" and building is managed by an independent Authority, Commission, Agency or Board; and the asset has a market value $5,000,000 or more, the following information and analyses shall be provided:

- The business' most recent financial statements and management reports (including any audit reports);
- The amount of related City debt outstanding, including all debt by direct obligation (specific purpose) bonds and allocations of general obligation bonds based on original funds usage (not required of any asset which is 15 years old and has not been recently refinanced) and the net percentage that remains outstanding at the inventory date;
- If an appraisal is required, calculate the net equity position of the City assuming the property was sold at its Market Value (see Guideline #4);
- The capital projects planned for the next three years;
- All public costs associated with this asset for which the independent Authority is NOT responsible;
- Documents which describe the management of the asset, general description of its organization, methods by which management of the asset is chosen and reviewed, and relationship with City government authorities (e.g. Mayor, City Council, City staff);
- A description of the relationship with private business(es) and any official contracts or agreements that exist between the City and any private concerns (this should be a summary of all pertinent contract terms including the ability of the City or the concern to terminate the contract);
- A description of the current public purpose of the asset, the specifics as to public interest activities associated with the asset and any official City Council policy guidelines which relate to said asset.

G. For City Assets with values which are less than $5,000,000 the City shall provide to the Committee any additional information that City management or this Committee deems appropriate in order to thoroughly evaluate the asset on a case-by-case basis.

Guideline #3 - Implementation of Asset Privatization

A. ***Planned City staff resources and anticipated costs should be addressed early in the timetable development process so that City management, the Committee and the Council share an understanding of expectations.*** The City shall prepare for the City Council and the Committee the following timetables for the implementation of Asset Privatization:

1 For identifying non-buildable parcels to sell, lease (in total or part), or donate and the timetable for implementing the disposition of those assets,

2. For recommending all other parcels of land that are to be sold or leased (in total or part) and the associated timetable for implementation of that plan, if approved by the City Council,

3. For completing its analysis of assets that have a value of over $5,000,000, for recommending

which of these assets should be put up for sale or lease (in total or part), or for recommending any changes in the management of these assets which would minimize public costs associated with ownership while meeting the City's public policy objectives.

4. For completing an analysis of assets or key businesses that have a value between $250,000 and $5,000,000 and recommending as to which of these assets should be put up for sale or lease (in total or part), and for recommending any changes in ownership/management of these assets which would minimize public costs associated with ownership while meeting the City's public policy objectives.

The timetables listed shall be submitted to the Committee for review and sent to the City Council for approval along with any disagreements. The City shall notify the Committee and the City Council of changes that the City anticipates.

B Assets shall be classified as held for sale or disposal on a case-by-case basis except that ***all non-buildable land will be presumed to be held for disposal and all vacant buildable land will be presumed to be held for sale.***

Once assets have been inventoried (Guideline #2), appraised (Guideline #4), and a decision on public purpose obtained, City management shall prepare a recommendation as to the disposition of each asset (retained, sold, leased, or donated) and as to potential changes in the organizational structure of those assets. This will be submitted to the Committee for review and then to the City Council for approval along with any disagreements. The issues to be considered in evaluating an asset are:

- A complete analysis of the asset's financial impact on the City budget (including the case-by-case evaluation of appraisal needs);
- Public purpose of asset;
- Alternative organizational structure to lower public costs;
- Future public needs.

The Planning Commission is required to review all real estate purchases and sales in accordance with the "**Mandatory Referral Program**" required by the State of North Carolina (incorporated herein by reference).

C. The City will provide the inventory list (Guideline #2) to the Committee as information and analysis, completed in the form prescribed. The City will inform the Committee whenever it has formed a recommendation as to whether an asset should be retained, sold or leased (in total or in part). At the request of either the City or the Committee, a specific asset or category of assets can be the focus of discussion by the Committee and if required, referred to the City Council for discussion. The Committee will act as a review/sounding board for the City staff. If differences of opinions exist between City staff and the Committee regarding the recommendation, both positions and the basis for their conclusions shall be referred to the City Council for resolution. The Committee will be consulted by staff and will have access to needed information and opportunity for advice and recommendation at least at the following times during the process:

1. Preparation of the inventory list and assignment of assets to categories (Guideline #2);

2. During the "public purpose" exclusion process for City Assets;

3. During the determination of the prioritization of assets to be disposed of (placed for sale or

lease);

4. During the determination of and discussion of the necessity of an appraisal (Guideline #4);

5. During the packaging, selling or leasing of property to the public (Guideline #5);

6. During the review and analysis of offers to purchase or lease or dispose.

Guideline #4 - Appraisal Requirements

A. The City is responsible for obtaining appraisals on specified properties. The Committee is responsible for reviewing and working with the City and the appraiser during the appraisal process to evaluate the independence, objectivity and professional ability of the appraiser.

B. For purposes of these guidelines, the term "Appraisal Value" refers to the "Market Value" assigned by the appraiser. Market Value (in professional appraisal literature) is the appraiser's arms-length estimate of value between a willing buyer and a willing seller assuming the property is exposed to an open market for a reasonable period of time. This term is equivalent to the term "Fair Market" Value as defined in the State of North Carolina's "Uniform Standards of Professional Appraisal Practice." For reference purposes, the definition of Market Value as defined by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers shall be utilized. Market Value shall be utilized for all appraisals. The "highest and best use" of each property shall be evaluated during the appraisal process and shall include a discussion of each property's current usage and potential alternatives available.

C. Appraisals of any parcel with a value of $250,000 or greater, and/or large and special purpose properties (as defined in Guideline #2) shall be performed by independent State and professionally certified appraisers containing one or more of the following professional credentials:

- MAI (Member Appraisal Institute)
- SREA (Society of Real Estate Appraisers)
- AIREA (American Institute of Real Estate Appraisers)

D. Appraisals of small properties (those with values of less than $250,000) can be performed by either City management or independent appraisers.

Appraisals of all properties (including appraisals of lease income streams and other non-ownership assets) shall contain an analysis of the property utilizing current traditional appraisal techniques considering the following appraisal methods, as appropriate:

- The Cost Method
- The Income (Direct Capitalization or Discounted Cash flow) Method
- The Market Method

The appraiser has the ultimate responsibility for determining the applicability of the techniques used in completing an appraisal.

E. City assets with little or no value (defined as those with values of $10,000 or less), such as non-buildable land discussed in Guideline #6, shall be reviewed by City staff and do not have to be reviewed by the Committee or the City Council. City management is responsible for reporting to

the Committee the status of disposal of these assets and any decision to retain parcels for public purposes which shall be reviewed by the Committee.

Guideline #5 - The Packaging/Selling Process

The method utilized for the City's bidding process will be that as outlined in the City's ***"Sale of City Property"*** guidelines incorporated by reference and are based on various state statutes and City rules. For large, unique or otherwise special properties, a case-by-case basis for packaging and selling those properties will by employed. City management shall review those anticipated planned packaging and selling processes with the Committee before placing the property for sale or lease.

Guideline #6 - Non-Buildable Land

The City of Charlotte has many parcels of raw land, which due to their small size, irregular configuration, or proximity to other structures makes them of little value in the open market. These tracts are presumed to be held for disposition unless a special case is made for retention.

The City shall designate as non-buildable such tracts of land in the inventory analysis discussed in Guideline #2. An in-house appraisal shall be considered adequate to estimate the value of these parcels of land. The City will determine the value of such parcels in accordance with these guidelines and in light of the appropriate method of disposition

In addition to the financial analysis required for all parcels of real estate, non-buildable land shall also be grouped and analyzed to identify nearby property owners. Notice of disposition shall be publicly posted, and City management shall inquire of nearby property owners whether they would like to bid for this property. If no bids are received, but interest to acquire the property by donation or gift is received, the property will be deeded to adjacent property owners on an equitable basis and then to others who may have an indicated an interest in acquiring the property by donation or gift.

Guideline #7 - Use of Proceeds from Asset Sales

The first proceeds from asset sales shall be used to retire debt which was incurred in connection with the acquisition, improvement, operations or maintenance of the asset. Thereafter, remaining proceeds shall be held or used in accordance with existing City Council policies, as they may be amended from time to time hereafter. Proceeds from the disposition of assets should not be used for annual revenues to defray general, recurring operating expenses.

For any property which is sold and is subject to bonded indebtedness or is security for any debt, a review of the associated obligations will be performed to insure that the instruments evidencing such debt are not violated by disposition of the asset and that the funds from the disposition are used in accordance with any restrictions imposed in such debt or security instruments. City management shall summarize these issues for the Committee, and present a plan for the use of proceeds which will be reviewed and sent to the City Council for approval. Any differences between City staff and the Committee's view of proposed use will be reported to the full City Council.

- Frank Bragg is Chairman of the Right Moves for Youth Board of Directors The Board is representative of the community

Attachment 3

8. Nominations to Boards and Commissions

Action: **Make nominations to the following boards and commissions. The attachments contain applications from persons wishing to serve**

A Auditorium-Coliseum-Convention Center Authority
Two regular three year appointments beginning April 26, 1995 William Ashendorf is not eligible for reappointment, Bill Dukes is eligible and would like to be reappointed.

Attachment 4

B Boxing Committee
One appointment to fill an unexpired term and the next full term (three years), effective immediately. George Smith has moved out of state

Attachment 5

C Certified Development Corporation
One regular three year appointment to represent a private lending institution. William Potts is eligible and would like to be reappointed

Attachment 6

Item No.

D. Civil Service Board
One regular three year appointment beginning May 1995 Wells Van Pelt is eligible and would like to be reappointed.

Attachment 7

E Clean City Committee
Three regular three year appointments beginning July 1995 Theresea Elder and James Solomon are eligible for reappointment, and would like to be reappointed Jerry Hester does not wish to be reappointed

Attachment 8

F. Historic Districts Committee
One regular three year appointment beginning July 1995 to represent Fourth Ward. Sylvia Tarlton is not eligible to be reappointed

One regular three year appointment beginning July 1995 to represent a resident/owner in Dilworth Frank Hirsch is eligible and would like to be reappointed

One regular three year appointment beginning July 1995 to represent Plaza-Midwood. David Parke is eligible and would like to be reappointed

One regular three year term beginning July 1995, no category Kevin Pfahl is not eligible to be reappointed

Attachment 9

G Housing Appeals Board
One appointment beginning immediately to replace Bernice Hudson who has not attended any meetings Must be a resident of a rental dwelling in a City-Within-a-City area. Appointment expires December 31, 1997.

Attachment 10

H Neighborhood Matching Grants Committee
One two year appointment beginning April 16, 1995 to represent a neighborhood leader. Troy Watson is eligible and would like to be reappointed.

One two year appointment beginning April 16, 1995 to represent a non-profit organization Robert Johnson is eligible and would like to be reappointed

Attachment 11

I Parole Accountability Committee
Two regular three year appointments beginning June 1995. Stephen Allan and Keith Shannon are eligible for reappointment and would like to be reappointed

Attachment 12

J Planning Commission
Three regular three year appointments beginning July 1955 Mahlon Adams, Ike Heard and Mike Hinshaw are all eligible and would like to be reappointed

Attachment 13

K Spirit Square Board of Directors
Two regular three year appointments beginning July 1995 Kay Cantrell and Lorrie Henry are eligible and would like to be reappointed

Attachment 14

Introduction to CONSENT I and II

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

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

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

Minority and Women Business Development Program (MWBE) Abbreviations.
BBE - African American
ABE - Asian American
NBE - Native American
HBE - Hispanic
WBE - Non-Minority Women

CONSENT I

9 Various Bids

A. CMGC Parking Deck Management Contract — Engineering and Property Management

Recommendation: The City Engineer recommends the low bid of $136,719 by Carolina Parking Associates of Charlotte, N C

MWBE Status:	Amount	% of Project	Project Goals
BBE	$2,500	2%	4%
WBE	0	0%	1%

Compliance: Yes

Item No.

B. **N. Smallwood Place Storm Drainage Repair** — **Engineering and Property Management**

Recommendation: The City Engineer recommends the low bid of $488,460.96 by Jones Grading & Fencing, Inc of Charlotte, NC

MWBE Status:	Amount	% of Project	Project Goals
BBE	$488,460.96	100%	7%
ABE	0	0%	1%
WBE	0	0%	6%

Compliance. Yes.

C. **Water and Sewer Main Construction - CMUD FY95 Contract #109 - Street Main Extensions**

Recommendation. The Charlotte-Mecklenburg Utility Director recommends the low bid of $693,564 75 by McDaniel Construction Contractors, Incorporated of Bostic, North Carolina

MWBE Status:	Amount	% of Project	Project Goals
BBE	$ 0	0%	2%
WBE	693,564.75	100%	3%

Compliance· Yes, the Contractor has exceeded the established goal for WBE participation and made good faith efforts to meet the BBE goal for this project The Contractor is a certified WBE

D **Carmel Road Widening, Segment 2** — **Engineering and Property Management**

Recommendation. The City Engineer recommends the low bid of $4,621,924 73 by Blythe Construction Company, Inc of Charlotte, N.C

MWBE Status.	Amount	% of Project	Project Goals
BBE	$208,722	4.6%	8%
NBE	0	0%	1%
WBE	221,700	4 9%	6%

Compliance: Yes

Item No.

E. **West Boulevard Shoulder Improvements** **Aviation**

Recommendation: Aviation Director recommends the low bid of $197,336 by Jones Fencing and Grading of Charlotte, N C

MWBE Status:	Amount	% of Project	Project Goals
MBE	$197,336	100%	25%

Compliance: Yes

F. **Traffic Signal Control Cabinets** **CDOT and Purchasing**

Recommendation: CDOT and Purchasing Directors recommend the low bid of $159,375 by Appalachian Signals and Products, Inc of St Albans, West Virginia

Compliance Yes One MBE was invited to bid but declined

10. **In Rem Remedy**

A. **2501 Faber Street**

Action: **Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 2501 Faber Street (West Boulevard Neighborhood) which is located in the City Within a City boundaries**

Attachment 15

B. 205 Walnut Avenue

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 205 Walnut Avenue (Seversville Neighborhood) which is located in the City Within a City boundaries.

Attachment 16

C 215 Lima Avenue

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 215 Lima Avenue (Smallwood Neighborhood) which is located in the City Within a City boundaries.

Attachment 17

11. Speed Limit Change

Action: Adopt an ordinance to lower the speed limit on two Charlotte streets:

Holly Knoll Drive (Holly Hills)	25 MPH
Ivy Hollow Drive (Holly Hills)	25 MPH

Item No.

CONSENT II

12. Chemicals for Wastewater Treatment

Action: Approve purchase of polymeric flocculent in the amount of $220,942 from Cytec Industries, West Patterson, New Jersey under existing contract

Explanation of Request:

- In May 1994, bids were sent to five companies Five bids were received Cytec Industries was low bidder The contract stated that it would be a two year contract
- The product supplied by Cytec Industries has proven to be sufficient Purchasing under existing contract saves time and the expense of soliciting bids.
- This product is necessary for the dewatering of digested sludge by the centrifuges at McAlpine Treatment Plant

13. Reinforced Concrete Pipe Contract Extension

Action: Approve purchase of reinforced concrete pipe in the amount of $58,712 from Johnson Concrete Company of Salisbury, North Carolina under existing contract.

Explanation of Request:

- Reinforced concrete pipe is used in the construction of and maintenance of storm water systems.
- In April 1994, bids were sent to eight companies Two bids were received Johnson Concrete Company was the low bidder Johnson Concrete Company is a woman-owned business certified by the City of Charlotte

- The contract stated that it could be extended for an additional one year if prices remained the same Purchasing under existing contract saves time and the expense of soliciting bids.

14 Street Maintenance Resolution

Action: **Adopt a resolution to transfer maintenance for 47 streets from the North Carolina Department of Transportation (NCDOT) to the City of Charlotte**

Policy· The City accepts State-maintained streets upon request and mutual agreement and/or when the streets are within an annexed area and not part of the NCDOT primary road system

Explanation of Request

- On June 30, 1995, the City will annex areas in northeast and south Mecklenburg County which includes 47 streets previously maintained by NCDOT
- These streets are not on NCDOT's primary road system and qualify for maintenance under the City's Street Maintenance Policy
- The resolution requests NCDOT transfer of maintenance responsibility for those streets to the City

Funding: Powell Bill Fund

15 East Fifth Street Pedestrian Bridge Air Rights Easement

Action: Adopt a resolution that approves the granting of air rights over East Fifth Street to NationsBank, N.A., for the construction of a pedestrian bridge and authorizes the City Manager to execute a Crosswalk Agreement and Term Air Rights Easement granting such rights.

Policy To grant air rights easements for pedestrian bridges that are in conformance with the City's Overstreet Connections Policy The City's policy is to charge for air rights over public rights-of-way The cost of the air rights is $54,363 28

Explanation of Request:

- City Council is requested to grant air rights to NationsBank, N A , for the construction of a pedestrian bridge across East Fifth Street connecting the NationsBank and Charlotte International Trade Center Parking Decks
- The air rights easement cost is equal to 50% of the tax value of the adjacent private property. ($45.04 per sq ft x 1,207 sq feet = $54,363.28)

Background· The pedestrian bridge is located on Fifth Street approximately 300 feet east of North College Street The design of the pedestrian bridge is in conformance with the City's Overstreet Connections Policy and has been reviewed by the Transportation Key Business, Engineering and Property Management Key Business, and the Planning Key Business

Item No

16. Alum Residuals Facilities at Franklin and Vest Water Treatment Plant, Change Order #1

Action:

A Approve 20% assignment of Ashbrook Corporation's contract to Crowder Construction Company's contract for the Alum Residuals Facilities at the Franklin Water Treatment Plant (WTP); and

B. Approve Change Order #1 with Crowder Construction Company to the Alum Residuals Facilities Contract for General Construction at Franklin and Vest Water Treatment Plants for $61,813

Explanation of Request:

This action will

- Assign 20% of the Ashbrook contract for purchase of belt filter presses to the general contract with Crowder Construction Company for the Alum Residuals Facilities at Franklin WTP

- Allow Crowder to coordinate the installation of the belt filter presses Crowder will assume responsibility for the performance of Ashbrook as a subcontractor This will allow Crowder to coordinate the delivery and installation of the presses for an efficient installation. The assignment requirement was outlined in Crowder's construction contract thereby eliminating any request for additional money.

After 80% of Ashbrook's original contract has been paid, their contract can be closed out and the remaining funds transferred to Crowder's contract

Change Order #1 to Crowder Construction Company's contract will be for $61,813 (20% of Ashbrook's original contract, $309,065)

Background:

On April 25, 1994, Council approved the original contract with Crowder Construction Company for $5,890,242

On February 14, 1994, Council approved Ashbrook Corporation's contract for $309,065

A separate procurement contract for purchase of the presses was necessary in order to allow for the long lead time required for manufacturing

This will increase Crowder Construction Company's contract from $5,890,242 to $5,952,055

17 McAlpine Creek Plant Expansion - Professional Services Contract, Amendment #1

Action:

Approve Amendment #1 for an Odor Control Study to the Professional Services Contract with HDR Engineering, Incorporated for the expansion of the McAlpine Creek Plant to 64 MGD - $249,844.

Explanation of: Request:

- This amendment will increase the professional services contract with HDR Engineering, Inc from $4,269,100 to $4,518,944 It will pay for a comprehensive odor control study of the McAlpine Creek Plant
- The recommendations for odor control measures developed in the study will be incorporated into the design of the plant expansion Any recommended changes in operating or maintenance procedures will be incorporated in staff operation and maintenance practices

Background:

Winter 1994-1995 - CMUD experienced several odor complaints in areas next to the McAlpine Facility. These complaints were more frequent and appeared more critical than during past periods

February 1995 - CMUD staff instructed HDR to defer design of odor control measures pending completion of a comprehensive odor control study. HDR was asked to submit a proposal to conduct the study using "odor expert" sub-consultants This amendment to their contract was negotiated with that proposal as a basis

The odor control study will be completed in August 1995. Construction of the McAlpine Creek Plant Expansion to 64 MGD is scheduled for completion, including odor control measures, by December 1997

18. McDowell Creek Plant Expansion - Professional Services Contract

Action·

Approve a Professional Services Contract with Black & Veatch to provide engineering services for Phase 2 of the McDowell Creek Plant expansion to 6 million gallons per day (MGD) for $2,048,153.

Explanation of: Request:

This contract will provide the engineering services necessary to complete the expansion of the McDowell Creek Plant to 6 MGD It will provide for detailed design, bidding and contract award, construction administration and resident inspection for Phase 2 of the expansion Preliminary studies, environmental assessment, and Phase 1 design and construction services were provided by an existing contract with Black & Veatch

19. **Elevated Water Storage Tanks Rehabilitation**

Action: **Approve Engineering Services Contract with Hazen and Sawyer for design and construction management services for the rehabilitation of two elevated water storage tanks, demolition of four tanks and a feasibility study of relocating one elevated water tank - $230,279.**

Explanation of Request:

- This engineering contract will initiate periodic maintenance and repair work for the City's elevated potable water storage tanks Initially two elevated tanks will be rehabilitated· Craig Avenue and Hickory Grove This engineering contract will be the first of several future contracts to perform maintenance and repair on the inside and outside of the City's 15 elevated tanks

- This contract will also provide for engineering services for demolition of four small tanks that are no longer needed two in Cornelius, one in Davidson and one in Pineville

- An engineering report for proposed relocation of the North Tryon elevated tank to the Hickory Grove area is also included in this contract

- Each of the City's elevated tanks were painted with lead-based paint when they were built many years ago To bring them in compliance with environmental standards, the lead paint will be removed and sent to a hazardous material landfill

- Hazen & Sawyer was selected by a competitive process based on qualifications and experience, according to the City's approved consultant selection process

Background: City Council approved this project in the FY95 Capital Improvement Program

20. NFL Stadium Practice Field Cleanup - HDR Amendment #7

Action: **Approve Amendment #7 with HDR Engineering of North Carolina (HDR) for $106,200 to provide additional monitoring and testing required by the State and construction administration.**

Policy The development agreement between the City and Richardson Sports requires the City to provide environmentally clean land for the practice field site.

Explanation of Request.

- Amendment #7 will allow HDR to perform the following·
  - Construction administration to oversee the cleanup of the practice field site as identified in Amendment #6 as additional work.
  - Additional air monitoring as required by the State and the County
  - Laboratory testing resulting from additional contaminant found between the practice field site and the railroad during the cleanup
  - Additional laboratory testing associated with an underground storage tank discovered during the cleanup process.
- Amendment #7 will increase the contract with HDR from $1,370,850 to $1,477,050
- Future Amendment #8 will identify services for long term monitoring of the site and address the possibility for groundwater cleanup. This amendment will be completed once the entire scope of services can be identified

- The cost of this amendment is being borne by other parties to the mediated agreement for the cleanup of this land

Attachment 18
Background

21. Convention Center, Plumbing Change Order #2

Action: **Approve Change Order #2 to the plumbing contract with Alpha Mechanical for $294,283 to settle a final claim for additional compensation.**

Explanation of Request This Change Order is the result of negotiations to settle Alpha Mechanical's final claim for additional compensation originally submitted on December 8, 1994, in the amount of $708,962 This is consistent with previous contract settlements

Attachment 19
Project Budget Update

22. Federal Aviation Administration Grant

Action:

A. Adopt a resolution accepting Federal Aviation Administration (FAA) Grant for $5,570,198 to provide the Federal share for Master Plan Land Acquisition; and

B. Adopt a budget ordinance appropriating this grant as reimbursement for project costs.

Item No.

Policy Airport Master Plan

Explanation of Request: The FAA has offered a grant in the amount of $5,570,198 to provide the Federal share of the FY95 Airport Improvement Projects Master Plan Land Acquisition This grant is the Airport's FY95 Entitlement Funds and will reimburse the City for 75% of the costs associated with acquisition of five (5) parcels totaling 42 3 acres and relocation of 16 businesses and two families

Funding: This ordinance appropriates $5,570,198 to the Airport Master Plan Land Acquisition Project The Airport's share has been previously appropriated

Background: Under the FAA Airport Improvement Program, the Airport is entitled to Federal grants based on passengers boarded. This year the entitlement funds will provide reimbursement for land previously purchased for airport development This land was identified in the Airport Master Plan approved by City Council in 1987

The Master Plan recommended the acquisition of 612 acres of adjacent property to provide for future airport development To date, the Airport has spent approximately $31 million dollars acquiring the recommended property. Currently there are 272 acres remaining to acquire

This Land Acquisition Program has been included in the Airport's Capital Improvement Program and City Council has previously approved each acquisition

23. **Environmental Protection Agency Budget Ordinance**

Action: **Approve budget ordinance appropriating $57,600 received as a result of fines imposed by the U S EPA Superfund Amendment and Reauthorization Act (SARA). Funds will be used to provide training and equipment for the Hazardous Materials Response Team**

Explanation of Request: These funds will be used for enhancing chemical incident planning and response in the city and county

Funding: The total funding for this request is $57,600 The first installment of $11,520 has been received and subsequent installments are expected in the future

Background: The U S EPA imposes fines against companies with violation under the Superfund regulations A portion of the fine is allocated toward improvement of local community's program for hazardous material response and reporting, and for training and equipping the team

24 **Property Transactions**

Action. **Approve the following property acquisitions (A-D) and condemnation resolutions (E-F)**

Acquisitions: A **Project** Carmel Road Widening, Parcel #81
Owner(s): Mildred W Irvin, by and through her Attorney-in-fact, Curtis P. Irvin
Property Address: 5106 Carmel Road
Property to be acquired 30,147 03 sq ft (0 6921 AC) plus Permanent and Temporary Construction Easement of 8,969 18 sq ft (0.2059 AC)
Improvements Landscaping and Trees
Tax Value $186,250
Purchase Price $50,000

Remarks: This road widening project requires fee simple, permanent and temporary easement acquisition causing a loss of landscaping in addition to moving the road approximately 33' closer to the front of residence Compensation amount is based upon appraisal.

Zoned. R-3 **Use** Residential
Tax Code. 209-262-16

B **Project** Carmel Road Widening, Parcel #137
Owner(s). Curtis P Irwin & wf , Sharon B Irvin
Property Address 5108 Carmel Road
Property to be acquired: 10,643 01 sq ft (0.24432 AC.) plus Temporary Construction Easement of 4,310.73 sq ft.(0 0990 AC)
Improvements: Landscaping, trees & shrubs
Tax Value: $249,170
Purchase Price $65,000
Remarks· This road widening project requires fee simple and temporary easement acquisition causing a loss of landscaping in addition to moving the road approximately 40' closer to the front of residence Compensation amount based upon appraisal

Zoned R-3 **Use** Residential
Tax Code· 209-262-20

C **Project** Milton Road Widening, Parcel #53
Owner(s)· Mendall L. Knight & wf , Crystal Knight
Property Address 2216 Milton Road
Property to be acquired 677 sq ft (0 015 AC) plus 981 sq.ft. (0.022 AC.) Temporary Construction Easement
Improvements Trees, shrubs, concrete
Tax Value. $52,620
Purchase Price $11,000

Remarks· The property line will move 9′ closer to the house, road traffic will be 20′ closer and the only tree in the front yard will be removed Compensation was based on the appraisal

Zoned R-4 Use· Residential
Tax Code Part of 099-163-01

D. Project. Milton Road Widening, Parcel #18
Owner(s)· Lucy Williams Carpenter
Property Address 1810 Milton Road
Property to be acquired Fee acquisition 569 sq ft (01 AC) Permanent Utility Easement 20 ft (0005 AC) plus 2,198 sq ft (05 AC) Temporary Construction Easement
Improvements Seeded lawn, asphalt drive
Tax Value $123,900
Purchase Price $12,700
Remarks The owner is in agreement with the appraised value

Zoned B-1 Use Single Family Dwelling & Truck/Auto Garage
Tax Code 099-104-16

Condemnations

E. Project: Mallard Creek Tributary Outfall, Parcel #1
Owner(s): Susan Burr Alexander Boone, James F Alexander, John William Alexander, Stella Alexander Harman and any other parties of interest
Property Address 52 68 acres off I-85 at Mallard Creek Road
Property to be acquired 26,969 sq ft (0 62 AC)
Improvements None
Tax Value N/A
Purchase Price $3,100

Remarks· Council originally approved the condemnation on September 26, 1994 A discrepancy was discovered in the amount of square footage needed and in the type of acquisition requested This is an amendment to correct the square footage and change the acquisition to a permanent easement Acquisition price as determined by an independent appraiser is $3,100

Zoned R-3 **Use** Vacant
Tax Code: 047-181-14

F **Project** Milton Road Widening, Parcel #20
Owner(s).Shick Ngon Lee & wf , Lai Ngor Lee and any other parties of interest (Represented by son, Jimmy Lee)
Property Address· 1910 Milton Road
Property to be acquired. 1,935 sq ft. (044 AC)
Improvements Asphalt Paving, sign
Tax Value. $85,300
Purchase Price. $2,700
Remarks: The road project has minimal impact on Mr & Mrs Lee's property Their son is their representative and after numerous discussions he stated that he would relay the information and recommend the settlement. Since this time numerous phone calls and written communications have been made to follow-up on the agreement but Mr Lee has not been available

Zoned· B-1 **Use** Cleaners
Tax Code: 099-151-30