

Mayor Patrick McCrory

Rod Autrey
Patrick Cannon
Nancy G. Carter
Mike Castano
Malcolm Graham

Mayor Pro Tem Susan Burgess

Don Lochman
James Mitchell, Jr.
Sara Spencer
Lynn Wheeler
Joe White

CITY COUNCIL MEETING
Monday, May 22, 2000

5:00 p.m.

Conference Center

Dinner Briefing
(See Table of Contents)

6:30 p.m.

Meeting Chamber

- **Invocation**
- **Pledge of Allegiance**
- **Citizens Forum**

7:00 p.m.

- **Awards and Recognitions**
- **Formal Business Meeting**

2000 Council Retreat Priorities

Top Priorities for 2000

Housing Policy and Strategy

Community Safety: Safest City in America

Road Improvements

Westside Strategy

High Priorities for 2000

Business Corridor Revitalization

Eastside Strategy Plan

Financial Policies

Neighborhood Initiatives

North Tryon Strategy

CITY COUNCIL AGENDA

Monday, May 22, 2000
TABLE OF CONTENTS

<u>Item No.</u>	<u>Page No.</u>	<u>Attachment No.</u>
5:00 P.M. Dinner Briefing		
Conference Center		
1.	Rezoning Process Update	1
2.	New Arena	1 1
3.	Committee Reports by Exception	1
6:30 P.M. Citizens Forum		
Meeting Chamber		
7:00 P. M. Awards and Recognitions		
Meeting Chamber		
Consent		
4.	Consent agenda items 16 through 32 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.	2
Public Hearing		
5.	Public Hearing on the FY2001 Operating Budget and the FY2001-2005 Capital Investment Plan	3
6.	Public Hearing and Adoption of an Ordinance to Change the City Code to Include the Little Sugar, Briar and McMullen Creek Watershed Floodplain Maps	7
Policy		
7.	City Manager's Report	10

<u>Item No.</u>		<u>Page No.</u>	<u>Attachment No.</u>
Policy (cont.)			
8.	Creation of Municipal Service District #4 (South End)	10	2
9.	Boundary Changes for the Three Uptown Municipal Service Districts	12	3
10.	Children's Service Center Proposal	14	4
11.	Legislative Request of Charlotte Mecklenburg Development Corporation	16	
Business			
12.	Storm Water Fee Rates	17	
13.	Transfer of Funeral Escorts to Sheriff's Department	18	5
14.	Human Resources Management and Payroll System Implementation Contract	19	
15.	Appointments to Boards and Commissions	21	6-8
Consent I			
16.	Various Bids		
	A. Storm Water Channel Maintenance FY00-C	23	
	B. Sanitary Sewer Construction-Thermal Road Sanitary Sewer Replacement	24	
	C. Sanitary Sewer Construction-Trenchless Sanitary Sewer Point Repairs	24	
17.	Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Polk Street	24	9
Consent II			
18.	Sale of General Obligation Bonds	25	10
19.	Wilkinson Boulevard/Boyer Street Intersection Improvements	26	

<u>Item No.</u>		<u>Page No.</u>	<u>Attachment No.</u>
Consent II (cont.)			
20.	West Trade Street Business Corridor	27	
21.	Marsh Road Storm Drainage Improvement	27	
22.	McDowell Creek Wastewater Treatment Plant Phase III Improvements Budget Ordinance and Contracts	28	
23.	Franklin Water Treatment Plant Raw Water and Distribution Facilities-Budget Ordinance and Contract	29	
24.	Water Transmission Main from Franklin Water Treatment Plant	29	
25.	Catawba Raw River Water Pumping Station Expansion - Budget Ordinance and Change Order	30	
26.	Sugar Creek Wastewater Treatment Plant Standby Generator System	31	
27.	Matthews Commons Subdivision Water System Purchase	33	
28.	Airport Communications Systems Strategic Plan	34	
29.	McAlpine Creek Watershed Floodplain Maps Ordinance	34	
30.	Resolution of Intent to Close a Portion of Stonemark Drive and Set Public Hearing Date	35	11
31.	Property Transactions	37	
32.	Meeting Minutes	44	

5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Rezoning Process Update

Resources: Martin Cramton and Bob Hagemann

Time: 10 minutes

2. New Arena

Resources: Pam Syfert, Mac McCarley, and Curt Walton

Time: 60 minutes

Attachment 1

3. Committee Reports by Exception

Restructuring Government Committee: Children's Services Center
Proposal

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

**7:00 P.M. AWARDS AND RECOGNITIONS
MEETING CHAMBER**

CONSENT

4. **Consent agenda items 16 through 32 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

5. Public Hearing on the FY2001 Operating Budget and the FY2001-2005 Capital Investment Plan

Action: Receive public comment on the City Manager’s recommended budget.

Committee Chair: Lynn Wheeler

Staff Resource: Curt Walton

Explanation:

State law requires a public hearing be held following presentation of the Manager’s recommended budget (May 1, 2000) and prior to Council adoption of the budget (June 5, 2000).

State law also requires that a public notice be published following presentation of the Manager’s recommended budget and before the scheduled public hearing. The required public notice was published in local newspapers on May 12, 2000.

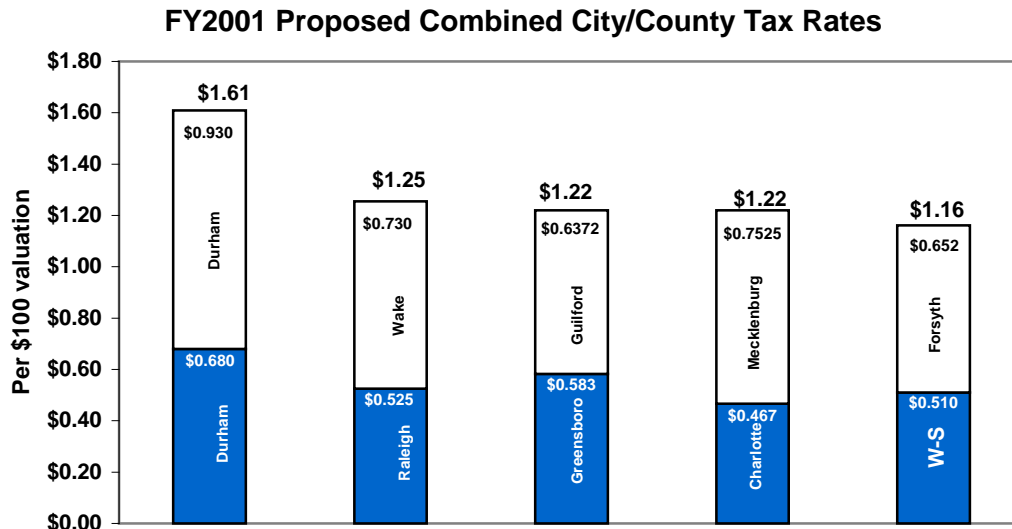
FY2001 Budget Summary:

The total recommended budget is \$1.138 billion with \$692.4 million for operating expenses and \$445.9 million for capital expenditures.

Revenues:

Significant revenues include:

- A property tax rate of \$46.704 per \$100 of property valuation, which is the same tax rate as the current year



- A water/sewer rate increase of 4.5%, a \$1.26 average monthly increase
- An increase in storm water fees of 10%, an average monthly variable rate increase from \$3.10 to \$3.31
- An annual increase in the solid waste fee from \$38 (single-family) and \$23 (multi-family) to \$45 and \$27, respectively

Expenses:

Operating Budget

Major expansions in the operating budget include:

- \$64,547 adds an administrative position to the Taxicab Inspection Unit. This position is responsible for developing, implementing and managing the work process needed to enforce the new "passenger vehicle for hire ordinance".
- \$808,430 is included for 18 positions and operation of a new fire station to serve the Brookmere voluntary annexation area and surrounding areas.
- \$621,186 funds the extension of the South Quadrant residential collection contract for nine months, from October 2000 through June 2001. Allied Waste Services' contract for the South Quadrant was originally scheduled to expire on September 30, 2000.
- \$82,563 adds two new Community Improvement Inspectors to maintain staffing for the neighborhood action teams in Grier Heights and Wingate neighborhoods.
- \$61,980 funds two positions for conditional zoning case review and \$31,929 funds one position for community planning data systems.
- \$100,000 in Internal Audit funds additional contractual services for competition related audits.
- \$155,296 funds three additional housing code inspectors in Neighborhood Development.
- \$7,752,362 funds expansions in Public Transit.
- \$348,806 funds expansions driven by the water/sewer capital program.

Reductions in the operating budget include:

- Annual savings of \$1.6 million from the North Quadrant bid, which becomes effective July 1, 2000, including the elimination of 23 positions.
- Six positions are deleted in Street Maintenance due to managed competition, a net annual savings of \$154,525.
- \$5,365,000 is saved by eliminating the funding for city-wide Y2K and infrastructure upgrades, as those projects are now complete.
- \$250,000 is saved by discontinuing the Financial Partner performance reviews.
- \$40,000 is eliminated for Youth Involvement Council funding. This National Conference for Community and Justice program has expanded and refocused. It now receives all its funding from Mecklenburg County.

Capital Budget

Major changes in the capital budget include:

- Eastside Strategy Plan: \$400,000 in FY2001 and \$5.0 million in FY2002 as supplemental funding for two primary corridors (Albemarle Road and Central Avenue)
- Westside Strategy Plan: \$4.0 million in supplemental funding to add two corridors (Statesville Avenue and Tuckaseegee Road)
- \$2.0 million to construct a joint use facility on North Tryon to house the Police David Three District offices and a neighborhood library
- \$1.0 million for streetscape improvements on the North Tryon Corridor
- \$3.5 million to replace the existing Fire Station No. 10 located off Wilkinson Boulevard at Remount Road
- \$40.0 million in Neighborhood Improvement Bonds for the second phase of the Neighborhood Improvement Program (\$32.0 million) and additional Westside Projects (\$8.0 million)
- \$57.5 million in Street Improvement Bonds for street and sidewalk improvements throughout the City

Employee Compensation

In November 1999 the Mayor appointed a citizens task force to review the City's Pay and Benefits structure and practices. The committee's findings were:

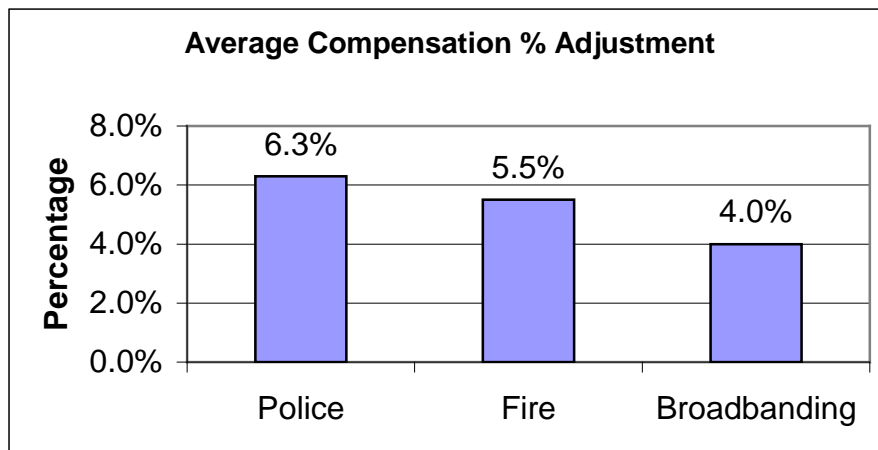
- The City's pay practices appear to be contemporary and competitive.
- Turnover rates, especially in Police and Fire, are low compared with general industry.
- City's salary administration program is sound and under competent direction.
- The City has made extensive use of market data.
- Benefits program is "ballpark" competitive with programs of other large Charlotte-area employers.
- Lack of City contribution to 401 (k) plan is a conspicuous gap in City's benefits program.

Public Safety Pay Plan Recommendations

- Public Safety employees will receive increases between 3% and 8% during FY2001.
- There is a 3% structural market adjustment for all steps in the Public Safety Pay Plan. Public Safety employees will receive this increase effective July 5, 2000.
- The basis for computing police overtime pay will be changed.

Broadbanding Pay Plan Recommendations

- Merit increases will range from 0% to 8% based on market position and performance. Increases may be awarded as base pay or lump sums.
- Funds are recommended for a 4% merit increase budget and a .5% career development budget. Increases for broadbanding employees will average 4.0%.

Deferred Compensation Recommendation

As recommended by the Mayor's Compensation Task Force, \$2.2 million funds a 3% city-wide 401 (k) contribution for eligible employees (which are primarily all employees except sworn Police Officers.) Sworn Police Officers have received a state-mandated 5% 401 (k) contribution since 1988, an annual cost of \$3.3 million.

Calendar:

- Council's final budget retreat is scheduled for May 31, 2000 at 1:30 p.m.
- Budget adoption is scheduled for June 5, 2000 at 7:30 p.m.
- Council is required by state law to adopt a budget on or before June 30 of each year.

6. Public Hearing and Adoption of an Ordinance to Change the City Code to Include the Little Sugar, Briar and McMullen Creek Watershed Floodplain Maps

- Action:**
- A. Hold a public hearing to receive comments concerning floodway regulations and maps for Little Sugar, Briar and McMullen Creek; and**
 - B. Adopt an Ordinance to amend the City Code to include the Little Sugar, Briar and McMullen Creek Watershed floodplain maps.**

Staff Resource: Stephen Sands

Focus Area: Economic Development

Explanation:

Floodway regulations are designed to prevent further encroachment of structures into the floodplain and provide a basis for federally subsidized flood insurance. Local floodplain regulations are based on Federal Emergency Management Agency (FEMA) maps that illustrate the floodplain and provide flood elevations. Most of the current maps were originally developed in the 1970's. City Council delegated the day-to-day operation of the City of Charlotte floodplains to Mecklenburg County Storm Water Services. City Council resolves all policy and regulatory issues for the City of Charlotte floodplains. The City and County are currently cooperating with FEMA to study and update floodplain maps throughout the City and County.

In October 1999 City Council adopted interim flood protection elevations 5.7 feet higher than the existing map elevations. Preliminary studies indicated the new maps would result in significant increases in flood elevations, and the interim restriction provides some level of protection until the new maps can be produced. The City Council also adopted a policy of regulating floodplains based on future land use and a policy of allowing approximately 25 percent of the floodplain's width to be filled during development and construction, a change from approximately 50 percent allowed by the existing maps.

The Little Sugar, Briar, and McMullen watershed studies are complete. City Council adopted the McAlpine Creek watershed on February 28. City Council adopted the McDowell, Long, Mallard, and Four Mile watersheds on March 27. The remaining watershed studies will be considered for adoption as they are completed over the next year.

State law requires the City to conduct a public hearing before adopting floodplain maps and amending an ordinance addressing planning and regulations of development. The purpose of the public hearing is to receive comments on the proposed floodplain maps and ordinance amendments

necessary to implement the new standards. Council was briefed on this during the May 8 dinner briefing.

Community Input:

Staff organized two community meetings to promote detailed citizen interaction prior to the City Council public hearing. Staff invited approximately 3,000 citizens through newspaper advertisement, press releases, and direct mailings to property owners adjacent to the floodplain. The format of the meetings provided opportunities for citizens to interact with staff individually, review the new maps, ask specific questions, and express concerns.

The first community meeting occurred April 13, 2000. Staff presented the Briar and McMullen Creek watershed study results to approximately 40 citizens. The second community meeting occurred April 18, 2000. Staff presented the Little Sugar Creek watershed study results to approximately 50 citizens.

Citizen Questions and Staff Response

There were three main questions raised at the community meetings:

- Q. What is the reason for increasing flooding depths?
- A. The flooding depths are increasing due to more accurate computation methods, more accurate field survey, and additional upstream development since the original studies.
- Q. What are the impacts of re-zoning on the flooding depths and will the City Council's new re-zoning process allow all citizens in a watershed to express concerns to City Council?
- A. All re-zonings require public hearings during which any citizen may express concerns. In addition the floodplain mapping effort is based on District Plans that represent future, "ultimate" land use. The cumulative impacts of re-zoning are a small percentage of the impacts of "non-re-zoning" development in the entire watershed. Also, Storm Water Services is implementing a dynamic watershed modeling system that will allow the impacts of re-zoning decisions to be quantitatively determined.
- Q. What is the status of the home buy-out program (flood hazard mitigation project)?
- A. A program has been initiated to purchase and remove homes located in the floodway throughout the City of Charlotte. Homes that receive the most severe flooding damages are planned to be purchased first. The program is initially funded with \$2.2 million from Mecklenburg County storm water fees and is matched by a \$9.4 million grant from Federal Emergency Management Agency (FEMA) and the State of North Carolina. This funding level allows for the purchase and removal of 116 homes in cluster locations throughout the city. Potential uses of the purchased property will be discussed with the adjacent neighborhoods and may include natural uses, greenway parks, etc. Property acquisition in these areas is scheduled to occur by

summer 2001. Home removal and re-constructing the floodplain in these areas is scheduled to occur by summer 2002.

The Storm Water Advisory Committee (SWAC) supports the updated McAlpine Creek Watershed floodplain maps and the proposed Floodway Regulation amendments.

POLICY

7. City Manager's Report

8. Creation of Municipal Service District #4 (South End)

Action: Adopt a resolution to create Municipal Service District #4 (South End) and direct staff to conduct a review of services provided to the district by April 1, 2002.

Staff Resource: Dennis Marstall

Focus Area: Economic Development

Policy:

Focus on key geographic areas of the City to aid development, redevelopment and competitiveness of the local economy

Explanation:

Under the Municipal Service District (MSD) legislation (G.S. 160A-535 et seq.), City Council may define any number of service districts to provide additional services, as prescribed by legislation in addition to, or to a greater extent than those maintained for the entire city. In 1999 at Charlotte City Council's request, the State Legislature amended the MSD legislation to allow cities to form an MSD for "urban area revitalization projects."

The South End Municipal Service District is proposed to coordinate public and private sector decisions in the South End:

- to promote capital investment to further beautify and enhance the area
- to promote and market the area, including the Charlotte Trolley, to encourage business and residential expansion and increase the tax base
- to monitor and provide enhanced services such as public safety, litter control and traffic/parking control

These services would be provided by a proposed South End MSD tax rate of nine cents per \$100 valuation for the property in the defined MSD area. A MSD tax of nine cents in the South End area would generate approximately \$185,000 based on January 2000 property values. Attached is the plan that outlines the specific objectives and budget for the proposed South End MSD.

The proposed boundaries of the MSD would encompass 460 parcels of land and include all properties between South Tryon and Winnifred Streets on the west, the Belk Freeway on the north, South Boulevard on the east, including all properties fronting South Boulevard on the east side of the Boulevard and Dunavant Street and Remount Road on the south.

If approved, Council would set the South End MSD tax rate as part of the annual budget ordinance, which is scheduled for a vote on June 5, 2000. Pursuant to state legislation, City Council's action would be effective July 1, 2000, the beginning of the new fiscal year. At that time, the City would enter into a contract with the South End Development Corporation to provide services outlined with the revenue from the MSD tax.

Community Input:

At the May 8, 2000 public hearing on creating the South End Municipal Service District, five speakers made comments. A summary of the public hearing comments is attached. As part of the public hearing, Councilmember Wheeler asked about the legality of including a "sunset" provision to allow Summit Properties (at Morehead and South Boulevard and I-277) to be removed from the service district in the future. City Attorney Mac McCarley explained that the legislation does not allow for a sunset provision. However, he did state that Council presently has the statutory ability to reduce the district boundaries and tax rate after a review of services. Based upon the public hearing discussion, this Council action includes a provision that calls for a review of services in the district to be presented to Council in April 2002.

A nine-member property owner subcommittee of the South End Development Corporation (SEDC) recommended the proposed boundaries and tax rate for a South End MSD, which was unanimously adopted by the full SEDC Board in January 2000. Input for the MSD services and feedback on the proposed boundaries and tax rate was generated at a stakeholder planning session on March 7, 2000 at the Pritchard Memorial Baptist Church on South Boulevard.

The meeting was attended by approximately 40 property owners. The meeting featured a panel discussion and a question and answer session with a variety of stakeholders including South End residents, merchants, and landowners/developers in the area.

The South End Development Corporation has received 12 letters of support from some of the major property owners in the area, and from the Dilworth and Wilmore Neighborhood Associations.

As part of the public notification process, all property owners in the proposed district were sent a letter on April 5, 2000 notifying them of the proposed South End MSD and public hearing.

Attachment 2

- Map of proposed South End MSD boundary
- Proposed South End MSD Plan
- Summary of Public Hearing Comments

9. Boundary Changes for the Three Uptown Municipal Service Districts

Action: A. Adopt a resolution to reduce Uptown Municipal Service District #1;

B. Adopt a resolution to extend Uptown Municipal Service District #2; and

C. Adopt a resolution to extend Uptown Municipal Service District #3.

Staff Resource: Dennis Marstall

Focus Area: Economic Development

Policy:

Focus on key geographic areas of the City to aid development, redevelopment, and competitiveness of the local economy

Explanation:

Pursuant to the Municipal Service District (MSD) Act of 1973 (G.S. 160A-535 *et seq.*), City Council may, at its discretion, create, reduce, extend or consolidate service districts by resolution based upon service delivery needs.

Charlotte Center City Partners (CCCP) is the contracted entity that provides services to the three uptown MSDs with the revenue generated from the MSD taxes. Last year the City and CCCP, with the help of a consulting firm, reviewed the services and assessment levels of each uptown MSD and the likely services that each district will need in the future. This resulted in a proposal to revise the boundaries of all three uptown districts to create equity between the service levels and assessment rates. The proposed boundary changes would affect 433 of uptown's 2,221 properties and result in an approximate net revenue increase of \$76,000. The changes include:

Reduce MSD #1

This action eliminates 69 parcels of property south of the Belk Freeway adjoining the South End. These property owners are unlikely to receive substantial new services in the future from CCCP. The only benefits identified for these property owners were decorative signs and limited Center City Circuit shuttle service. As part of this proposal, the signage and the Center City Circuit shuttle service will remain.

Eliminating these parcels would allow for the formation of the new South End MSD, which would incorporate 38 of these 69 parcels into the new South End MSD. The 38 parcels to be eliminated from uptown MSD #1, but included in the new South End MSD would receive significant services from a South End MSD. These services would include private security patrol,

enhanced marketing and promotion and landscape and infrastructure improvements.

Extend MSD #2

This expansion would include 332 parcels of property along some of uptown's fastest growing areas. The Center City is projected to continue to attract new growth and investment, especially along the commercial and transit corridors. This development will require more services for project planning, urban design and construction implementation issues along the Trolley/light rail line, Gateway Village, new hotels near the Convention Center and other projects. Property and business owners will see improved pedestrian amenities, transit connections, landscaping, marketing assistance and other services.

Expanding MSD #2 boundaries would help address the present inequity issue where properties on the west side of the Trolley track pay a higher tax rate than properties on the east side, yet both sides are benefiting equally from the services provided. Changes to the MSD #2 boundaries will also help make the Center City a 24-hour activity center that maximizes City resources and infrastructure and complement many of the proposals in the Center City 2010 Vision.

Extend MSD #3

This expansion will include 16 parcels of property presently in MSD #2 and 15 parcels in MSD #1 to create a district that runs along Tryon Street from the Belk Freeway to the Brookshire Freeway. Development is steadily progressing along Tryon Street and will continue to do so. CCCP will allocate more time and resources to accommodate this growth, including landscape, maintenance and cleanliness programs along the entire section of Tryon Street in the Center City. These services will be in addition to an increased number of special events to be planned throughout the entire Center City, including many popular events on Tryon Street, such as the New Year's Eve celebration.

Community Input:

At the May 8, 2000 public hearing on changing the Uptown Municipal Services District boundaries, all three speakers spoke in favor of the changes.

The Charlotte Center City Partners Board unanimously adopted the proposed changes to the three uptown MSDs in November 1999.

As part of the public notification process, all affected property owners in MSD #1, #2 and #3 were sent a letter on April 5, 2000 notifying them of the proposed boundary change and public hearing. Action on this item would become effective July 1, 2000.

Attachment 3

- Map of existing MSD boundaries
- Map of proposed MSD boundaries
- Plan for Boundary Changes to the Three Uptown Municipal Service Districts

10. Children's Services Center Proposal

Action: Approve the Restructuring Government Committee recommendation to authorize the City Manager to negotiate a lease contract with the Children's Services Agencies for land bounded by Davidson, East Fifth, and Myers Streets for the construction of the Children's Services Building.

Committee Chair: Joe White

Staff Resource: Jim Schumacher

Focus Area: Economic Development

Policy:

"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." (Asset Management Policy 1994)

Explanation:

A group of non-profit agencies that provide services to children in the community have asked the City Council to provide land for the construction of a building to meet their office needs. The agencies would raise capital construction cost through grants and fundraising. On March 27, 2000 City Council made a commitment to provide the land and assigned the Restructuring Government Committee the role of developing mutually acceptable terms.

The Children Agencies have identified City-owned land bounded by Davidson, East Fifth, and Myers Streets as a desirable site. At this location, they would be close to local government functions also involved in providing services to children. The agencies will need approximately 50,000 square feet of office space. City staff and the agencies have discussed the possibility of the agencies constructing a 100,000 square foot building, with the City having a right of first refusal on the second 50,000 square feet. A building of this size would represent "highest and best use" of the property, conform to the adopted 2010 Center City Vision, and provide flexibility for the City in meeting its short-term space needs.

The City's asset management policies adopted in 1994 provide for the sale of surplus land at fair market value. The appraised value of the land is \$25 per square foot, or approximately \$2,000,000 for the two-acre parcel. The Fifth Street property has not been designated surplus because it is one of few parcels in the government district owned by the City that could be used for future City office space needs. The 2010 Center City Vision defines a "government district" centered along East Trade Street. This property is in that area.

A joint City/County space needs study is underway at this time. The study is expected to be complete in September, providing a master plan for meeting City and County space needs for the next 10 to 20 years.

Committee Discussion:

The Restructuring Government Committee met April 27, 2000. All members were present: White, Graham, Burgess, Lochman and Spencer.

City staff and the agencies outlined three options for sale or lease of the land for a 100,000 square foot building:

1. The agencies purchase the City's parcel of approximately two acres for \$2,000,000, with all land costs allocated to the second 50,000 square feet. The resulting total annual rent to be paid by the City or other tenants is estimated to be \$21.98 per square foot.
2. The agencies lease the two-acre site for \$240,000 per year for 50 years. The annual lease amount represents a market rate of 12% per year, i.e., what a private developer would expect as the rate of return on the land. The resulting total annual rent to be paid by the City or other tenants for the second 50,000 square feet is estimated to be \$22.40 per square foot.
3. The agencies lease the two-acre site for \$140,000 per year for 50 years. The annual lease amount represents the City's rate of return of 7% per year, i.e., what the City would expect as the rate of return on its investments. The resulting total annual rent to be paid by the City or other tenants for the second 50,000 square feet is estimated to be \$20.30 per square foot.

Committee Recommendation:

Staff and the agencies recommended, and the Committee agreed, that option three is the best solution because it addresses both the needs of the City and the agencies.

- The Children Agencies can begin fundraising with a building site established.
- The City receives a return on the value of its land in accordance with asset management polices.
- The agencies believe the annual rent of \$20.30 per square foot is a competitive rate for the government district.

- With a lease, the City preserves the flexibility to make further use of the property in the future in accordance with the results of the City/County space needs master plan.
- With the right of first refusal on the second 50,000 square feet of space, the City has a short-term option for space needs that might not otherwise be met in the government district.
- Should the City's space needs require most or all of the available 50,000 square feet, the City would have the option of purchasing that portion of the building.

The Committee voted unanimously to recommend option three to the City Council and to authorize the City Manager to negotiate a contract with the Children's Services Agencies. City Council would approve the contract later this year.

Attachment 4

Restructuring Government Committee Summary

11. Legislative Request of Charlotte Mecklenburg Development Corporation

This item will be included in the Friday, May 19 Council-Manager Memo.

BUSINESS

12. Storm Water Fee Rates

Action: Approve the Storm Water fee rates, effective July 1, 2000 for the Minor Drainage System in the City of Charlotte.

Staff Resource: Jeb Blackwell

Explanation:

In accordance with the interlocal agreement on storm water services, this action will inform the County of the amount to be charged for the City's portion of the fee. The County Commission will adopt their budget on June 20, 2000.

The expansion of the storm water program adopted in FY97 provides for accelerating repairs and improvement projects, financed through annual increases in the City's storm water fee. The fee change for FY01 is illustrated below:

	FY00 Monthly Fee	FY01 Monthly Fee
Detached homes with less than 2,000 sf impervious area	\$2.11	\$2.32
Detached homes with 2,000 sf or more impervious area	\$3.10	\$3.41
Other residential or non-residential development per acre of impervious area	\$51.74	\$56.85

In accordance with the interlocal agreement on storm water services, the City of Charlotte and Board of County Commissioners conducted a joint public hearing on changes to the City's portion of the storm water fee on May 3.

The Charlotte-Mecklenburg Storm Water Advisory Committee has recommended approval of the proposed FY01 Storm Water program.

During the FY97 budget process City Council approved a six-year strategy to expand the City's storm water programs. The program included the following elements:

- Accelerate the pace of drainage system repairs to eliminate the backlog of the most severe problems in six years.
- Increase funding for neighborhood flood control projects.
- Work to improve stream channels that are experiencing erosion.

- Make drainage improvements in coordination with other neighborhood improvements in targeted neighborhoods.
- In FY98 begin to make drainage improvements that facilitate City economic development goals.
- In FY99 begin improvements to dams and ponds as part of the Storm Water Pollution Control program.

In accordance with the Storm Water Fee Rate Methodology approved by City Council in 1996, the Storm Water rate increase is necessary to support the program described.

13. Transfer of Funeral Escorts to Sheriff's Department

Action: A. Authorize the Charlotte-Mecklenburg Police Department to discontinue the practice of providing funeral escorts upon the assumption of this service by the Mecklenburg County Sheriff's Department in accordance with a Memorandum of Understanding between the City of Charlotte and Mecklenburg County; and

B. Authorize the City Manager to execute any agreements that may be necessary to transition the service.

Committee Chair: Patrick Cannon

Staff Resource: Deputy Chief Bob Schurmeier

Focus Area: Public Safety

Explanation:

Last year the Public Safety Committee reviewed concerns about providing funeral escorts. The concerns centered on the potential liability associated with the escorts, safety risks involved in escorting a lengthy procession against traffic signals and the resource implications for the Police Department in escorting 2,100 funerals per year. The Public Safety Committee, and, later, the full Council, indicated that they would like to continue providing funeral escort services to the citizens of Charlotte. Council directed the Police Department to work with funeral homes to develop a contractual agreement for the provision of funeral escorts and to determine the actual cost of providing an escort. The current charge for a funeral escort is \$20.

The Police Department determined that the actual average cost of an escort is \$200 based upon the use of two officers at \$63.05 per hour each for one and one half-hours.

In a meeting with representatives from local funeral homes, the funeral directors asked if there was any possibility of the Sheriff's Department providing funeral escort services. The Police Department agreed to approach Sheriff Jim Pendergraph who, after researching the issue and meeting with the funeral directors himself, expressed the desire to begin providing the service.

The Sheriff's Department will provide the service using off duty officers. The cost to funeral homes will be \$130 per escort.

The agreement between the City and Mecklenburg County transfers the responsibility to the Sheriff's Department by October 1, 2000. The Police Department will make a one time payment to the Sheriff's Department of \$75,000 to cover the cost of three vehicles to be used to escort funerals.

Committee Discussion:

The Public Safety Committee discussed the negotiations with the Sheriff's Department at their February 23 meeting. The committee members instructed the Police Department to proceed with discussions with the Sheriff and to come back to the Council with a proposed agreement.

Committee members present were Cannon, Castano, Lochman, White, and Wheeler.

Community Input:

Funeral directors met with both the Police Department and the Sheriff's Department. The funeral directors are receptive to the Sheriff's Department providing escort services, especially since the Sheriff's Department can do so at a lower cost than the City.

Funding:

The Police Department will fund the one time payment to the Sheriff out of funds available from the 1998 Local Law Enforcement Block Grant.

Attachment 5

- Funeral Escort Update: February 23, 2000
- Public Safety Committee Summary Minutes

14. Human Resources Management and Payroll System Implementation Contract

Action: Authorize the City Manager to negotiate and execute a times and materials contract with PeopleSoft USA, Inc. for implementation services in an amount not to exceed \$1,150,000.

Staff Resources: Bill Wilder and Susan Johnson

Focus Area: Restructuring Government

Explanation:

This contract is to provide resources to complete the implementation of the PeopleSoft Human Resources/Payroll System.

In June 1998 Council approved the purchase of PeopleSoft software and a contract with The Consulting Team (which was later acquired by the ARIS Corporation) for implementation services. ARIS failed to complete the project, and left the project on December 1, 1999. ARIS then filed a lawsuit against the City for non-payment. The City and ARIS reached a settlement in March 2000.

PeopleSoft Consulting Services assisted the City in assessing the production readiness of the system once ARIS left the project. This assessment was instrumental in reaching the settlement with ARIS. It also gave the City the opportunity to work with PeopleSoft Consulting.

The PeopleSoft software provides a new human resource and payroll system, which automates and links various programs and processes for tracking vacancies, job applicants, confidential employee information, benefits selection, payroll data and position management.

The PeopleSoft HRM/Payroll system offers the City many opportunities to improve human resources related business processes for all Key Business Units. By implementing PeopleSoft, the City will experience an immediate business transformation through improved information flow, real time data accuracy and availability, the elimination of redundant systems and redundant data entry.

The PeopleSoft HRM/Payroll system will replace thirteen existing systems, which are limited functionally, particularly with respect to a lack of integration. Also, the systems to be replaced are not capable of storing and managing certain types of vital information.

In order to complete the project, consulting services are needed. The estimated cost of such services is approximately \$997,000 in hourly consultant fees and \$150,000 for travel and expenses. (Expenses may not exceed 15% of services.)

Under the contract, PeopleSoft will provide development and implementation consulting services:

- Project Management Consultation to direct the development and implementation of the system
- Functional support for the HR, payroll, benefit, and time and labor modules
- Technical system support

- Development of electronic interfaces for outside vendors
- Development of modifications to ensure that the City's business processes are met

PeopleSoft Professional Services was selected to assist in the completion of the implementation for several reasons:

- Their knowledge of the system, which was developed by their firm
- Experience in providing the needed scope of work, especially with the time and labor module
- Knowledge of the City's needs and business processes gained through the recent completion of a Production Readiness Audit, Fit/Gap Analysis and Technical Audit
- Working relationship with the proposed Project Manager that was established during the assessments
- Availability of experienced staff to begin work immediately

It is anticipated the new system will be implemented between October and November 2000.

Funding:
HRMS Technology Funds

15. Appointments to Boards and Commissions

Action: Vote on the blue paper ballots and give to Clerk at dinner.

- A. CERTIFIED DEVELOPMENT CORPORATION**
One position beginning immediately in the Community Organization category to serve three years. This will replace William Gwaltney, who is not eligible to be reappointed.

Reverend J. R. Covington by Councilmember Mitchell
Julius Floyd by Councilmember Wheeler

Attachment 6
Applications

- B. CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP**
Appoint a Councilmember to serve as one of the three governmental appointees. The length of the term will coincide with the Councilmember's term in office.

C. CRIMINAL JUSTICE SOLUTIONS TASK FORCE

Vote for two citizens to serve on the County's ad-hoc board.

Beth Bebber by Councilmember Spencer
Jim Cooney by Councilmember Burgess
Howard Dozier by Councilmember Castano
Ellore Erwin by Councilmember Mitchell
Reverend Donnie Garris by Councilmember Spencer
Mack Gasden by Councilmembers Cannon, Castano and Wheeler
Patsy Kinsey by Councilmember Autrey
Calvin Murphy by Councilmember Graham

Attachment 7

Applications

D. HISTORIC LANDMARKS COMMISSION

Vote for one citizen to serve for three years beginning July 2000.

Bernard Felder by Councilmember Graham
Kathryn B. Lawrence by Councilmember Autrey
Seymour Robinson by Councilmember Burgess

Attachment 8

Applications

Introduction to CONSENT

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

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

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

Minority and Women Business Development Program (MWBD) Abbreviations:

BBE - African American

ABE - Asian American

NBE - Native American

HBE - Hispanic

WBE - Non-Minority Women

Contractors and Consultants

All contractors and consultants selections follow the Council approved process unless explained otherwise.

CONSENT I

16. Various Bids

A. Storm Water Channel Maintenance FY00-C E&PM

Recommendation: The City Engineer recommends the low bid of \$870,325 by Shaw Group, LTD. of Charlotte, North Carolina. This project is part of an ongoing program to provide channel stabilization including construction of drainage culverts, reshaping stream beds and banks, placement of erosion control fabric, seeding, and related work at various locations within the city limits for a period of one year.

MWBD Status:	Amount	% of Project	Project Goals
MBE	\$0	0%	6%
WBE	\$0	0%	6%
ABE	\$870,325	100%	0%

MWBD Compliance: Yes.

B. Sanitary Sewer Construction – Thermal Road Sanitary Sewer Replacement **CMU**

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$270,455.85 by Propst Construction Company, Inc. of Concord, North Carolina. This contract includes abandoning 746+ feet of various size pipe, removing an aerial creek crossing and drainage ditch, installing approximately 1,948 feet of various size pipe, comprehensive rehabilitation and application of manholes, and other incidental work in Thermal Road near Tara Street.

MWBD Compliance: Yes. Propst Construction will self-perform this work.

C. Sanitary Sewer Construction – Trenchless Sanitary Sewer Point Repairs **CMU**

Recommendation: The Charlotte-Mecklenburg Utilities Director recommends the low bid of \$113,914.50 by Video Pipe Services, Inc. of Newfield, New Jersey. This contract includes installation of pipe lining systems to repair up to 70 sanitary sewer defects including sewer cleaning and television inspection and removing protruding service connections within road and sewer rights-of-way.

MWBD Compliance: Yes. Video Pipe Services will self-perform this work.

17. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Polk Street

Action: A. Adopt the Resolution of Intent to abandon a portion of Polk Street; and

B. Set a public hearing for June 26, 2000.

Attachment 9
Map

CONSENT II

18. Sale of General Obligation Bonds

Action: Approve a resolution that provides for sale of previously authorized general obligation bonds for Streets, Neighborhood Improvements and Environmental Clean-up.

Explanation:

Voters approved the street bonds and neighborhood improvement bonds in 1996. The environmental clean-up bonds were approved in 1993. The bond resolution is a legal document that Council is required to approve before the City can sell bonds. Approval of this resolution accomplishes the following:

- Authorizes the sale of the bonds and establishes the amount, date and purpose of each issue
- Establishes the form of the bonds and directs the manner of execution of the bonds
- Ratifies actions taken by the Local Government Commission on behalf of the City relative to the sale of the bonds
- Ratifies the Official Statement relative to the sale of the bonds

The bond amounts are:

Street	\$46,375,000
Neighborhood Improvement	12,000,000
Environmental Clean-up	<u>11,400,000</u>
	\$69,775,000

Street bonds would provide funding for projects such as Johnston Road Extension, Freedom Drive Widening, Future Road Planning and Design and Sidewalk Construction.

Neighborhood Improvement bonds would provide funding for projects such as Grier Heights, Hidden Valley, Plaza/Midwood and Beatties Ford/Trinity Park.

Environmental Clean-up bonds would provide funding for such projects as Underground Storage Tanks, Various Street Projects, York Road Landfill and Academy Fire Pits Clean-up.

Funding:

Municipal Debt Service Fund

Attachment 10

List of Projects

Council Retreat Priority: Road Improvements

19. Wilkinson Boulevard / Boyer Street Intersection Improvements

Action: Approve Change Order #1 for \$155,259.34 to the contract with Blythe Development Company for construction of the Wilkinson Boulevard / Boyer Street Intersection Improvements Project.

Explanation:

Council awarded the original contract on October 11, 1999, to Blythe Development Company for \$858,063.07 as part of the Minor Roadway Improvement Program.

The project will improve traffic flow along Wilkinson Boulevard, particularly the left turn lane from Wilkinson Boulevard to Boyer Street, a key route from the center city to the Airport. Pedestrian accommodations include new sidewalks and landscaping along Boyer Street and Wilkinson Boulevard to Morris Field Drive.

This change order will provide funds for overruns in original contract items due to an increase in anticipated quantities needed for retaining walls and for new items added during construction to provide additional median landscaping on Wilkinson Boulevard.

Prices for this change order were derived from original contract prices and negotiated prices for new items and are appropriate for the proposed work. The new contract sum is \$1,013,322.41.

MWBD:

BBE: 7%

WBE: 6%

Funding:

Transportation Capital Investment Plan

Council Retreat Priority: Business Corridor Revitalization

20. West Trade Street Business Corridor

Action: Approve Change Order #1 totaling \$147,086.96 to the contract with Crowder Construction Company for construction of the West Trade Street Business Corridor Project.

Explanation:

Council approved the original contract with Crowder Construction Company on July 26, 1999 for \$602,003.22. This change order will provide funds for overruns in existing contract items and additional items required primarily due to unforeseen utility line conflicts, which required redesign of the drainage system. This project will be complete in July 2000.

Prices for this change order were taken from existing contract unit prices and negotiated prices for new items and are appropriate for the work proposed.

The new contract total is \$749,090.18.

MWBD:

BBE: 8%

WBE: 3%

Funding:

Economic Development Capital Investment Plan

21. Marsh Road Storm Drainage Improvement

Action: Approve the amendment for \$250,000 with Post, Buckley, Schuh & Jernigan, Inc. (PBS&J) for engineering design services for the Marsh Road Storm Drainage Improvement Project.

Explanation:

The original agreement with PBS&J for \$124,590 was approved by City Council on July 27, 1998 for engineering planning services.

This amendment will provide funds for the design phase of the project. The project includes the design of storm drainage and channel improvements along the following streets: Marion Place, Belton Street, Melbourne Court, Greystone Court, Auburn Avenue, Anson Street, Hartford Avenue, Hollis Road, Annlin Avenue, Moultrie Street, Webster Place, Tyson Street, Conway Avenue and Sloan Street.

The original agreement may be amended in the future to provide additional services such as bid phase and construction administration.

MWBD:

WBE: 6.2%

Funding:

Storm Water Capital Investment Plan

22. McDowell Creek Wastewater Treatment Plant Phase III Improvements Budget Ordinance and Contracts

Action: A. Approve a Budget Ordinance appropriating \$1,600,000;

B. Award a contract to Dellinger, Incorporated of Monroe, North Carolina for their low multi-prime bid for general construction of \$1,499,295; and

C. Award a contract to State Utility Contractors, Incorporated of Monroe, North Carolina for their low multi-prime bid for electrical construction of \$556,290.

Explanation:

This project will bring all facilities into electrical code compliance and provide biosolids handling facilities and equipment such as tanks, gravity belt thickeners, blower and blower facility enclosure to allow the plant to meet minimum standards in handling the biosolids.

Dellinger, Incorporated

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$24,400	2%	5%
NBE	\$0	0%	1%
WBE	\$41,200	3%	4%

State Utility Contractors

WBD Status:	Amount	% of Project	Project Goals
BBE	\$0	0%	3%
HBE	\$0	0%	3%

MWBD Compliance: Yes. Dellinger and State Utility have made a good faith effort.

Funding:

Sewer Capital Investment Plan

23. Franklin Water Treatment Plant Raw Water and Distribution Facilities – Budget Ordinance and Contract

Action: A. Approve a Budget Ordinance appropriating \$2,500,000; and

B. Award a contract to BRS, Incorporated of Richfield, North Carolina for their low bid of \$6,183,634.11.

Explanation:

This project was initially funded at \$4,300,000, however, an additional \$2,500,000 is requested to extend operational features and design elements required by site conditions and system needs. These changes did not become apparent until late in the design stage.

This project consists of construction of the raw water distribution box and raw water pipelines at the Franklin Water Treatment Plant including:

- Construction of 48” raw water vertical connector, 54” raw water pipeline, 60” raw water connector pipe, 66” raw water pipeline, 78” raw water connector pipe, 84” raw water bypass line, 102” raw water pipeline, and 120” raw water pipeline.
- Tie-in of new pipeline to existing raw water lines and facilities
- Installation of butterfly valves

MWBD Compliance: Yes. BRS will self-perform this work.

Funding:

Water Capital Investment Plan

24. Water Transmission Main From Franklin Water Treatment Plant

Action: A. Approve an Agreement for \$4,669,000 with Camp Dresser & McKee for design and construction management services on the Southwest Water Transmission Main from Franklin WTP to South Mecklenburg County; and

B. Approve an Agreement for \$3,150,000 with McKim and Creed, PA for design and construction management services on the Water Transmission Main from Franklin WTP to Plaza Road.

Explanation:

In recent years the potable water demands on the Franklin Water Treatment Plant have increased rapidly. The plant capacity was just recently expanded

to 141 million gallons per day. With continuing growth in Mecklenburg County, projections are that it will reach that capacity in two years.

The agreement with Camp Dresser & McKee will provide for detailed design and construction management services for a new water main serving Phase I to the Shopton Road Area and preliminary design and right-of-way acquisition for Phase II to NC Highway 51.

The agreement with McKim and Creed will provide for route selection, surveying, design and construction administration services for a new water main serving East Charlotte to include Hickory Grove Road, Plaza Road, Albemarle Road, East W.T. Harris Boulevard., Old Concord Road, and North Tryon Street Areas.

MWBD:

WBE: 1% (Camp Dresser & McKee)

WBE: .1% (McKim & Creed)

Funding:

Water Capital Investment Plan

25. Catawba River Raw Water Pumping Station Expansion – Budget Ordinance and Change Order

Action: A. Approve a Budget Ordinance appropriating \$650,000; and

B. Approve Change Order #3 for \$910,344 with Hickory Construction Company for general construction work on the Catawba River Raw Water Pumping Station project.

Explanation:

A budget ordinance is required to include additional funds needed to complete this project.

Change Order #3 will provide labor and equipment to:

- Provide sheet piles and accessories to stabilize the pump station excavation. River rock encountered in the excavation continually charges the ground with water rendering the dewatering system ineffective.
- Add 120 inch steel pipe and tie-in responsibility to the new 120-inch raw water main to ensure access to the pump station project and schedule the tie-in to accommodate both projects.
- Lengthen and extend the height of the west retaining wall to accommodate grading and paving changes and additional backfill in the area of the future generator building.

With this change order, the Hickory Construction contract will increase from \$10,565,100 to \$11,475,444.

MWBD: Hickory Construction will self perform this work or utilize specialized services for which we have no certified MWBDs.

Funding:

Water Capital Investment Plan

Background:

City Council approved the contract with Hickory Construction Company on February 22, 1999 in the amount of \$9,491,100.

Change Order #1 was approved by City Council on September 9, 1999 in the amount of \$1,074,000.

Change Order #2 was approved by Utilities' Key Business Executive on January 10, 2000 for time only.

26. Sugar Creek Wastewater Treatment Plant Standby Generator System

Action: A. Reject the low non-responsive bid of \$777,503.35 by American Eastern Builders, Inc.; and

B. Approve recommendation to award the lowest, responsive multi prime bid of \$3,433,133.81 as follows:

General Construction:
Haren Construction Co., Inc. of Etowah, Tennessee in the bid amount of \$816,700

HVAC Construction:
Climate Conditioning of Charlotte, North Carolina for the bid amount of \$31,724

Plumbing Construction:
L.T. Mechanical, Inc. of Charlotte, North Carolina for the bid amount of \$33,614.05

Electrical Construction:
Energy Erectors, Inc. of Leesburg, Florida for the bid amount of \$2,551,095.76

Explanation:

This contract includes all work necessary to construct a generator facility to run the Sugar Creek WWTP during power outages.

The apparent low bidder for General Construction (American Eastern Builders, Inc.) is not considered responsive and is not being recommended due to an inadequate good faith effort to solicit MWBD participation as required by the City's MWBD policy. The determination was based on the following reasons:

- The bidder did not notify the operating department a minimum of five days prior to the bid opening of anticipated subcontract opportunities.
- The bidder did not follow up initial solicitations to determine whether the MWBD's were interested. This should have been evidenced by a telephone log of follow-up calls to each firm sent a solicitation request.
- American Eastern Builders did not commit to any subcontractors. Therefore, the determination of their selection of subcontractors based on the lowest responsible sub-bidder, evidenced by copies of quotes received, was not possible.
- At bid opening, the bidder turned in a blank form (Appendix III-A.) Additional time was extended to the bidder to comply with requirements. Information was received from American Eastern Builders a day later than the extended deadline and only partially addressed the requirements.

Haren Construction Co., Inc. (General)

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$80,000	10%	5%
WBE	\$0	0%	4%
HBE	\$0	0%	1%
ABE	\$0	0%	1%
NBE	\$0	0%	1%

MWBD Compliance: Yes. Haren has made the good faith effort. They have exceeded the goal for BBE participation.

Climate Conditioning of Charlotte (HVAC)

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$0	0%	5%
WBE	\$0	0%	3%
NBE	\$810	3%	0%

MWBD Compliance: Yes. Climate Conditioning has made the good faith effort.

L.T. Mechanical, Inc. (Plumbing)

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$0	0%	3%
WBE	\$0	0%	4%

MWBD Compliance: Yes. L.T. Mechanical will self-perform.

Energy Erectors, Inc. (Electrical)

MWBD Status:	Amount	% of Project	Project Goals
BBE	\$0	0%	3%
WBE	\$0	0%	3%
HBE	\$40,000	2%	2%

MWBD Compliance: Yes. Energy Erectors has made the good faith effort. They have met the goal for HBE participation.

Funding:

Sewer Capital Investment Plan

27. Matthews Commons Subdivision Water System Purchase

Action: Approve a contract with Carolina Water Services, Incorporated for the purchase of the water system serving Matthews Commons Subdivision. Purchase price is \$103,000.

Explanation:

CMU recommends the purchase of private water systems when homeowners apply for City service through the Street Main Extension Program and the new City main would parallel the private system.

Matthews Commons Subdivision is located on Williams Road, inside the town limits of Matthews. Charlotte-Mecklenburg Utilities (CMU) has received an application from a Carolina customer in Matthews Commons Subdivision. As an alternative to installing new water mains that would parallel part of the existing Carolina system, CMU recommends the purchase of the Carolina System. CMU provides sewer service to the Matthews Commons Subdivision.

The City would realize several advantages by purchasing the Carolina System in Matthews Commons:

- This would avoid additional disruption to the community by eliminating the need to install a parallel water system.
- CMU will acquire 61 new water customers.
- There would be no cost to the 61 Carolina customers to become CMU customers.
- Upon acquisition of the system, CMU would install fire hydrants in Matthews Commons.

The N.C. Utilities Commission traditionally supports the transfer of private utilities to a municipal system. Their approval will be requested after City Council approves this contract.

Funding:

Water Capital Investment Plan

28. Airport Communication Systems Strategic Plan

Action: Approve a professional services contract with CDI Communication Consultants of Willis, Texas to provide an information/communications systems strategic plan in the amount of \$210,540.

Explanation:

Presently, the Airport, the airlines, and other tenants meet their communication system needs with a number of individual hardwire as well as wireless components, i.e. the Airport's phone system has over 3,000 separate lines.

This strategic planning effort will provide a high level assessment of the current communications infrastructure and operations, the Airport's development plans and any special issues or desires of the Airport's tenants. The plan will provide a blue print for the Airport to follow to position itself to meet the future needs of the Airport and its tenants. It will also offer recommendations to control costs and/or provide revenue enhancements that will benefit the Airport, as well as its tenants and the travel public. Some of the many voice, data and video systems that will be addressed in the strategic plan are cellular/wireless communication, flight information display systems, internet/intranet access, building management, fire alarm systems, security and access control and all cable and wiring on the airport.

CDI Communication Consultants has assisted the Airport with several communication projects including pay phone service and pre-paid phone cards and has provided consulting services to numerous other airports.

Funding:

Airport Operating Budget

29. McAlpine Creek Watershed Floodplain Maps Ordinance

Action: Adopt an Ordinance to amend the City Code to include the McAlpine Creek Watershed floodplain maps.

Explanation:

City Council adopted the McAlpine Creek watershed on February 28, 2000. This ordinance is necessary to officially incorporate the ordinance into the City's records.

30. Resolution of Intent to Close a Portion of Stonemark Drive and Set Public Hearing Date

Action: A. Rescind the Resolution to close a portion of Stonemark Drive; and

B. Adopt the Resolution of Intent to abandon a portion of Stonemark Drive and set a public hearing for June 26, 2000.

Policy:

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

Explanation:

Council adopted the resolution to close a portion of Stonemark Drive on May 8, 2000. Dr. Ned Fox, headmaster of Charlotte Latin School, contacted Mayor ProTem Susan Burgess following the meeting and indicated that he had not been notified of the public hearing date. Although the public hearing date was advertised in the Mecklenburg Times and signs were posted, North Carolina General Statutes (NCGS 160A-299) also require that adjoining property owners be notified by registered or certified mail. CDOT has determined that through an internal miscommunication Dr. Fox, had not been notified of the public hearing date by certified mail. On the advice of the City Attorney's Office, staff requests Council rescind the Stonemark Drive street closing and reschedule the public hearing.

Background:

Stonemark Drive is a short stubbed street in the Raintree subdivision that terminates at the rear of the Charlotte Latin School property. Charlotte Latin School would like to keep this section of Stonemark Drive open as a public street to allow for potential access in the future. They have existing access to both Providence Road (traffic signal) and Raintree Lane and, although they have a locked gate at Stonemark Drive, there is no driveway or current access at this location. On August 30, 1999 Charlotte Department of Transportation staff met with Mr. Charles E. Bush, petitioner; Mr. Randall Owens, abutting property owner; and Dr. Ned Fox, Headmaster of Charlotte Latin School, in an attempt to resolve outstanding issues. Several proposals were made to find a solution that would accomplish the objectives for all parties; however, there was no resolution. The petitioner received a letter from Dr. Ned Fox October 20, 1999 informing him that the current board could not enter into a perpetual agreement with the petitioner that would bind future administration or boards. As a result, Mr. Bush pursued the abandonment, and Charlotte Latin School remains concerned.

CDOT has determined that Charlotte Latin School has reasonable existing access to their campus via driveways to Providence Road (signalized entrance) and Raintree Lane. Providence Road is a major thoroughfare and Raintree Lane is a collector street. CDOT staff does not recommend future access to the campus from Stonemark Drive, which is a short residential

street internal to the Raintree neighborhood. This type of secondary access to Providence Day School is currently a major issue with the Landsdowne neighborhood. Both the Charlotte-Mecklenburg Police Department and the Charlotte Fire Department have indicated that future access to the Charlotte Latin School campus from Stonemark Drive is not necessary for emergency services.

Petitioner:

Charles E. Bush III

Right-of-Way to be abandoned:

A portion of Stonemark Drive

Location:

From the property line of Charlotte Latin School eastwardly approximately 54 feet towards Whitethorn Drive

Reason:

To incorporate the right-of-way into adjacent property owned by the petitioner to build a planting berm to enhance the property and the neighborhood. This will eliminate potential future access for Charlotte Latin School onto Stonemark Drive.

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

Charlotte Latin School – Does not support because they would like to have the ability to develop access from Stonemark Drive in the future

Neighborhood/Business Associations

Southeast Coalition of NA Association – No objection

Quail Acres Home Owners Association – No response

Raintree Green Home Owners Association, Inc. – No response

DeerPark Home Owners Association – No objection

Berkley Home Owners Association – No response

Private Utility Companies – No objection

City Departments

Review by City departments has identified no apparent reason this closing would

- Be contrary to the public interest; or
- Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to his property as outlined in the statutes.

Attachment 11

Map

31. Property Transactions

Action: Approve the following property acquisitions (A-L) and adopt the condemnation resolutions (M-V).

For items A-B, the purchase price 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 land. The tax value is determined on a more generic basis and will be higher or lower for land/house with certain attributes. Property is acquired per Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration reimbursement.

Acquisitions:

- A. Project:** Airport Master Plan Land Acquisition
Owner(s): James H. Ford
Property Address: 5729 Wallace Neel Road
Property to be acquired: .516 acres
Improvements: Warehouse
Purchase Price: \$93,000
Zoned: I1
Use: Warehouse
Tax Value: \$47,300
Tax Code: 115-191-07
- B. Project:** Airport Master Plan Land Acquisition
Owner(s): Fred W. Berryhill Jr.
Property Address: * Wallace Neel Road
Property to be acquired: 28.79 acres
Improvements: Vacant land
Purchase Price: \$1,151,600
Zoned: I1
Use: Vacant Land
Tax Value: \$378,970
Tax Code: 113-144-04

- C. **Project:** 24-inch Water Main along W. T. Harris/Albemarle/Lawyers Road, Parcel #32
Owners(s): William Russell Honrine & Sondra Honrine
Property Address: 7020 Albemarle Road
Property to be acquired: 3,251 sq.ft. (0.07 ac.) permanent easement plus 2,240 sq.ft. (0.05 ac.) temporary construction easement
Improvements: Trees, landscaping
Purchase Price: \$18,800
Remarks: The areas are needed for construction of a 24-inch water main along W. T. Harris Blvd./Albemarle Road.
Zoned: B-2
Use: Commercial
Total Parcel Tax Value: \$2,333,670
Tax Code: 109-181-06
- D. **Project:** 24-inch Water Main along W. T. Harris/Albemarle/Lawyers Road, Parcel #79A
Owners(s): CAH Holdings, LLC
Property Address: 9110 Albemarle Road
Property to be acquired: 4,072 sq.ft. (0.09 ac.) permanent easement plus 2,143 sq.ft. (0.05 ac.) temporary construction easement
Improvements: None
Purchase Price: \$20,000
Remarks: The areas are needed for construction of a 24-inch water main along W.T. Harris/Albemarle Road. Acquisition price is based on an independent, certified appraisal.
Zoned: B2CD
Use: Car Wash
Total Parcel Tax Value: \$213,300
Tax Code: 109-414-46
- E. **Project:** Monroe Road/Sharon Amity Intersection Road Improvement, Parcel #55
Owners(s): Steven E. Brattain
Property Address: 5551 Monroe Road
Property to be acquired: 2,467 sq.ft. (0.06 ac.) fee simple acquisition and 6,281 sq.ft. (0.14 ac.) temporary construction easement
Improvements: None
Purchase Price: \$24,200
Remarks: These areas are needed for intersection improvements at Monroe Road and Sharon Amity Intersection. Acquisition price was established by two certified, independent appraisals.
Zoned: O-2
Use: Office
Total Parcel Tax Value: \$251,030
Tax Code: 163-021-50
- F. **Project:** Prosperity Church Road Widening-Phase I, Parcel #21
Owner(s): John R. Dire & Carol J. Dire
Property Address: 3515 Prosperity Church Road

Property to be acquired: 10,937 sq.ft. (0.25 ac.) fee simple plus 8,502 sq.ft. (0.19 ac.) temporary construction easement

Improvements: Trees, landscaping

Purchase Price: \$22,128

Remarks: The areas are needed for construction of Prosperity Church Road widening. Acquisition price is based on an independent, certified appraisal.

Zoned: R-3

Use: Single Family Residential

Total Parcel Tax Value: \$223,800

Tax Code: 027-283-54

- G. Project:** Prosperity Church Road Widening-Phase I, Parcel #22
Owner(s): Steve Sechler
Property Address: Prosperity Church Road
Property to be acquired: 10,581 sq.ft. (0.24 ac.) fee simple and permanent easement plus 5,535 sq.ft. (0.12 ac.) temporary construction easement
Improvements: Trees
Purchase Price: \$20,649.47
Remarks: The areas are needed for construction of a 24-inch water line and Prosperity Church Road widening. Acquisition price is based on an independent, certified appraisal.
Zoned: R-3
Use: Commercial
Total Parcel Tax Value: \$59,050
Tax Code: 027-331-01
- H. Project:** Prosperity Church Road Widening-Phase I, Parcel #23
Owner(s): William L. Downing
Property Address: 3617 Prosperity Church Road
Property to be acquired: 6,326 sq.ft. (0.14 ac.) fee simple plus 3,668 sq.ft. (0.08 ac.) temporary construction easement
Improvements: Trees
Purchase Price: \$11,000
Remarks: The areas are needed for construction of Prosperity Church Road Widening. Acquisition price is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$96,480
Tax Code: 027-331-02
- I. Project:** Prosperity Church Road Widening-Phase I, Parcel #24
Owner(s): Stanley W. Downing & Ruby J. Downing
Property Address: 3701 Prosperity Church Road
Property to be acquired: 17,564 sq.ft. (0.40 ac.) fee simple, and 11,484 (0.26 ac.) temporary construction easement
Improvements: Trees
Purchase Price: \$36,685

Remarks: The areas are needed for construction of a 24-inch water main and Prosperity Church Road Widening. Acquisition price is based on an independent, certified appraisal.

Zoned: R-3

Use: Single Family Residential

Total Parcel Tax Value: \$135,180

Tax Code: 027-331-03

- J. Project:** Prosperity Church Road Widening-Phase I, Parcel #26
Owner(s): Gail H. Knox
Property Address: 3733 Prosperity Church Road
Property to be acquired: 8,267 sq.ft. (0.19 ac.) fee simple plus 5,528 sq.ft. (0.12 ac.) temporary construction easement
Improvements: Trees, landscaping
Purchase Price: \$17,700
Remarks: The areas are needed for construction of Prosperity Church Road widening. Acquisition price is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$63,080
Tax Code: 027-331-07
- K. Project:** Prosperity Church Road Widening-Phase I, Parcel #30
Owner(s): Charles L. Lehning & Linda L. Lehning
Property Address: 4004 Thistle Down Court
Property to be acquired: 2,394 sq.ft. (.05 ac.) fee simple plus 1,934 sq.ft. (.04 ac.) temporary construction easement
Improvements: Trees, fencing and landscaping
Purchase Price: \$17,375
Remarks: The areas are needed for construction of Prosperity Church Road widening. Acquisition price is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$168,330
Tax Code: 027-311-03
- L. Project:** Prosperity Church Road Widening-Phase I, Parcel #74
Owner(s): Mack E. Downing
Property Address: Prosperity Church Road
Property to be acquired: 5,901 sq.ft. (0.13 ac.) fee simple plus 4,767 sq.ft. (0.11 ac.) temporary construction easement
Improvements: None
Purchase Price: \$12,786.80
Remarks: The areas are needed for construction of Prosperity Church Road Widening. Acquisition price is based on an independent, certified appraisal.
Zoned: R-3
Use: Vacant

Total Parcel Tax Value: \$29,050

Tax Code: 027-331-04

Condemnations:

- M. Project:** 24-inch Water Main along W.T. Harris Boulevard, Parcels #58,59,60,61 & 62
Owner(s): William N. Devore, II & Terry Devore & any other parties of interest
Property Address: 8310 Albemarle Road
Property to be acquired: 9,523 sq.ft. (0.21 ac.)
Improvements: Trees providing buffer
Purchase Price: \$40,800
Remarks: The areas are needed for the construction of a 24-inch water main along W.T. Harris Boulevard/Albemarle Road. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$226,690
Tax Code: 109-303-47, 109-303-91 & 94
- N. Project:** 24-inch Water Main along W.T. Harris Boulevard, Parcel #81
Owner(s): Wal-Mart Stores, Inc. and any other parties of interest
Property Address: 9113 Albemarle Road
Property to be acquired: 18,280 sq.ft. (0.42 ac.)
Improvements: Landscaping
Purchase Price: \$24,600
Remarks: The areas are needed for the construction of a 24-inch water main along W.T. Harris Boulevard/Albemarle Road. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: B1SCD
Use: Commercial
Total Parcel Tax Value: \$2,822,870
Tax Code: 109-092-109
- O. Project:** 24-inch Water Main along W.T. Harris/Albemarle/Lawyers Road, Parcel #29
Owner(s): Express Stores, LLC and any other parties of interest
Property Address: 7008 Albemarle Road
Property to be acquired: 6,318 sq.ft. (0.14 ac.)
Improvements: Landscaping
Purchase Price: \$20,200
Remarks: The areas are needed for the construction of a 30-inch water main along W.T. Harris Boulevard/Albemarle Road. City staff has yet to reach an agreement with the property owner after numerous

contacts and negotiations. Compensation amount is based on an independent, certified appraisal.

Zoned: B-2

Use: Convenience Store

Total Parcel Tax Value: \$327,590

Tax Code: 109-182-03

- P. Project:** Monroe Road/Sharon Amity Intersection Road Improvements, Parcel #29A
Owner(s): Bobby Lewis Turner & Patsy W. Turner & any other parties of interest
Property Address: 2116 North Sharon Amity Road
Property to be acquired: 133 sq.ft. (0.0 ac.) fee simple acquisition and temporary construction easement
Improvements: None
Purchase Price: \$800
Remarks: This area is needed for the intersection improvements at Monroe Road and Sharon Amity Intersection. City staff has yet to reach a negotiated agreement with property owner.
Zoned: B-1
Use: Commercial/Vacant
Total Parcel Tax Value: \$4,010
Tax Code: 163-021-38
- Q. Project:** Monroe Road/Sharon Amity Intersection Road Improvements, Parcel #29
Owner(s): Bobby Lewis Turner & Patsy W. Turner and any other parties of interest
Property Address: 2120 North Sharon Amity Road
Property to be acquired: 1,966 sq.ft. (0.04 ac.) fee simple acquisition, temporary construction easement
Improvements: Sign
Purchase Price: \$5,525
Remarks: This area is needed for the intersection improvements at Monroe Road and Sharon Amity Intersection. City staff has yet to reach a negotiated agreement with property owner. Acquisition price is based on two independent, certified appraisals.
Zoned: O-2
Use: Office Building
Total Parcel Tax Value: \$116,120
Tax Code: 163-021-37
- R. Project:** Prosperity Church Road Widening-Phase I, Parcel #2
Owner(s): Petro Properties, LLC and any other parties of interest
Property Address: 10409 Mallard Creek Road
Property to be acquired: 12,035 sq.ft. (.27 ac.) permanent
Improvements: Trees, landscaping
Purchase Price: \$117,250
Remarks: The areas are needed for the construction of a water main along Prosperity Church Road. City staff has yet to reach an

agreement with the property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.

Zoned: B1CD

Use: Convenience Store

Total Parcel Tax Value: \$1,284,430

Tax Code: 029-362-06

- S. Project:** Prosperity Church Road Widening-Phase I, Parcel #9
Owner(s): John M. Frye & Brenda C. Frye and any other parties of interest
Property Address: 3231 Prosperity Church Road
Property to be acquired: 22,194 sq.ft. (0.51 ac.)
Improvements: Trees
Purchase Price: \$11,675
Remarks: The areas are needed for the construction of Prosperity Church Road Widening-Phase I. City staff has yet to reach an agreement with the property owner after numerous contacts and negotiations. Compensation is based on an independent, certified appraisal.
Zoned: R-3
Use: Single Family Residential
Total Parcel Tax Value: \$184,220
Tax Code: 027-281-01
- T. Project:** Prosperity Church Road Widening-Phase I, Parcel #27
Owner(s): Ron Farrell and any other parties of interest
Property Address: 3811 Prosperity Church Road
Property to be acquired: 25,025 sq.ft. (0.57 ac.)
Improvements: Trees
Purchase Price: \$42,050
Remarks: The areas are needed for the construction of Prosperity Church Road widening. City staff has yet to reach an agreement with property owner after numerous contacts and negotiations. Compensation amount is based on an independent, certified appraisal.
Zoned: R8MFCD
Use: Vacant
Total Parcel Tax Value: \$45,000
Tax Code: 027-331-08
- U. Project:** Tenth & Graham St. Intersection Improvements, Parcel #5
Owner(s): Convenience Stores Properties Corporation and any other parties of interest
Property Address: 701 N. Graham Street
Property to be acquired: 6,528 sq.ft. (0.150 ac.) fee simple, permanent and temporary construction easements
Improvements: Asphalt paving
Purchase Price: \$126,400
Remarks: This area is needed for the intersection improvements at 10th St. and N. Graham St. The compensation amount was

established by an independent, certified appraisal and a review appraisal. City has yet to reach a negotiated agreement with property owner.

Zoned: URC

Use: Circle K Convenience Store

Total Parcel Tax Value: \$382,670

Tax Code: 078-231-07

- V. **Project:** Graham Street Widening-W. 4th Street/W. 5th Street, Parcel #3

Owner(s): LGP-4th & Trade, LLC, a North Carolina Limited Liability Company, and any other parties of interest

Property Address: 426 W. 4th Street

Property to be acquired: 1,658 sq.ft. (0.04 ac.)

Improvements: Parking spaces

Purchase Price: \$17,735

Remarks: The areas are needed for street widening along Graham Street. City staff has yet to reach an agreement with the property owners after numerous contacts and negotiations. The compensation amount is based on two independent, certified appraisals.

Zoned: UMUD

Use: Parking Lot

Total Parcel Tax Value: \$970,350

Tax Code: 073-113-02

32. Meeting Minutes

Action: Approve the titles, motions and votes reflected in the Clerk's record as the minutes of:

- April 12 Business Meeting
- April 17 Zoning Meeting
- April 18 City/County/School Board Joint Meeting
- April 24 Business Meeting