AGENDA

Meeting Type:	BUSINESS
Date:	03/27/95

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, March 27, 1995

5:00 p.m. — **Conference Center**

- **Old Convention Center**
- **Community Relations Committee Action Committee Recommendations**

6:30 p.m. — **Meeting Chamber**

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

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

CITY COUNCIL AGENDA
Monday, March 27, 1995
TABLE OF CONTENTS

Item No.		Page No.	Attachment No.
	MINUTES AND CONSENT		
1.	Approval of Minutes	1	
2.	Consent Items	1	
	PUBLIC HEARING		
3.	Public Hearing and Resolution to Close an Alleyway Between Yadkin and Matheson	1	1
4.	Public Hearing and Resolution to Close a Portion of Alleyway off The Plaza	3	2
5	Public Hearing and Resolution to Close High Avenue and a Portion of Greenwood Avenue	4	3
	POLICY		
6	City Manager's Report	6	
7.	Transportation Committee Recommendation Concerning Bus Shelter Advertising	6	4
8	Solid Waste Request for Proposals	8	
9.	Old Convention Center	9	5
10	Police Services District	12	6

Item No.		Page No.	Attachment No
	BUSINESS		
11.	Public Art for New Police Department	15	7
12.	Community Policing Training Grant	16	
13.	Crime Prevention Literature Budget Ordinance	17	
14.	Airport's Land Acquisition and Noise Compatibility Program Contract	18	
15.	Luggage Cart and Locker Concession Contract	21	
16.	2316 Carmine Street Demolition/ New Construction Loan	22	8
17.	Wexford Community Water System Purchase	25	
18.	Sanitary Sewers for Windrow Community - Resolution, Budget Ordinance, and Professional Services Contract	27	
19.	Radio Communications Facility Lease	28	
20.	April 3 Workshop Agenda	29	

Item No.		Page No.	Attachment No.
	CONSENT I		
21.	Various Bids		
	A. Partition Upfit for Airport Office	30	
	B. General Aviation Area Parking Expansion	30	
	C. Water Distribution Project 16 Inch Water Main Along Oakdale Road	31	
	D. Water and Sewer Main Construction FY95 Contract #108 - Street Main Extensions	31	
	E. Water Meter Yokes and Accessories	31	
	F Gate and Tapping Valves	32	
	G. Storm Water Maintenance, FY95-C	32	
	H. Storm Water Maintenance, FY95-D	32	
22.	In Rem Remedy		
	A. 709-11 North Wendover Road	33	9
	B. 342 Skyland Avenue	33	10
	C. 1233 Harrill Street	33	11
23.	Speed Limit Change	34	
24.	Municipal Agreement - Providence Road Sidewalk Improvement	34	
25.	Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Royal Court and South Davidson Street	34	12
26.	Refund of Certain Taxes	36	13

Item No.		Page No.	Attachment No.
	CONSENT II		
27.	Catch Basin Frames, Grates, and Hoods Contract Extension	36	
28.	Paw Creek Wastewater Pumping Station, Amendment #1	36	
29.	Storm Water Planning/Engineering Services for South Boulevard	38	14
30.	Soil Erosion and Sedimentation Ordinance Revisions	39	15
31.	National Football League Practice Fields	40	16
32.	Transit Advertising/Marketing Contract Extension	41	17
33.	Property Transactions	42	

Item No

CONSENT ITEMS

1. Approval of Minutes: February 27 Regular Meeting

2 Consent agenda items 21 through 33 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

PUBLIC HEARING

3 Public Hearing and Resolution to Close an Alleyway Between Yadkin and Matheson

A. Conduct a Public Hearing to abandon an Alleyway between Yadkin and Matheson Avenues; and

B. Adopt the Resolution to Close

Staff Resource. Scott Putnam

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

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

Background

Petitioner:
Michael D Herndon
Allied Sheet Metal Works, Inc

Right-of-Way to be Abandoned:
An Alleyway between Yadkin and Matheson Avenues

Location:
Alleyway - running from Yadkin Avenue Westwardly to Matheson Avenue

Reason
To incorporate the right-of-way into adjacent property for redevelopment

Notification:
In accordance with City policy the Charlotte Department of Transportation (CDOT) has sent abandonment petitions to adjoining property owners, neighborhood associations, private utility companies, and city departments for review

Adjoining property owners - None

Neighborhood/Business Association(s) - None

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. **Public Hearing and Resolution to Close a Portion of Alleyway off The Plaza**

Action:

A **Conduct a Public Hearing to abandon a portion of an Alleyway off The Plaza; and**

B **Adopt the Resolution to Close**

Staff Resource. Scott Putnam

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

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

Background:

Petitioner·
Plaza Midwood Limited Liability Company

Right-of-Way to be Abandoned
An Alleyway off The Plaza

Location
Alleyway- Located north of Central Avenue and The Plaza intersection from The Plaza, westwardly approximately 162 feet

Reason
To incorporate the right-of-way into adjacent property to develop the site for the Plaza-Midwood Branch Library

Adjoining property owners - No objection

Neighborhood/Business Association(s) -
No objection

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 the statutes

Attachment 2
Vicinity Map

5. Public Hearing and Resolution to Close High Avenue and a Portion of Greenwood Avenue

Action·	**A. Conduct a Public Hearing to abandon High Avenue and a portion of Greenwood Avenue; and** **B Adopt the Resolution to Close**
Staff Resource:	Scott Putnam
Policy	To abandon right-of-way that is no longer needed for public use
Explanation of Request	North Carolina General Statute (NCGS) 160A-299 outlines procedures for permanently closing streets and alleys The Charlotte Department of Transportation has received a petition to abandon public right-of-way and is requesting this Council Action in accordance with the statutes
Background	**Petitioner·** Thomas Tillet NationsBank of NC **Right-of-Way to be Abandoned.** High Avenue and a Portion of Greenwood Avenue

Location:
Roadways are located south of Hutchinson-McDonald Road between Interstate 77 and Statesville Avenue

Reason.
To incorporate the right-of-way into adjacent property for development

Adjoining property owners - No objection

Neighborhood/Business Association(s)-
Nevin Community Organization, Inc
No objection

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 3
Vicinity Map

POLICY

6 City Manager's Report

7. Transportation Committee Recommendation Concerning Bus Shelter Advertising

Action·	Approve recommendation of the Transportation Committee to not proceed with pursuing bus shelter advertising at this time.
Committee Chair·	Stan Campbell
Staff Resource:	Bob Pressley
Focus Area	Transportation
Explanation of Request:	• Over the past year or so, companies have approached Council with proposals to provide bus shelters in public right-of-way at no cost to the city, and the company would sell and place advertising in these shelters. • The City would receive a percent of the revenue from the advertising Several cities allow advertising on bus shelters. • Staff identified several issues to be considered related to bus shelter advertising

1 Sign Ordinance - The sign ordinance would have to be amended in order to allow advertising in public rights-of-way. City staff, the Planning Commission, and citizens have put a great deal of time and effort into the development of that ordinance It sets standards that minimize traffic hazards and sight obstructions, and enhances the appearance of the community

2 Visual impact - Transportation Committee members were concerned that advertising on shelters would add to sign clutter Allowing shelter advertising may conflict with the public policy of improving visual image of major corridors Council has approved $6 million for the improvement of several corridors In the analysis of the corridors, sign clutter was identified as a major visual problem to address

3 Public/private parity - Once advertising is permitted, the right-of-way becomes a public forum, and the City could be challenged by others who also want to advertise in the right-of-way Parity between public and private interests could be an issue.

4 Advertising content - Although the City could control the advertising as to where and how it is displayed, it would have less control over content There may be advertising that some would find offensive or inappropriate in the public right-of-way

5 Revenue - Revenue potential is estimated at $500 per shelter per year, with perhaps 10-20 shelters installed each year At the end of ten years, 100 shelters with advertising could be in place, with an estimated annual revenue of $50,000 Revenue would be reduced slightly to allow for administration/monitoring of contract

Committee Recommendation

- The Transportation Committee recommends that the City not proceed with implementation of bus shelter advertising at this time A majority of Committee members believe that the negative impact of additional advertising in the community far outweighs the relatively small amount of revenue to be generated Another Committee concern is the timing of any major changes to the City's Sign Ordinance, since a major issue now before the General Assembly is Billboard Amortization

Attachment 4
Summary of Major Issues Discussed by the Transportation Committee

8 **Solid Waste Request for Proposals**

This item will be sent in the Council-Manager Memo on Friday, March 24.

9. Old Convention Center

Action: Consider next step in the disposition of the Old Convention Center Site

Staff Resource: Del Borgsdorf

Council Focus Area. Economic Development and Restructuring Government (Privatization-Asset Management)

Policy On July 14, 1994 City Council approved the revised Guidelines for Services Contracting and Asset Management. The policy statement Council approved for asset management states, "In seeking to maximize the City's return from its current and future asset portfolio, the City will aggressively manage these assets Maximizing the City's return will include pursuing alternative ownership/ management strategies which optimize the benefits of private ownership (tax revenue streams, and eliminating public costs associated with ownership) while meeting the City's public policy objectives "

Explanation of Request At the March 6 workshop, Council received a presentation from the Competition/Privatization Advisory Committee and T B "Skeet" Harris, Jr. Council voted to consider the item on March 27 and to receive information from Discovery Place and CUDC about the reuse of the facility as an aquarium

Options
Should the City choose to dispose of the site, two approaches are outlined below

1 Develop Request for Proposals (RFP) for redevelopment of the site as an office/hotel mixed-use project The RFP approach would be designed so that the City could evaluate the various financial scenarios from selling the site outright to participating in the future revenue flow by retaining some type of ownership in the project

2 Sale of site independent of type of development This approach would include

- Selecting broker within 60 days
- Marketing site in national and international trade papers and in hospitality and office development areas
- Broker working with Chamber's economic development group
- Goal is to seek highest sales price for property

Background

Below is a summary of studies/plans and proposals related to the Old Convention Center site

Reuse Task Force - September 1994
This Task Force was appointed by the Mayor to provide guidance to Council on the optimum reuse of this site The Task Force was assisted by Hamnmer, Siler, George Associates, who provide economic and marketing consulting support Odell Associates provided design input and McDevitt, Street, Bovis provided reuse cost estimates to the financial analysis

After a detailed analysis of the three alternatives (entertainment center, shopping center, and aquarium), the Task Force recommended the entertainment center option as the best reuse of the Old Convention Center Site

Center City Urban Design Plan - January 1990
A mixed-use development consisting of office, hotel, retail and entertainment similar to Rockefeller Center in New York is recommended for the Old Convention Center site by the 1990 Urban Design Plan

The 1995 Update of the Center City Urban Design Plan is scheduled to go to City Council and the Board of County Commissioners in the Fall of 1995 for adoption **The 1995 Update is not expected to change the 1990 Plan's recommendation for this site**

Cousins/Duke Proposal - March 1995
The Atlanta-based Cousins Properties Inc is reported to be seriously considering building a 500,000 square foot entertainment center on an eight acre site near the football stadium. Preliminary plans call for a dozen or so restaurants plus nightclubs and 14 or more movie screens About 20% of the complex would be devoted to specialty retailers not in the region

Privatization/Competition Advisory Committee - March 1995
According to the Privatization/Competition Advisory Committee, the Old Convention Center site is best suited for an office/hotel mixed use project According to the report prepared by T B "Skeet" Harris, there is currently demand for office space and the market is extremely tight, with a 4% vacancy rate in Class A space. There is also a lack of large blocks of space in the uptown area which would create leverage for planned growth The estimated market value of the 3 248 acre site is calculated to be $10,850,000 after demolition of the building

Other Interest
Other interest which has been formally expressed includes the donation of the site to the State (as a State park for an aquarium) and interim use of the facility as a production studio for major motion pictures

Mandatory Referral
The Old Convention Center site mandatory referral is scheduled for the March 27 Planning Commissions' Planning Committee meeting A copy of the mandatory referral report is attached

Staff Recommendation
The Planning staff's recommendation is based on T B Harris' appraisal report findings (currently a need for more office space in the market and sufficient demand for a new hotel) Staff recommends that the City develop a Request for Proposals (RFP) for redevelopment of the site as an office/hotel mixed use project The RFP would be designed so that the City could then evaluate the various financial positions from selling the site outright to participating in the future revenue flows by retaining some type of ownership in the project Therefore, no action will be taken on the disposition of the property until the results of the RFP's have been evaluated and a course of action has been determined

Attachment 5

10 **Police Services Districts**

Action· **Consider a request from the Mecklenburg Board of County Commissioners to support the County's legislative proposal for authority to establish police taxing districts**

Explanation of Request: The Board of County Commissioners has requested legislation to obtain authority to establish police Taxing Districts This request is for a statewide bill, however, it would presently apply to only two counties in North Carolina

The Proposal

1 The County's proposal is to amend GS 153A-301 by adding "Law Enforcement" to the list of purposes for which a county may create service districts The purpose of county service districts is to allow a county to "provide, finance, or maintain" one of the listed facilities or functions in addition to or to a greater extent than those financed, provided or maintained for the entire county

2 The proposed legislation also proposes to amend State law to delete the present requirement that service districts be established only if "it is impossible or impracticable to provide those services on a county-wide basis " This limitation would be deleted for any service district which applied only to the unincorporated areas of a county

Effect on Current Police Tax Equity Agreement
If this legislation were enacted as proposed, the County could unilaterally terminate the 1992 Police Tax Equity Agreement (pursuant to Section 10 of the Agreement) and then unilaterally set the Law Enforcement Service District tax rate in the unincorporated areas

Background
At the March 6 Workshop Council established a position to wait until political consolidation has been established before requesting legislation for service districts One of the principles in the proposed consolidation charter is the establishment of service districts Should taxing districts be established prior to consolidation, considerable staff work will be involved This would have to be done again if consolidation goes into effect. Should political consolidation not occur, the City agrees to revisit the police taxing district issue, and work with the County to establish a feasible plan for police taxing districts

Components to be included in Legislation
If Council reconsiders and supports Police Taxing Districts, Staff recommends the following be included in the legislation

- Joint approval by City and County after authorization

- Operational decisions to be made by the City

- Uniform levels of police service regardless of jurisdiction

- Cost determined for calls for service/ population model

Consequences of the proposed County Legislation
Under the County proposal, the City tax rate would possibly increase by 11 cents, based on the current dollars redistributed to the City from police tax equity

The Police Department has identified a number of issues and potential problems associated with establishing police taxing districts The following list of concerns have been identified by the Police Chief

- Crime could be redistributed along district boundaries with wealthier districts having less crime than poorer districts. Consequently, the need for investigation would be disproportionate to resources Under the County proposal investigations in lesser funded districts might be unnecessarily hampered by monetary considerations For instance, a major case investigation may take longer to complete or may not be solved at all, because of funding considerations

- Enforcement could drastically vary from area to area

  The management structure of the department would need to be changed considerably again to accommodate districts, including expansion of the top levels within the department

Attachment 6

BUSINESS

11. Public Art for New Police Department

Action: **Adopt a Budget Ordinance appropriating $181,800 for public art at the new police department.**

Explanation of Request

On February 27, 1995 Council considered an appropriation from the General Fund fund balance for the Ben Long fresco While this item was not approved, Councilmember Wheeler requested the City Manager bring back to Council financing options for the project

Since the February 27 Council meeting, the Public Art Commission has received community pledges totalling half the project cost or $90,000

Options

Financing options for the City's contribution are as follows

1. Sale of Surplus Equipment

   The budget estimated revenue from the sale of surplus equipment at $250,000, the actual revenue to date is $397,000 Of that amount, the sale of used police cars totals $87,210 If not used for the art work, the amount over budget ($147,000) would go to Fund Balance at year end The Manager recommends this option

2. Reduce Building Contingency by $91,800

   Engineering Staff has reviewed the project and there are several pieces of equipment that are scheduled for purchase later in the project If the project contingency is needed, the equipment purchases could be made from the operating budget

3 Combination of Numbers 1 and 2, above

The Police Department has reviewed the proposed artwork - a fresco by Ben Long The art will enhance the way the building is perceived by the public The art would be a significant value to the community at a fraction of the normal cost associated with this type of art

Attachment 7
Letter from Public Art Commission
Listing of equipment sold at auction on January 21, 1995

12. Community Policing Training Grant

Action:

A Accept a grant totalling $20,997 from the Governor's Crime Commission to fund training in community policing and problem solving for first line supervisors; and

B Approve a budget ordinance appropriating $20,997 in federal pass-through funds and $6,999 in police assets forfeiture funds to cover project costs.

Staff Resource: Chief Dennis Nowicki

Explanation of Request:

- The Police Department recently applied for grant funding from the Governor's Crime Commission to fund training in community policing and problem solving Personnel from the San Diego Police Department will train all of our first line supervisors in community problem solving, effective coaching, motivating, and evaluating techniques

- San Diego has developed a training curriculum for first line supervisors (sergeants and non-sworn equivalents) that helps them guide and direct the community problem solving efforts of their personnel

- The Police Department has not offered this type of training to its supervisory personnel.

- The Police Chief feels the training would strengthen Charlotte's community policing efforts

- The Police Department submitted the grant application to the Crime Commission in order to meet the February 15 deadline

- The Crime Commission felt that the project had merit and has removed the application from the competitive process and offered funding from existing 1994 funds which must be spent by September 30, 1995.

- Trainers from the San Diego Police Department indicate they can complete the training by that date

13. **Crime Prevention Literature Budget Ordinance**

Action: **Approve a budget ordinance appropriating $7,500 in federal funds and $2,500 in police assets forfeiture funds to print crime prevention literature in braille**

Staff Resource. Chief Dennis Nowicki

Item No

Explanation of Request	In 1994, the Police Department received a grant from the Governor's Crime Commission to print some of its crime prevention brochures in Spanish, Vietnamese, Laotian, and Cambodian The Crime Commission has now offered the Police Department additional funding to print the brochures in braille Use of these funds will enable the Police Department to enhance its outreach to specialized populations and will increase compliance with the Americans with Disabilities Act
Funding	$7,500 in federal funds and $2,500 in police assets forfeiture funds

14 Airport's Land Acquisition and Noise Compatibility Program Contract

Action	**Approve a three year contract with Terrell, Hundley & Carroll, Inc. for a not-to-exceed amount of $900,000 to provide project management assistance for the Airport's Land Acquisition and Noise Compatibility Programs**
Staff Resource·	Jerry Orr
Policy	Airport Master Plan and F A R Part 150 Noise Compatibility Program
Explanation of Request·	• There are currently 54 participants in various stages of the Airport's Home Buyout Program and another 82 eligible for the program While the Home Buyout Program continues, the Airport is implementing a Residential Sound Insulation Program which will involve approximately 1,200 westside residences • Terrell, Hundley & Carroll will provide professional services consisting of, but not limited to

- Continued project coordination for the Airport's Home Buyout Program, including determination of all relocations benefits which includes replacement housing payment, moving expenses, interest differentials and costs incidental to the closing of replacement houses

- Implementation of the Airport's Residential Sound Insulation programs, including house survey and inspection, development of plans and specifications for bidding and project coordination between homeowners and contractors

- This professional services contract is based upon direct labor and costs for full time, on-site personnel and as-needed home office support, plus reimbursable expenses Total payments made under this contract shall not exceed $900,000 The contract also provides for DBE participation through subcontracts

- Qualifications/Proposals were received from seven firms A selection committee made up of two Airport staff members and a member of the Airport Advisory Committee selected Terrell, Hundley & Carroll, Inc as the most qualified based on experience in residential sound programs

Funding. Funds are available in the project accounts to cover these activities These costs are eligible for up to 80% FAA participation

Background

- October 1988 - City Council approved an action plan for accelerating the Airport's F A R Part 150 Noise Compatibility Program, which included the appropriation of $7 4 million dollars of City funds To date, the airport has acquired 259 residences and expended over $29 million dollars in Federal and City funds on the F A R Part 150 Noise Compatibility Program

- October 1990 - the City contracted with Moreland Altobelli Associates, Inc to provide full time, on-site personnel for assistance in project management for the Airport's Land Acquisition Program

- December 1994 - Consistent with Federal requirements of the Office of Management and Budget, and the Federal Aviation Administration, the Airport solicited qualification proposals for continuation of project management assistance for the Airport's Land Acquisition Program and for implementation of the Airport's Residential Sound Insulation Program

- Terrell, Hundley & Carroll, Inc will make available, upon request, consultation services of Mr Joe Carroll, the former Noise Abatement Manager for Atlanta-Hartsfield International Airport Mr Carroll has substantial experience with the FAA's Part 150 Program and was instrumental in the administration of Atlanta's residential insulation program which involved over 4,000 properties

15 Luggage Cart and Locker Concession Contract

Action: Award a contract to Smarte Carte, Inc. for luggage cart and locker concessions at the airport.

Staff Resource: Jerry Orr

Explanation of Request:

- Request for proposals were advertised in January 1995 and proposals were submitted from three companies - Excel, Inc , E-Z Roller, Inc. and Smarte Carte, Inc

- A selection committee comprised of two members of Airport staff, one representative from USAir and one representative from American Airlines, interviewed all proposers on March 1

- The following factors were considered in the selection process.

  - Locker and cart system layout and design, including quality, type, style, color and aesthetics

  - Proposed capital investment, including number of units

  - Management capability, experience and financial strength and responsibility of proposer and proposer's personnel

  - Maintenance and servicing plan for the luggage carts and lockers

- Smarte Carte, Inc was the selected vendor and will provide the airport with state of the art luggage carts, automated lockers, and an on-call employee The carts and lockers have credit card capabilities and have instructions in eight languages

- Smarte Carte will pay 12 5% of gross revenues for lockers and 15% of gross revenues for luggage carts to the airport Annual revenues for the airport are estimated at $44,958

Background.

- 1982 - The airport purchased and placed lockers in the newly completed terminal building as a customer service effort These lockers are outdated and remain in various locations

- 1988 - The airport entered into an agreement with Smarte Carte, Inc to provide self service luggage carts The existing luggage carts are not state of the art and do not accept credit cards

16 2316 Carmine Street Demolition/New Construction Loan

Action

A Approve a $54,743 permanent loan to Purvis Young for the purchase of a new house to be built at 2316 Carmine Street and the demolition of his existing house,

B. Approve a Tri-Party Agreement between the City, Mobile Construction Co. and Purvis Young to demolish the existing house and construct a new one,

C. Of the $54,743, approve $52,743 to be used as a construction loan to Mobile Construction Co. to construct a new house for Purvis Young at 2316 Carmine Street

Staff Resource J W Walton

Focus Area: City Within a City

Policy

One of the goals of City Within A City is to continue housing preservation efforts and reduce the proportion of substandard housing from 2 3% to 1% by 1997.

Persons being displaced from their house due to code enforcement are eligible for relocation local option benefits if

- persons earn 80% or less of median income and,
- the house is not feasible to rehabilitate.

Council's Local Option Policy is provided in the attachment

Explanation of Request

- Neighborhood residents and other concerned citizens have complained about the condition of the house
- Mr Young's house was inspected on August 31, 1992 as a result of a field observation
- The house was ordered to be demolished since the cost to repair the house exceeded the tax value of the structure by more than 65%. Because Mr Young's house was ordered to be demolished, Mr Young was added to the relocation workload in November 1993.
- The City's Local Option Policy provides relocation benefits in the form of a replacement housing loan when a homeowner wants to continue as a homeowner (See pages 2 and 3 of Council's Local Option Policy)

Options:

Staff reviewed several options for the house These options are listed in the Attachment

Recommended Option.

- Staff analysis determined that new construction would be the most cost efficient approach to provide affordable, standard housing to Mr Young

Breakdown of Total Costs	
Construction Cost	$49,743
Demolition of Existing House	3,000
Contingency	1,000
Closing Costs	1,000
	$54,743

- The $54,743 permanent mortgage loan to Mr Young will be financed by the City as a deferred payment loan for 20 years Mr Young's only source of income is $466 from Social Security Since his income is less than $500 per month, Mr Young will receive a deferred payment loan The loan is due and payable upon death of the owner, sale, rental or refinancing of the house, or upon maturity of the loan In the event of death, the City would sell and recycle the house to another family whose income was 80% or less of median

- Of the $54,743, a loan of $52,743 will be made to Mobile Construction Co for the demolition of the existing house and the construction of a new house The loan will be at 0% interest and will be repaid to the City through the permanent financing of the house Mobile Construction Co will be required to provide the City with an Irrevocable Letter of Credit for $52,743 to guarantee the construction of the house

- The above actions are needed to provide Mr Purvis Young with affordable, standard housing

Item No

Funding	Community Development Block Grant-Replacement Housing funds
	Attachment 8 Local Option Policy Background Pictures of Existing House Rendering of New House Map

17. **Wexford Community Water System Purchase**

Action:	**Approve contract with Mid-South Water Systems, Incorporated for the purchase of the water system serving the Wexford Community Purchase price is $450,000.**
Staff Resource	Doug Bean
Policy:	CMUD recommends the purchase of private water systems when homeowners apply for City service through the Street Extension Program and the new City main would parallel the private system
Explanation of Request:	• The Wexford Community is located on NC Highway 49 near UNCC and was annexed by the City in 1993. The Wexford Community is composed of the following separate adjoining subdivisions - Wexford I & II - Shelton - Hampton Glen - Hunting Creek - Hunting Ridge - Houston Farms - Mallard Crossing

- Mid-South owns the water system serving Wexford I & II, Shelton, Hampton Glen, Hunting Creek, Hunting Ridge, and Houston Farms

- Carolina Water Company owns the water system serving Mallard Crossing Council approved the purchase of the Carolina system on July 25, 1994 The Carolina mains are sized for fire hydrants

- The Mid-South system is not sized for fire hydrants Currently CMUD is installing new fire protection mains in all the subdivisions served by Mid South Approximately 75% of the Mid South system is being paralleled by new CMUD mains

- The advantages to the City's purchase of the Mid South system serving the Wexford Community are

  - This would avoid disruption to the remaining 25% of the community

  - CMUD would acquire 800 new customers

  - There would not be any cost to the Mid-South customers to become CMUD customers

The N C Utilities Commission traditionally supports the transfer of private utilities to a municipal system Their approval will be requested next

Background

The Street Extension Program of CMUD's policy provides for the extension of water mains to residential properties that desire to become a CMUD customer

18. Sanitary Sewers for Windrow Community - Resolution, Budget Ordinance, and Professional Services Contract

Action:

A. Approve a resolution amending the FY95-99 Capital Improvement Program to provide funding for the design and surveying of the sanitary sewer trunks to serve the Windrow Community in Matthews, and;

B. Adopt a budget ordinance appropriating $2,800,000 in bonds approved by the Town of Matthews; and

C Approve a Professional Services Contract with W K Dickson & Company, Inc. for the surveying and design of sanitary sewers to serve the Windrow Community in Matthews for $250,000.

Policy: Street Main Extension Program

Staff Resource: Doug Bean

Explanation of Request:

- The Town of Matthews has requested that CMUD extend sewer trunk service to the Windrow Community. This will allow the area to take advantage of the street main extension program once the trunk lines have been installed The Community is currently being served by individual septic tanks
- This project will be funded by Matthews bonds The Town of Matthews has deposited $250,000 with the City of Charlotte for design and surveying in order to accelerate the schedule This contract will require an amendment later for construction inspection Construction inspection cannot be included in this contract because Matthews has not sold the bonds When the bonds are sold and proceeds transferred to the City, we will reimburse Matthews the design funds ($250,000) The bonds from the Town of

Matthews will include funds for construction and construction inspection

- The professional services contract with W. K Dickson & Company is for surveying and design of the sanitary sewer mains, pump station and force main to serve the Windrow community in Matthews along the Crooked Creek drainage basin

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

19 Radio Communications Facility Lease

Action

Approve a lease agreement with Dial Call, Inc. to place a radio equipment shed and antenna on the City-owned property on Pump Station Road

Staff Resource

Kent Winslow

Policy

In October 1993, City Council adopted the Policy Statement for Asset Management The City will maximize its return from its current and future assets There exists the space and capacity on current City real estate for the City to benefit by leasing the space to private firms

Explanation of Request·

- Dial Call, Inc has approached the City regarding the lease of space on the Pump Station Road property to place a radio antenna and equipment for their paging and communications service

- The lease is a 5 year lease with three options to renew for five years each

- The rate for initial lease is $1,100/month which is comparable to current rates being paid by private operators in the local area The rate is subject to renegotiation for each renewal period

Funding· The projected income from the agreement will equal $13,200 annually Revenues generated over the 5 year initial lease will be $66,000

Background.

- The placement of the 140 foot tower is on a 64 acre wooded tract of land Construction of the tower is a permittable use provided that there be 100 feet of clearance around the tower This tower will be at least 535 feet from the nearest property line

- The lease will not interfere with current and future needs of this property since the land was purchased for watershed protection and cannot be developed The City also has the right to co-locate radio equipment on the tower at no additional charge

- Since 1992, Council has approved a number of leases with communication companies to place equipment on City-owned land. The leases generate a total of $79,500 annually in revenues to the City

20. April 3 Workshop Agenda

Action: Approve the April 3 Workshop Agenda:

- Earle Village Update
- McAlpine Plant Privatization Feasibility Study Results
- Airport Master Plan Update
- Focus Area Updates

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

21. Various Bids

A. Partition Upfit for Airport Office Aviation

Recommendation: Aviation Director recommends the low bid of $60,443 93 by Klingman Williams, 505 Cedar Street, Charlotte, North Carolina

Compliance: There are no MWBE firms that provide this product

B. General Aviation Area Parking Expansion Aviation

Recommendation: Aviation Director recommends the low bid of $94,138 by Curtin Brothers Contracting of Charlotte

MWBE Status.	Amount	% of Project	Project Goals
WBE	$18,846	20%	20%

Compliance Yes

C. **Water Distribution Project 16 Inch Water Main Along Oakdale Road** — **CMUD**

Recommendation: The Charlotte-Mecklenburg Utility Director recommends the low bid of $572,273 68 by W M Paris & Associates of Charlotte, North Carolina

MWBE Status:	Amount	% of Project	Project Goals
BBE	$0	0%	4%
WBE	$6,300	1 1%	4%

Compliance: Yes, the Utility Department has reviewed the Contractor's good faith efforts to meet the project goals and determined he has complied with the requirements of the MWBE Program

D **Water and Sewer Main Construction FY95 Contract #108 - Street Main Extensions** — **CMUD**

Recommendation· The Charlotte-Mecklenburg Utility Director recommends the low bid of $518,250.50 by R H Price, Incorporated of Charlotte, North Carolina

MWBE Status:	Amount	% of Project	Project Goals
BBE	$ 1,000 00	0 2%	2%
WBE	$517,250 50	98 8%	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

E. **Water Meter Yokes and Accessories** — **CMUD**

Recommendation The Charlotte-Mecklenburg Utility Director recommends the low bid of $64,660 by Miller Supply Company, Laurinburg, North Carolina, be accepted

MWBE Compliance One MBE was sent a bid, but did not respond

Item No.

F. **Gate and Tapping Valves** **CMUD**

Recommendation. The Charlotte-Mecklenburg Utility Director recommends the low bid of $76,051 70 by Davis Meter and Supply Company, Charlotte, North Carolina

MWBE Compliance. Only one BBE could bid, but they chose not to bid

G. **Storm Water Maintenance, FY95-C** **Engineering and Property Management**

Recommendation· The City Engineer recommends the low bid of $293,241 50 by Tarheel Construction Company of Denver, N C

MWBE Status	Amount	% of Project	Project Goals
BBE	$43,986	15%	6%

Compliance Yes

H **Storm Water Maintenance, FY95-D** **Engineering and Property Management**

Recommendation The City Engineer recommends the low bid of $318,450 by United Construction Company of Charlotte

MWBE Status:	Amount	% of Project	Project Goals
ABE	318,450	100%	No Goal

Compliance: Yes

22 In Rem Remedy

A. 709-11 North Wendover Road

Action. Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 709-11 North Wendover Road (Grier Heights Neighborhood) which is located in the City Within A City boundaries

Attachment 9

B 343 Skyland Avenue

Action: Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 342 Skyland Avenue (Grier Heights Neighborhood) which is located in the City Within A City boundaries.

Attachment 10

C 1233 Harrill Street

Action Adopt an Ordinance authorizing the use of In Rem Remedy to demolish and remove the dwelling at 1233 Harrill Street (Belmont Neighborhood) which is located in the City Within A City boundaries.

Attachment 11

Item No

23 Speed Limit Change

Action: Adopt an ordinance to lower the speed limit on seven Charlotte streets to 25 MPH

Ancient Oak Lane (Piper Glen)
Bridgewood Lane (Rockbridge)
Kelly Woods Lane (Piper Glen)
Piper Glen Drive (Piper Glen)
Shinnecock Hill (Piper Glen)
Thornridge Road (Wilton Woods)
Turning Point Lane (Piper Glen)

24. Municipal Agreement - Providence Road Sidewalk Improvement

Action: Approve a Municipal Agreement between the City of Charlotte and the North Carolina Department of Transportation (NCDOT) allowing the City to construct a sidewalk in the State's right-of-way along Providence Road (NC 16) between Harris Road and Sharon Lane. This project is funded in the Capital Improvement Program for sidewalks.

25 Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Royal Court and South Davidson Street

A Adopt the Resolution of Intent to abandon a portion of Royal Court and South Davidson Street, and

B. Set a Public Hearing on April 24, 1995

Attachment 12
Vicinity Map

26. Refund of Certain Taxes

Action: Adopt a resolution authorizing the refund of certain taxes assessed through clerical or assessor error in the amount of $22,858.75.

Attachment 13

CONSENT II

27 Catch Basin Frames, Grates, and Hoods Contract Extension

Action:	**Approve purchase of catch basin frames, grates and hoods in the amount of $82,200 from Capitol Foundry of Virginia, Virginia Beach, Virginia under existing contract**
Explanation of Request:	In November of 1993, bids were sent to 10 companies Five bids were received Capitol Foundry was low bidder 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 Catch basin frames, grates and hoods are used for street drainage

28 Paw Creek Wastewater Pumping Station, Amendment #1

Action.	**Approve Amendment #1 to the Professional Services Contract with Jordan Jones & Goulding (JJ&G) for design and construction management services for the Paw Creek Wastewater Pumping Station for $247,407**
Staff Resource	Doug Bean
Explanation of Request:	This amendment will increase the professional services contract for the Paw Creek Wastewater Pumping Station from $224,800 to $472,207 It will pay for design services not included in the original contract, and for construction phase services in this project

Additional design services include

- Replacement of air and vacuum valve on existing force main This modification was determined based on further analysis,

- An additional soils investigation was performed for an alternative location for the pump station The new location should save CMUD in excess of $100,000 in rock excavation as compared with the original planned location,

- Change from 480 volts to 4,160 volts service This change will enable the pumping station to handle future flows, and

- Computerized communications and monitoring at the unmanned station

Construction phase services include contract preparation, shop drawing review and related engineering, and resident inspection

Background. On September 13, 1993, Council approved the professional services contract with JJ&G for basic design services for the Paw Creek Wastewater Pumping Station Project for $224,800

The total estimated construction cost for the project is $3,500,000 The total engineering cost of $472,207 (13 5% of estimated construction cost) is within the guidelines for projects of this complexity as established by the ASCE Manual for Procurement of Consulting Engineering Services

29 Storm Water Planning/Engineering Services for South Boulevard

Action. Approve an agreement for Storm Water Planning Services with Ogden Environmental and Engineering Services for $56,525

Policy The City's adopted policy for storm water management calls for identifying and prioritizing storm water quantity and quality problems and solving the worst storm water problems first

Explanation of Request.

- Based on the Council-approved guidelines for prioritizing storm water projects, this project was selected as one of the top-ranking capital storm drainage projects in the City
- A history of roadway flooding has occurred in the 4800 block of South Boulevard (south of Woodlawn) resulting in the closing of South Boulevard during heavy rainstorms This storm water planning study will be the first step in alleviating the flooding problems on South Boulevard and in the neighborhood downstream
- Citizens in the adjacent neighborhood have also contacted the City repeatedly, requesting assistance with the storm drainage problems
- The Storm Drainage bonds approved by the voters in November 1994 have accelerated the schedule of this project
- Ogden Environmental and Engineering Services was chosen for this project using the Council approved consultant selection process
- The cost of these services is comparable to the cost of similar work for other storm water drainage projects

- This agreement is for the planning phase only which involves the analysis of the situation and planning of three alternate solutions to the problem An amendment for the design phase will follow once the planning is completed.

Attachment 14
Vicinity Map Showing Project Limits

30 **Soil Erosion and Sedimentation Ordinance Revisions**

Action: **Adopt ordinance to revise Section 18-40, Soil Erosion and Sedimentation Ordinance, of the City Code.**

Policy The local Erosion and Sedimentation Control Program requires that erosion and sedimentation be controlled on new construction sites

Explanation of Request:

- The revisions allow a temporary Certificate of Occupancy for extenuating circumstances An example would be when a developer is unable to complete erosion control requirements due to weather

- The requirements would have to be met before a permanent Certificate of Occupancy would be issued.

- These revisions will make the City's Erosion Control Ordinance consistent with the County's Ordinance

- This amendment is endorsed by the Storm Water Advisory Committee and the Homebuilders Association

Background

- On January 30, 1995, City Council adopted revisions to Chapter 18, Article II of the City Code, which revised the Soil Erosion and Sedimentation Ordinance The revisions had been developed in conjunction with County staff and representatives of the building industry One of the objectives of the changes was to achieve greater consistency between the City and County requirements

- A change to the ordinances related to Certificates of Occupancy was agreed upon too late to be incorporated into the City Council's action on Jan 30 The Board of County Commissioners approved all changes on Feb 7

Attachment 15
Proposed Language for Soil Erosion and Sedimentation Ordinance Change

31 National Football League Practice Fields

Action: **Approve Change Order #1 with Four Seasons Environmental for $299,609.83 for clean up of additional contaminated material at the future NFL Practice Field site**

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 Change Order #1 is for the completion of the environmental cleanup of the Practice Field site This will increase the contract with Four Seasons from $2,395,529 85 to $2,695,139 68

Funding: Funds for this Change Order are available in the Charlotte Football Stadium project account

Attachment 16
Project History

32. Transit Advertising/Marketing Contract Extension

Action: **Approve one year extension of contract with Wray Ward Laseter Advertising for transit advertising and marketing in the amount of $330,000.**

Policy

- Since the early 1980s, Council has approved contracting with a full service advertising agency to provide marketing, media buying, advertising, public relations, and audio-visual production for transit, carpooling and vanpooling programs

- After extensive review by Council's Transportation Committee in 1992-93, Council awarded a contract to Wray Ward Laseter with the condition that the following program objective/measurement be included.

  - To impact positively the perceptions and opinions of our target market groups in a manner that influences decisions to use transit options

Explanation of Request.

- The 1993 contract allowed for two one-year extensions, Council authorized the first extension in March 1994

- Wray Ward Laseter has performed satisfactorily, and they are willing to continue this work over the next year

- The Department of Transportation and Public Service and Information recommend that this contract be extended for the final one-year extension

Funding: Transportation Fund

Background:

- Annual surveys--both qualitative and quantitative--are undertaken each May by an outside agency to measure attainment of the program objective The survey is done at this time in order to have data available for the agency to plan and execute campaigns in time for the start of school in the fall when transportation decisions are subject to change The survey was conducted in May/June 1994

- At the end of February 1995, Charlotte Transit ridership year-to-date was 2% higher than the previous year, the number of operating vanpools increased from 17 to 21, Express ridership on Charlotte Transit doubled in January and February, carpool requests have increased, and EZ Rider is meeting its passenger goals

Attachment 17

33 Approve property transactions A-I and adopt the condemnation resolutions J-K.

For Aviation acquisitions A-E, 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 according to 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

Item No

Acquisitions:

A. Project. F.A.R. Part 150 Land Acquisition
Owner(s). Ms Doris James
Property Address 3313 East Willow Lane
Property to be acquired 25 acres
Improvements 3 Bedroom, 2 Bath, 2-story
Tax Value Property is part of Church of God facilities which is a tax exempt property.
Purchase Price $31,000

B. Project: Airport Master Plan Acquisition
Owner(s) Heirs and Assigns of Charles F Brown, Deceased
Property Address Wallace Neel Road
Property to be acquired 9 719 acres
Improvements House
Tax Value $195,010
Purchase Price $398,400
Remarks: Purchase price was determined by two MAI appraisers and reviewed by a third MAI appraiser The purchase price was determined from comparable property sales in the surrounding area The heirs assembled six parcels into one 9 179 acre parcel The tax value was based on six parcels, of which only two had frontage on Wallace Neel Road

C Project· F A.R Part 150 Land Acquisition
Owner(s) Mr and Mrs Michael D Miller
Property Address 2409 Danforth Lane
Property to be acquired .201 acres
Improvements 3 bedroom, 1 1/2 bath, ranch
Tax Value $45,840
Purchase Price $60,000

D **Project F A R Part 150 Land Acquisition**
Owner(s) Mr and Mrs. S A Lankford
Property Address 3311 East Maple Lane
Property to be acquired 25 acres
Improvements 3 bedroom, 2 bath, ranch
Tax Value Property is part of Church of God facilities which is a tax exempt property
Purchase Price $37,000

E **Project: F.A R. Part 150 Land Acquisition**
Owner(s) Malcolm and Betty Blankenship
Property Address 4600 Beam Road
Property to be acquired 2 279 acres
Improvements 3 Bedroom, 2 Bath, Ranch
Tax Value $67,190
Purchase Price $244,750
Remarks Although this property is zoned for office use, the tax value is based on residential use Office zoning has a fair market value substantially higher than residential

F Project· Milton Road Improvements, Parcel No 29
Owner(s). Douglas E Larter & wf , Rebecca H Larter
Property Address: 2106 Milton Road
Property to be acquired. 779 sq ft (02 AC) plus Temporary Construction Easement 1,705 sq ft (039 AC)
Improvements· Shrubs, seeded lawn
Tax Value $54,510
Purchase Price $13,800
Remarks The Larters have a shallow front yard sloping toward Milton Road After the road widening project, he will lose approximately 10' of his front yard

This will necessitate resloping his entire front yard causing a steeper embankment He will also lose his only trees, two 18" diameter Maples, that shade his house Compensation for damages were reflected in the appraised amount

Zoned· R 4 Use. Single Family
Tax Code. 099-161-44

G. Project Milton Road Improvements, Parcel No 30
Owner(s). Bobby Lee Mullis
Property Address 2112 Milton Road
Property to be acquired 607 sq ft (014 AC.) plus 1,582 sq ft (036 AC) Temporary Construction Easement
Improvements Seeded lawn, shrubs
Tax Value $52,870
Purchase Price $13,300
Remarks Mr Mullis' property has a shallow front yard sloping toward Milton Road After widening of the road, he will lose approximately 10' of his front property This will necessitate resloping his entire front yard and constructing a 7' wide drainage ditch along the back of the sidewalk The appraisal of his property considered these facts in the compensation being offered

Zoned R-4 Use Single Family
Tax Code 099-161-43

H **Project** Carmel Road Widening, Parcel No 76
Owner(s).Kerry T Bagwell, Jr & wf , Kelly T Bagwell
Property Address 5219 Carmel Road
Property to be Acquired 23,226 43 sq.ft 0 5332 AC) plus Temporary Construction Easement of 4,563 92 sq ft (0 1048 AC)
Improvements Landscaping, large hardwood trees and driveway to be relocated
Tax Value $134,240
Purchase Price $50,600
Remarks The realignment of Carmel Road will shift most of the roadway corridor onto the Bagwell's property The project will require a 50' strip from the Bagwell's property The acquisition area will also result in the loss of several large hardwood trees and pines Compensation is based upon independent appraisals of the property

Zoned R-3 **Use** Residential
Tax Code 211-184-02

I **Project** Carmel Road Widening, Parcel No 103
Owner(s) Robert L Stiles, Jr and wf , Lynda M Stiles
Property Address 4420 Carmel Road
Property to be Acquired 1,066 80 sq ft (0 0245 AC) plus Temporary Construction Easement of 1,996 35 sq ft (0 0458 AC)
Improvements Landscaped sight and sound buffer
Tax Value $179,820
Purchase Price $35,000
Remarks This property fronts on Carmel Road and will lose 10' feet in depth plus a Temporary Construction Easement varying in width to 30' in depth causing the loss of their landscaped sight and sound buffer

This parcel was originally approved by Council as a condemnation then forwarded to the City Attorney's Office to be processed and filed with the Court system Prior to the filing of condemnation, the Attorney's Office negotiated a settlement This settlement is recommended as being in the best interest of the City

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

Condemnations J

Project Carmel Road Widening, Parcel No 95
Owner(s) Colin M Westmoreland & wf , Jessie P Westmoreland and any other parties of interest
Property Address 4601 Carmel Road
Property to be acquired 16,423 07 sq ft (0 37702 AC)
Improvements· Trees, shrubs, landscaping and driveway
Tax Value $249,410
Purchase Price· $72,870
Remarks The Westmoreland's own a multi-level house with an oversized lot The house is located to one side of the lot due to a drainage basin serving the whole neighborhood This project will add two lanes onto their lot and require an underground storm water pipe parallel to the side of their house The Westmoreland's feel that the roadway design unfairly burden's their property and does not want the drainage pipe. The lowest portion of the drainage basin is the only feasible location for gravity water flow Their counteroffer was $140,000 but no justification was provided Condemnation is therefore requested
Zoned R-3 Use Residential
Tax Code 211-173-16

K **Project** Purser/Finchley, Phase I Storm Drainage Project, Parcel No 6,7,8,12,13,15
Owner (s) Walter C Comer and any other parties of interest
Property Address 3744 Frontenac Street, 3746 Michigan Avenue, 3720 Audrey Street, 3813 Audrey Street, 598 AC on Purser Drive
Property to be Acquired 48,852 sq ft (1 12 AC.)
Improvements N/A
Tax Value N/A
Purchase Price $0 00
Remarks This drainage project is needed to correct flooding and severe erosion problems affecting the subject property and others in the vicinity Mr Comer is opposed and contends that it will adversely effect his apartment complex and destroy future development of a vacant lot City staff has been working with Mr Comer and has developed a design to relocate the channel away from the buildings thereby correcting a severe erosion problem now threatening two of his buildings This location would also provide more yard area and better electrical service as well as may reduce future development cost for his undeveloped lot. An appraisal made on the property determined this work to be an enhancement to the property and awarded no damages, therefore, condemnation is requested

Zoned R-17MF **Use** Apartment Complex/Vacant Land