

**Mayor Patrick L. McCrory**

Nancy G. Carter  
Harold Cogdell, Jr.  
Malcolm Graham  
Don Lochman  
James E. Mitchell, Jr.

**Mayor Pro Tem Patrick De'Angelo Cannon**

Patrick Mumford  
Sara S. Spencer  
John Tabor  
Lynn Wheeler  
Joe White

## **CITY COUNCIL MEETING**

**Monday, January 28, 2002**

---

**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**



<u>Item No.</u>	<u>Page No.</u>	<u>Attachment No.</u>
-----------------	-----------------	-----------------------

## **Policy**

<b>8.</b>	City Manager's Report	5	
<b>9.</b>	FY2003 Budget Process and Calendar	5	7
<b>10.</b>	Brookshire Boulevard/I-485 Plan	6	8
<b>11.</b>	MWBD Stakeholder Process	8	9

## **Business**

<b>12.</b>	Contribution to Institute of Government Local Government Wing	10	10
<b>13.</b>	Wilmore Walk Townhouse Housing Development Loan	11	11
<b>14.</b>	Olando Street Properties Rehabilitation Grant	13	12
<b>15.</b>	Rachel Street Properties Rehabilitation Grant	15	13
<b>16.</b>	Stewart Stream Apartments Rehabilitation Loan	17	14
<b>17.</b>	Two-Thirds General Obligation Bonds and General Obligation Refunding Bonds	19	15
<b>18.</b>	Nominations to Boards and Commissions	21	16-17
<b>19.</b>	Appointments to Boards and Commissions	22	18-22

## **Consent I**

<b>20.</b>	Public Auction for Disposal of Equipment	24	23
<b>21.</b>	In Rems	25	24-25

## **Consent II**

<b>22.</b>	Community Relations Commission Grants and Budget Ordinance	27	26
------------	---------------------------------------------------------------	----	----

<b><u>Item No.</u></b>		<b><u>Page No.</u></b>	<b><u>Attachment No.</u></b>
<b>23.</b>	Oaklawn Park Neighborhood Improvement Project	27	
<b>24.</b>	Set Date for a Public Hearing on an Amendment to the Tree Ordinance	28	
<b>25.</b>	Locating, Exercising and Mapping of Valves	29	
<b>26.</b>	Condemnation Settlement-Crown Stations, Inc.	29	27
<b>27.</b>	Property Transactions	30	
<b>28.</b>	Meeting Minutes	35	

---

## **5:00 P.M. DINNER BRIEFING CONFERENCE CENTER**

### **1. Economic Impact of International Community in Charlotte**

**Resources:** Fred Dabney, Chairman of Mayor's International Cabinet  
Captain Marc DeLuca, Police

**Time:** 15 minutes

#### **Attachment 1**

### **2. Ovens Auditorium Renovation**

**Resource:** Curt Walton, Budget and Evaluation

**Time:** 15 minutes

#### **Attachment 2**

### **3. Rail Corridor Improvements at the Charlotte Convention Center**

**Resource:** Jim Schumacher, Engineering & Property Management

**Time:** 45 minutes

#### **Attachment 3**

### **4. Urban Street Design Standards**

**Resource:** Carl Jarrett, Engineering & Property Management

**Time:** 10 minutes

#### **Attachment 4**

### **5. Implementation of 2001 Legislation on Food & Beverage Tax**

**Resource:** Ron Kimble, City Manager's Office

**Time:** 5 minutes

#### **Attachment 5**

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

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

**CONSENT**

- 6. Consent agenda items 20 through 28 may be considered in one motion except those items removed by a Councilmember. Items are removed by notifying the City Clerk before the meeting.**

## PUBLIC HEARING

### 7. Draft Washington Heights Neighborhood Plan

**Action: Receive citizens' comments on the draft Washington Heights Neighborhood Plan.**

**Committee Chair:** Lynn Wheeler

**Staff Resource:** Sandy Kritzingler, Planning Commission

**Focus Area:** Economic Development

**Explanation:**

The Washington Heights neighborhood is located just northwest of Charlotte Center City off of Beatties Ford Road. The **Washington Heights Neighborhood Plan** was developed in response to growing concerns from neighborhood residents about the appearance of their neighborhood, a high crime rate and the general decline of their community.

The plan recommendations address the following key issue areas:

- Land use and urban design
- Infrastructure
- Economic development
- Public safety
- Human services
- Community organizing
- Community appearance
- Parks, recreation and open space and
- Education

The plan is divided into two parts, Volume 1: Concept Plan; and Volume 2: Implementation Plan. Volume 1: Concept Plan identifies planning challenges and includes goals and recommendations for improving the neighborhood. **This is the document City Council will be asked to adopt.**

Volume 2: Implementation Plan is intended to provide additional guidelines for implementing the plan recommendations.

If approved, this plan would amend land use recommendations in the **Central District Plan**, adopted in 1993. Key recommendations in the plan include:

1. Strengthen and preserve the historic, predominantly single family character of the neighborhood
2. Encourage the development/redevelopment of Beatties Ford Road to create a vibrant corridor that focuses neighborhood oriented mixed-use services at key locations to serve the community

3. Improve mobility and connectivity for pedestrians, cyclists, transit uses and motor vehicles within and adjacent to the neighborhood
4. Improve safety in the neighborhood for area residents and business owners
5. Strengthen and maintain an active neighborhood association
6. Improve access and safety and encourage the use of the park and recreational facilities for all residents
7. Upgrade existing schools in and around the neighborhood to ensure equity in education and facilities and utilize schools as key resources in the community

**Committee Discussion:**

The Economic Development and Planning Committee received an overview of the draft plan at their January 16, 2002 meeting. Staff highlighted issues and recommendations discussed in the plan. Councilmembers Wheeler, Lochman and Carter were present. Councilmembers Cannon and Graham were absent. The committee voted unanimously to receive public comment at the January 28<sup>th</sup> Business Meeting. The committee is tentatively scheduled to make a recommendation on the plan at their February 6, 2002 meeting.

**Community Input:**

A 30 member group of residents, business owners and property owners worked with City and County staff to help develop the plan. The group met a total of seven times between January and May 2000. The study group met again in September 2001 to review the draft of the plan document. A final community meeting was then held in the neighborhood in November 2001. The Planning Committee also held a public hearing on the draft plan at their November 20, 2001 meeting and adopted the plan at their December 18, 2001 meeting.

**Attachment 6**

- Washington Heights Neighborhood Plan - Draft Executive Summary
- Economic Development and Planning Committee January 16<sup>th</sup> Meeting Summary

---

## POLICY

### 8. City Manager's Report

### 9. FY2003 Budget Process and Calendar

**Action: Approve the Budget Committee's recommended process for development of the FY2003 Strategic Operating Plan and the FY2003-2007 Capital Investment Plan.**

**Committee Chair:** Lynn Wheeler

**Staff Resource:** Curt Walton, Budget and Evaluation

**Explanation:**

The recommended 2002 Budget Process and Calendar includes:

- Four half-day budget retreats from March thru May from 3:00 p.m. to 6:00 p.m.
- Budget presentation on Monday, May 13, 2002
- The public hearing on the budget on Tuesday, May 28, 2002
- Televised, final decisions on Wednesday, June 5, 2002
- Budget adoption on Monday, June 10, 2002

**Committee Discussion:**

The Budget Committee met on January 22, 2002 and unanimously (Wheeler, Carter, Mumford and Tabor) recommended the attached calendar and process for 2002. Councilmember Lochman also attended. The Committee recommended June 10, 2002 as the date for budget adoption.

The Committee discussed two potential conflicts for March 6 and May 13, although both have been resolved. The National League of Cities Conference is March 11-13, not March 4-6; similarly, the Chamber's Quarterly Elected Officials meeting on May 13 is a breakfast meeting here in town, so it does not conflict with budget presentation at 4:00 p.m.

**Attachment 7**  
Budget Calendar

## 10. Brookshire Boulevard /I-485 Plan

**Action: Approve the Economic Development and Planning Committee recommendation to adopt the Brookshire Boulevard/I-485 Plan with revisions as recommended by the Committee.**

**Committee Chair:** Lynn Wheeler

**Staff Resource:** Neil Luther, Planning Commission

### **Explanation:**

The **Brookshire Boulevard/I-485 Area Plan** was developed in response to growing concerns about land use changes occurring along Brookshire and Belhaven Boulevards in the vicinity of the planned I-485 Brookshire Boulevard interchange. This plan will amend the **Northwest District Plan**. It was initiated in response to recommendations from the **Westside Strategic Plan** (adopted in July 2000) and the **I-485 Interchange Analysis** (adopted in 1999). Both plans recommended that a specific land use and urban design plan be developed for the area.

The **Brookshire Boulevard/I-485 Area Plan** is also a direct result of concerns expressed by citizens over the numerous rezoning petitions in the study area. Although the plan addresses a number of topical growth issues, it primarily focuses on the following:

- Land Use
- Urban Design
- Transportation/Mobility
- Parks/Open Space
- Environment
- Public Facilities

The boundaries of the plan generally include the area within a mile of the proposed Brookshire Boulevard/I-485 Interchange. Much of the study area is vacant or developed with single-family homes. Commercial and institutional uses are concentrated along Mount Holly-Huntersville Road primarily at the intersections of Brookshire Boulevard/Mount Holly-Huntersville Road and Bellhaven Road/Mount Holly-Huntersville Road. The area is characterized by its rural landscape and rolling topography. Long Creek parallels the proposed I-485 alignment to the south of the study area. The Catawba River borders the southern edge of the study area.

The plan is intended to focus future development at key nodes in order to create a livable and sustainable community with a strong identity by:

- Incorporating a mixture of commercial, office, and residential land uses within walkable village centers

- Encouraging pedestrian activities while continuing to accommodate vehicular traffic
- Employing land use strategies to reinforce “traditional” design (vibrant public realm, village centers, open space network)
- Protecting the natural environment and community character by incorporating natural features and historic structures into development
- Providing for an interconnected network of streets, pedestrian and bicycle paths, parks and open space
- Fostering a more vital and secure community

**Committee Discussion:**

Comments and suggested changes from the November 12<sup>th</sup> City Council public hearing were presented to the Planning Committee on November 20<sup>th</sup>. Several members of the public also addressed the Committee at this time. A staff recommendation or response for each suggested change was also presented to the Planning Committee at this time.

The Planning Committee approved a revised draft plan based on public comment and staff input on December 18, 2001. A total of six revisions (see attached summary of requested changes) were presented to the Economic Development & Planning Committee on January 16, 2002 for a final recommendation.

The Economic Development and Planning Committee met on January 16, 2002. The entire Committee was present and unanimously agreed with the Planning Committee on five of six changes. In the sixth instance the Economic Development and Planning Committee unanimously supported the staff recommendation in place of the Planning Committee recommendation concerning limiting "big box" retail use in the northeast quadrant of Brookshire/Mt. Holly-Huntersville. Staff's recommendation is to allow one "big box" at 135,000 square feet. The Planning Committee recommendation was based on a landowner request to allow an additional "big box" of 50,000 square feet and bump up the allowable maximum size for all other retail uses from 25,000 to 30,000 square feet.

The Economic Development and Planning Committee unanimously approved the plan with these revisions.

**Community Input:**

A series of stakeholder meetings were held in the study area from February to September of 2000. Due to a subsequent turnover in staff, the plan development process slowed substantially until the spring of 2001. A final community meeting was held on September 6, 2001 in order to update residents on the draft plan.

The plan addresses the major concerns voiced by citizens for growth in the study area. These include ensuring a pedestrian scale for all new development, aesthetically pleasing new single family and commercial

buildings, minimizing loss of trees and open space, and stemming degradation of surface water quality.

The Planning Committee held a public hearing on the final draft plan on October 16, 2001. The Economic Development and Planning Committee received an overview on October 24<sup>th</sup> and referred the draft plan to the full City Council for public comment on November 12, 2001. A summary of the requested changes to the draft plan based on these comments as well as individual meetings between citizens and staff are attached.

### **Attachment 8**

- Revised *Brookshire Boulevard/I-485 Plan (Volume 1: Concept Plan and Volume 2: Implementation Plan)*
- Summary of Revised Changes
- Economic Development and Planning Committee January 16<sup>th</sup> Meeting Summary

## **11. MWBD Stakeholders Process**

**Action: A. Approve a Stakeholders group to recommend an interim and permanent MWBD program;**

**B. Nominate members of the Stakeholders group; and**

**C. Appoint members of the Stakeholders group.**

**Staff Resource:** Vi Lyles, Assistant City Manager

### **Explanation:**

City Council directed the City Manger to plan and initiate a public process to develop a local MWBD program that meets the community needs and the legal requirements. The process includes appointment of a Stakeholders Committee made up of community leaders interested in creating equal opportunity in business development. Representatives of the contracting industry and the minority business associations are important to the process. The charge of the stakeholders will be as follows:

- Survey to determine community needs to promote equal opportunity for city contracting
- Research other municipal programs for applicability to Charlotte
- Identify and put into priority program options to meet the need
- Review organizational structure and resources to meet the identified needs

The Stakeholders group will work to develop an interim program recommendation by June 30. They will advise on the development of a permanent program with the completion of the disparity study by early 2003.

**Attachment 9**  
Draft charge

## BUSINESS

### 12. Contribution to Institute of Government Local Government Wing

**Action: A. Approve a one-time contribution of \$42,100 to the Institute of Government Local Government Wing building campaign; and**

**B. Adopt a budget ordinance transferring \$42,100 from City Council's contingency.**

**Staff Resource:** Pam Syfert, City Manager

**Explanation:**

The Institute of Government at the University of North Carolina at Chapel Hill is adding a Local Government Wing. The Knapp Foundation will give a dollar for dollar match up to \$1 million for the building fund. Thus far, \$522,000 has been given toward the \$900,000 goal.

The North Carolina Association of County Commissioners and the North Carolina League of Municipalities are urging its members to give a gift equal to their annual dues. The City of Charlotte's annual dues are \$42,100.

More than 200 cities and counties have contributed. The cities of Asheville, Durham, Greensboro, Winston-Salem, and Wilmington are among the many cities that are participating.

**Background**

The Institute of Government is the largest and most diversified university-based local government training, advising, and research organization in the United States.

Established in 1931, the Institute annually offers more than 230 classes, seminars, schools and specialized conferences, reaching up to 14,000 public officials throughout North Carolina. Courses range in duration from a half-day to the 150-hour Municipal and County Administration Course. Course offerings fulfill many required continuing education hours, including hours for accountants, judges, lawyers, nurses, planners, purchasing managers, and registers of deeds. Some programs help fulfill professional certification requirements.

The Institute faculty publishes more than 100 books and book chapters, bulletins, articles and journals each year and produces daily reports on legislative activity when the General Assembly is in session. These publications are used widely as references by public officials and attorneys and in community colleges. Faculty members annually respond to

approximately 100,000 requests for direct assistance from public officials and others.

Advising ranges from short telephone and e-mail consultations to longer-term consulting with municipalities, counties, state agencies, nonprofit organizations, and the state legislature.

The Institute and its Master of Public Administration program are the core units of the UNC-Chapel Hill School of Government.

**Funding:**

City Council contingency for FY02 was \$275,000. In August 2001 Council approved a contribution of \$3,082 to the Mecklenburg County Elected Officials Summit. After the contribution to the Institute of Government, the contingency balance will be \$229,818.

**Attachment 10**

Project Update and Photographs  
Budget Ordinance

**13. Wilmore Walk Townhouse Housing Development Loan**

**Action: Approve a forgivable deferred payment loan for infrastructure and site improvements in the amount of \$548,000 to the Wilmore Neighborhood Association and Boulevard Centro to develop 47 townhouses.**

**Staff Resources:** Stanley Wilson, Neighborhood Development  
Jeff Meadows, Neighborhood Development

**Focus Area:** City Within A City (CWAC)

**Policy:**

The City's Consolidated Plan identifies a need for affordable, safe and decent housing for low and moderate-income families. The FY2001 – 2005 Consolidated Plan, which established guidelines for the expenditure of federal housing funds, was approved by City Council on April 24, 2000.

**Explanation:**

The Wilmore Neighborhood Association (WNA) and Boulevard Centro are requesting a forgivable deferred payment loan in the amount of \$548,000 to develop 47 townhouses for homeownership. A forgivable deferred payment loan allows for payments to be delayed for a given period of time and for the principal to be forgiven if loan conditions are satisfied, at the end of the loan term.

The development is located within the 400 block of West Worthington Avenue bounded by West Boulevard, Cliffwood Avenue, Woodcrest Avenue and South Tryon Street in the Wilmore Neighborhood.

The proposal consists of 47 townhouse units. The units will include seven, two bedroom, 980 square feet units, 19, two bedroom, 1,080 square feet units and 21, three bedroom, 1,180 square feet units. It is anticipated that the project will be completed and all of the units sold within two years.

The two bedroom units will sell at a price between \$95,000 and \$104,000; and the three bedroom units will sell for \$114,000. The proposed units will be affordable to households earning between 64% of the area median income (AMI) or \$38,354 for a family of four and 76% of AMI or \$45,662 for a family of four.

Bank of America (BOA) has committed to provide a revolving construction loan of \$4,255,900 for the construction of the townhouses. The BOA loan has a three-year term with a first deed of trust. The monthly loan repayments are interest only with the principal being repaid as each house is sold. Bank of America's loan is contingent upon approval of City financing. The homebuyer will secure permanent financing for each unit with the assistance of a realtor and the Wilmore Neighborhood Association

The City funding is necessary to provide infrastructure and site improvements including: storm water, road extension, demolition and environmental remediation costs. The City forgivable deferred payment loan represents a write down of \$11,660 per unit. The affordability period for these units will be a minimum of five years secured by deed restriction. If the City provides down payment assistance through HouseCharlotte, the period of affordability would extend to 10 years.

**Sources and Uses of Funds:**

**Sources**

City of Charlotte Deferred Payment Loan	548,000
Bank Loan Proceeds	4,255,900
Sales / Closing Proceeds	<u>779,100</u>
<b>Total</b>	<b>\$5,583,000</b>

**Uses**

Land	548,000
Demolition	110,000
Environmental Audit	2,000
Worthington Ave. Extension	436,000
Construction	3,390,400
Contingency	300,000
Taxes/Ins.	4,000
Inspections	9,200
Permits/Fees	3,500
Architecture/Eng	100,500
Accounting/Legal	34,000
Warranty Reserve (@ closing)	14,100
Construction Loan Fee	42,500

Appraisal/Survey/Title	14,800
Construction Loan Interest	237,000
Sales Marketing	20,000
R/E Commissions	206,000
Developer's Fee	100,000
Transfer Fees	<u>11,000</u>
<b>Total</b>	<b>\$5,583,000</b>

The projected project schedule is shown below:

February	2002	Obtain permits for project
March	2002	Construction start
September	2003	Construction completion
March	2004	Complete sale of 47 townhouses

Wilmore Walk is located on a 2.78-acre site. The property consists of seven tax parcels and the zoning is UR-2, which allows for attached townhouse development.

City Council received information on the development of this project at its Dinner Briefing on January 14, 2002.

**Funding:**

City Two-Thirds Bonds

**Attachment 11**

- City Council Dinner Briefing Presentation – January 14, 2002
- 20-Year Project Cash Flow
- Enterprise Foundation Letter of Project Endorsement
- Letter of Support from the Community
- BOA commitment letter
- Project Description
- Site Plan
- Location Map

**14. Orlando Street Properties Rehabilitation Grant**

**Action: Approve a grant in the amount of \$570,000 to the Charlotte Mecklenburg Housing Partnership (CMHP) for the rehabilitation of 10 units located in Druid Hills Neighborhood.**

**Staff Resources:**

Stanley Wilson, Neighborhood Development  
 Jeff Meadows, Neighborhood Development

**Focus Area:**

City Within A City (CWAC)

**Policy:**

The City’s Consolidated Plan identifies a need for affordable, safe and decent housing for low and moderate-income families. The FY2001 – 2005 Consolidated Plan, which established guidelines for the expenditure of federal housing funds, was approved by City Council on April 24, 2000. Druid Hills is one of the City’s Action Plan neighborhoods where housing development has been identified as a priority. Redevelopment of Druid Hills is consistent with the Statesville Avenue Corridor Area Plan to create quality affordable rental units.

**Explanation:**

The CMHP is requesting funding in the amount of \$570,000 to rehabilitate 10 units in the Druid Hills Neighborhood. The development is located at the 2400 block of Olando Street in the southern portion of Druid Hills. The proposed per unit cost is \$57,000 or \$62 per square feet. The rehabilitation of the units will eliminate substandard units and contribute to the redevelopment of the neighborhood.

The site plan consists of five buildings, with two units in each. The approximate size of each unit is 919 square feet consisting of two bedrooms. Each unit will be equipped with a new range and range hood, refrigerator and washer/dryer hook-ups. The Charlotte Mecklenburg Housing Partnership will provide construction and property management for the project. It is anticipated that the project will be completed and all of the units rented within six months.

The proposed rental units will be leased to families earning at or below 60% of the area’s median income, which is \$36,240 for a family of four. The units will rent for \$350 per month making the units affordable to households earning 23% of the area median income, which is \$14,000 for a family of four. Relocation clients will be given preference in leasing the units. The affordability period for these units will be 15 years secured by deed restriction.

**Sources and Uses of Funds:**

**Sources**

City of Charlotte Grant	\$570,000
-------------------------	-----------

**Uses**

Demolition/site improvements/landscaping	51,000
Rehabilitation Costs	312,398
General Requirements	78,510
Contractor Overhead	24,900
Permits	5,000
Developer Fee	51,082
Construction Contingency	<u>47,110</u>
<b>Total</b>	<b>\$570,000</b>

The projected project schedule is shown below:

February 2002	Obtain permits for project
March 2002	Construction start
July 2002	Construction completion
July 2002	Complete renting of 10 units

The Olando Street project is located on an .825 acre site consisting of five tax parcels. The parcels are zoned R-8 (Single Family Residential). CMHP purchased the property May 29, 2001 for \$257,500 or \$25,750 per unit.

City Council received information on the development of this project at its Dinner Briefing on January 14, 2002.

**Funding:**

HOME Funds

**Attachment 12**

- City Council Dinner Briefing Presentation – January 14, 2002
- 20-Year Project Cash Flow
- Project Description
- Site Plan
- Location Map

## 15. Rachel Street Properties Rehabilitation Grant

**Action: Approve a grant in the amount of \$378,584 to the Charlotte Mecklenburg Housing Partnership (CMHP) for the rehabilitation of eight units on Rachel Street located in the Druid Hills Neighborhood.**

**Staff Resources:** Stanley Wilson, Neighborhood Development  
Jeff Meadows, Neighborhood Development

**Focus Area:** City Within A City (CWAC)

**Policy:**

The City's Consolidated Plan identifies a need for affordable, safe and decent housing for low and moderate-income families. The FY2001 – 2005 Consolidated Plan, which established guidelines for the expenditure of federal housing funds, was approved by City Council on April 24, 2000. Druid Hills is one of the City's Action Plan neighborhoods where housing development has been identified as a priority. Redevelopment of Druid Hills is consistent with the Statesville Avenue Corridor Area Plan to create quality affordable rental units

**Explanation:**

The CMHP is requesting funding in the amount of \$378,584 to rehabilitate eight units on Rachel Street in the Druid Hills Neighborhood. The development is located 2400 block of Rachel Street in the southern portion of Druid Hills. The proposed per unit cost is \$47,323 or \$69.70 per square feet. The rehabilitation of the units will eliminate substandard units and will help in the overall redevelopment of the neighborhood.

The site plan consists of four buildings, with two units in each. The approximate size of each unit is 679 square feet with two bedrooms. Each unit will be equipped with a new range and range hood, refrigerator and washer/dryer hook-ups. The Charlotte Mecklenburg Housing Partnership will provide construction and property management for the project. It is anticipated that the project will be completed and all of the units rented within four months.

The proposed rental units will be leased to families earning at or below 60% of the area’s median income, which is \$36,240 for a family of four. The units will rent for \$330 per month making the units affordable to households earning 23% of the area median income, which is \$ 14,000 for a family of four. Relocation clients will be given preference in leasing the units. The affordability period for these units will be 15 years secured by deed restriction.

**Sources and Uses of Funds:**

**Sources**

City of Charlotte Grant	\$378,584
-------------------------	-----------

**Uses**

Demolition/site improvements/landscaping	38,400
Rehabilitation Costs	195,936
General Requirements	52,144
Contractor Overhead	22,880
Permits	3,520
Developer Fee	34,416
Construction Contingency	<u>31,288</u>

<b>Total</b>	<b>\$378,584</b>
--------------	------------------

The projected project schedule is shown below:

February 2002	Obtain permits for project
March 2002	Construction start
May 2002	Construction completion
May 2002	Complete renting of 8 units

The Rachel Street project is located on a .69-acre site consisting of four tax parcels of .172 acres and a duplex on each. The parcels are zoned R-8 (Single

Family Residential). CMHP purchased the property April 12, 2001 for \$172,000 or \$21,500 per unit.

City Council received information on the development of this project at its Dinner Briefing on January 14, 2002.

**Funding:**

HOME Funds

**Attachment 13**

- City Council Dinner Briefing Presentation – January 14, 2002
- 20-Year Project Cash Flow
- Project Description
- Site Plan
- Location Map

**16. Stewart Stream Apartments Rehabilitation Loan**

**Action: Approve a loan in the amount of \$350,000 to Stewart Stream Limited Partnership (Stewart Stream) for the rehabilitation of 58 units located in the Oakview Terrace Neighborhood.**

**Staff Resources:** Stanley Wilson, Neighborhood Development  
Jeff Meadows, Neighborhood Development

**Focus Area:** City Within A City (CWAC)

**Policy:**

The City's Consolidated Plan identifies a need for affordable, safe and decent housing for low and moderate-income families. The FY2001 – 2005 Consolidated Plan, which established guidelines for the expenditure of federal housing funds, was approved by City Council on April 24, 2000.

**Explanation:**

The Stewart Stream Limited partnership is requesting a loan in the amount of \$350,000 to rehabilitate 58 units in the Oakview Terrace Neighborhood. The proposed total development cost per unit is \$68,466 or \$102 per square feet. The construction cost per unit is \$42,471 or \$64 square feet. The project has applied for and received approximately \$120,000 through the City's Lead Based Paint Program for lead reduction activities. The rehabilitation of the Stewart Stream Apartments will eliminate substandard conditions and will contribute to the redevelopment of the neighborhood.

The Stewart Stream Apartments are located at the 300 - 500 block of Honeywood Avenue, 321 Nelson Avenue, the 300 block of Kentucky Avenue and 3410 Tennessee Avenue. The project property is located on a 4.19 +/- acre site consisting of 14 tax parcels. The parcels are zoned R-5 (Single

Family Residential) and R-17MF (Multi-Family Residential), nine parcels and five parcels, respectively.

The proposal consists of 20 buildings: five single family units, 10 duplex units, and 43 townhouses. The approximate size of each unit is 650-896 square feet. The two and three bedroom units will be equipped with a new range and range hood, refrigerator, doors, windows, siding and HVAC. Stewart Stream will provide construction management for the project and Excel Property Management will manage the property after the completion of construction. It is anticipated that the project will be completed and all of the units rented within nine months.

Thirty-five of the proposed rental units will serve households earning 50% or less of the area median income (AMI) or \$30,200 for a family of four. The remaining 23 units will be made available to households earning 35% or less than the AMI or \$21,140 for a family of four. Twenty five percent of the total units (15) will be given preference to City relocation clients. The unit rents will range from \$301 to \$507 per month.

The City's loan in the amount of \$350,000 will be for 18 years at 3%. The affordability period for these units will be 30 years secured by deed restriction.

**Sources and Uses of Funds:**

**Sources**

City of Charlotte Loan	350,000
Sun Trust Loan	597,166
Developer Loan	120,000
Lead Based Paint Program	120,351
Federal Tax Credits	2,364,443
State Tax Credits	341,026
Owner Equity	30,000
Rental Income (during const.)	<u>48,060</u>
<b>Total</b>	<b>\$3,971,046</b>

**Uses**

Land/Buildings	850,000
Demolition/site improvements/landscaping	174,233
Rehabilitation Costs	1,637,103
Construction Soft Cost	553,823
Architecture	55,000
Financing Cost	133,132
Furnishings and Equipment	20,000
Developer Fee	371,265
Rent Up/ Operating Reserve	132,520
Relocation Expense	<u>43,970</u>
<b>Total</b>	<b>\$3,971,046</b>

The projected project schedule is shown below:

February 2002	Obtain permits for project
March 2002	Construction start
August 2002	Construction completion
November 2002	Complete renting of 58 units

Stewart Stream Apartments was presented to City Council on March 26, 2001. Council approved the loan commitment subject to the award of Tax Credits. The North Carolina Housing Finance Agency (NCHFA) awarded Stewart Stream Apartments Tax Credits on September 21, 2001. The City's Housing Locational Policy does not apply to housing rehabilitation; therefore this project is exempt from the policy.

City Council received information on the development of this project at its Dinner Briefing on January 14, 2002.

**Funding:**  
HOME Funds

**Attachment 14**

- City Council Dinner Briefing Presentation – January 14, 2002
- 20-Year Project Cash Flow
- Project Description
- Site Plan
- Location Map

**17. Two-Thirds General Obligation Bonds and General Obligation Refunding Bonds**

**Action: A. Introduce five bond orders for \$40,000,000 of Two-Thirds General Obligation Bonds and up to \$12,500,000 of General Obligation Refunding Bonds; and**

**B. Approve a resolution calling a public hearing on the bond orders and direct publication of notice of the public hearing and filing of a debt statement.**

**Staff Resource:** Greg Gaskins, Finance

**Explanation:**

The FY2002-06 Capital Investment Plan included funding from two-thirds general obligation bonds.

On January 14, 2002 Council approved three resolutions authorizing publication of the City's intent to apply to the Local Government Commission

(LGC) for approval of the bonds, preparation and submission of the application to the LGC and making certain statements of fact concerning purpose, amount and necessity.

The bond orders are for the following amounts:

Street	\$24,000,000
Housing	10,000,000
Land Acquisition	4,000,000
Public Improvement	<u>2,000,000</u>
	\$40,000,000

North Carolina General Statutes contain provisions for the issuance of bonds under a "two-thirds" rule. This rule provides for the issuance of general obligation debt, without a referendum, for an amount equal to two-thirds of the amount of general obligation net principal reduction in the previous fiscal year. The total two-thirds capacity available in this fiscal year is approximately \$62,000,000, of which \$40,000,000 is being used in the 2002-2006 Capital Investment Plan.

Projects to be funded are as follows:

Eastside Strategy Plan	\$8,000,000
Westside Strategy Plan	3,600,000
MidTown Square Development	4,900,000
Stonewall Street Pedestrian Access	2,000,000
Tryon Mall Renovations-Phase II	<u>5,500,000</u>
<b>Total Street Projects</b>	<b>24,000,000</b>
Affordable Housing Program	10,000,000
Smart Growth Land Acquisition	4,000,000
Fire Burn Building Replacement	<u>2,000,000</u>
<b>Total Projects</b>	<b>\$40,000,000</b>

The General Obligation Refunding Bonds may total up to \$12,500,000. The actual amount of bonds to be refunded is \$11,940,000. The refunding bonds will not be issued unless the City realizes net present value savings of approximately \$450,000. Refunding bonds are issued at a lower interest rate than the existing bonds so that the City realizes a savings. Market conditions determine the savings amount. Refunding is similar to refinancing a mortgage.

Notice of the public hearing will be published on February 8, 2002 and the public hearing will be February 25, 2002. At the same meeting Council will be asked to approve the bond orders authorizing the City to issue the bonds.

A sworn statement of debt will be filed with the City Clerk January 29, 2002.

**Funding:**  
Municipal Debt Service Fund

**Attachment 15**  
Bond orders  
Resolution

## 18. Nominations to Boards and Commissions

**Action: Nominate citizens to serve as specified.**

### A. CERTIFIED DEVELOPMENT CORPORATION

This item was deferred from the January 14, 2002 meeting.

One citizen to represent a community organization; i.e, anyone who does volunteer work would qualify. Peter Awute is interested in being reappointed; however, he did not fulfill City Council's attendance requirements. A letter from the Staff Advisor is included in the attachment. This appointment would begin immediately and serve until May 2003.

One citizen to represent a business organization to replace Phillip Lopp, who has resigned. This term would begin immediately and serve until April 2003.

Stephen Cox by Councilmember Mumford  
Patricia Pollack\* by Councilmember Carter

\*Ms. Pollack was appointed to the Certified Development Board by the County Commission on January 2, 2002. The City Clerk was notified on January 16.

**Attachment 16**  
Applications

### B. CHARLOTTE-MECKLENBURG PUBLIC ACCESS CORPORATION

This item was deferred from the January 14, 2002 meeting.

One appointment beginning immediately and serving until June 2003. Must represent a financial organization. Alfredo Marquetti has resigned.

**Attachment 17**  
Applications

## 19. Appointments to Boards and Commissions

**Action: Vote on blue ballots and give to City Clerk at dinner.**

### A. BUSINESS ADVISORY COMMITTEE

One appointment beginning immediately, ending April 2002, and then serving the next full, three year term to replace Fred Macholz, who has resigned.

William Bunting by Councilmember Tabor  
 Ray Groth by Councilmembers Lochman & Wheeler  
 Derrick Knox by Councilmember Mitchell  
 Jackie Mack by Councilmember Graham  
 Brad Wojick by Councilmembers Spencer & White

### Attachment 18

Applications

### B. CHARLOTTE-MECKLENBURG PUBLIC ACCESS CORPORATION

This item was deferred from the January 14, 2002 meeting.

One appointment to represent a producer/user of the local public access channel. Appointment will begin immediately, serve until June 2002 and then serve the next full, two-year term. Rahman Kahn has resigned.

Anja Benbow by Councilmember Cannon  
 Kelvin Carter by Councilmember Wheeler

### Attachment 19

Applications

### C. DOMESTIC VIOLENCE ADVISORY BOARD

One appointment beginning immediately and ending September 2004 to replace Jennifer Cromwell, who has resigned.

Sherry Barnes by Councilmember Wheeler  
 Rhonda Collins by Councilmember Carter  
 Lisa Gaye Hall by Councilmember Spencer  
 Yolanda Massey by Councilmember Graham  
 Jessica Stanley by Councilmember White

### Attachment 20

Applications

**D. PRIVATIZATION/COMPETITION ADVISORY COMMITTEE**

One appointment beginning immediately, ending March 2002 and then serving the next full, two year term. Fred Macholz has resigned.

Tony Arias by Councilmembers Carter & Cogdell  
Stephanie Haynes by Councilmember White  
Laura Lewin by Councilmember Graham  
Jameson Wells by Councilmember Cannon

**Attachment 21**

Applications

**E. TRANSIT SERVICES ADVISORY COMMITTEE**

Two appointments for three years beginning February 2002. Both must represent local or express service passengers. Mark Loflin is not eligible for reappointment. Linette Fox did not meet Council's attendance requirements.

Linette Fox by Councilmember White  
Carolyn Stroud by Councilmember Spencer  
Robert Walker by Councilmember Cannon

**Attachment 22**

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 and are low bid.

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

Disadvantaged Business Enterprise (DBE) is a federal program primarily used for Aviation and Transit. DBE is race neutral.

Contractors and Consultants

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

## **CONSENT I**

### **20. Public Auction for Disposal of Equipment**

**Action: Declare specific equipment, various parts and supplies and other miscellaneous items as surplus and approve a resolution authorizing them for sale at public auction on Saturday, February 23, 2002 at 10:00 a.m. The auction will be held at the City-County Surplus Property Facility located at 3301 North I-85 Service Road.**

#### **Attachment 23**

List of equipment

Resolution

## 21. In Rems

**For In Rem Remedy items A -B, the public purpose and policy are outlined here.**

**Public Purpose:**

- Eliminate a blighting influence in a City Within A City neighborhood
- Reduce the proportion of substandard housing
- Increase tax value of property by making land available for potential infill housing development

**Policy:**

- City Within A City
- Community Safety Plan

The In Rem Remedy items were initiated from 3 categories:

1. Public Safety – Police and/or Fire Dept.
2. Complaint – petition by citizens, tenant complaint or public agency referral
3. Field Observation – concentrated code enforcement program

The In Rem Remedy item is listed below by category identifying the street address and neighborhood.

Complaint

- A. 438 Bartling Road (Collingwood Neighborhood)
- B. 2940 Rubine Street (Ponderosa/Wilmont Neighborhood)

**Complaint:**

**A. 438 Bartling Road**

**Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 438 Bartling Road (Collingwood Neighborhood) located in the City Within A City boundaries.**

**Attachment 24**

**B. 2940 Rubine St.**

**Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2940 Rubine Street (Ponderosa/Wilmont Neighborhood) located in the City Within A City boundaries.**

**Attachment 25**

## CONSENT II

### 22. Community Relations Committee Grant and Budget Ordinance

**Action: Adopt a budget ordinance appropriating \$23,152 from a grant for fair housing enforcement.**

**Staff Resource:** Willie Ratchford, City Manager's Office

**Explanation:**

The Community Relations Committee administers the City's Fair Housing and Public Accommodation ordinances, investigates allegation of Police misconduct, administers the Dispute Settlement Program and provides staff support to the Community Relations Committee which promotes and monitors community harmony.

Community Relations has received a grant from HUD for \$23,152 to enhance enforcement of the Fair Housing Ordinance.

Each year, the U.S. Department of Housing and Urban Development provides a grant to fund administration of the fair housing program. CRC initially estimated the amount of the grant as \$64,560. The actual FY02 grant amount was \$87,712, therefore, Council is asked to appropriate the remaining \$23,152.

CRC has, and will continue, to use the HUD grant revenue to cover the salary and benefits of a temporary Community Relations Specialist position and other HUD approved costs associated with administration of the fair housing program, including training for fair housing testers in Charlotte and Mecklenburg County.

**Attachment 26**

Budget Ordinance

### 23. Oaklawn Park Neighborhood Improvement Project

**Action: Approve Amendment #1 for \$106,190 with Presnell Associates, Inc. for engineering services for the Oaklawn Park Neighborhood Improvement Project (NIP).**

**Staff Resource:** Bruce Miller, Engineering & Property Management

**Explanation:**

In November 2000, the citizens approved the Neighborhood Improvement Bond referendum to fund the Neighborhood Improvement Program. This program was established to help maintain, stabilize and revitalize

neighborhoods through comprehensive infrastructure improvements such as curb and gutter, storm drainage and sidewalks. Oaklawn Park was identified as one of 22 high-priority neighborhoods. On February 12, 2001, City Council approved the original agreement for engineering planning and design services for \$238,415. This amendment will provide funding for:

- Water main relocation and rehabilitation as requested by Charlotte-Mecklenburg Utilities,
- Storm water channel maintenance and
- Continued design services for neighborhood infrastructure improvements.

**Funding:**

Neighborhood Capital Investment Plan

**24. Set Date for a Public Hearing on an Amendment to the Tree Ordinance**

**Action: Set public hearing on an amendment to the City Code to include Single-Family Development in the Tree Ordinance for the February 18, 2002 Zoning meeting.**

**Staff Resource:** Lisa Hagood, Engineering & Property Management

**Explanation:**

In August 2000, City Council requested that staff look into developing an ordinance that would limit clear cutting of trees in single-family developments.

A stakeholders group was formed and began meeting in January 2001. Representatives from the development community, as well as the environmental community were included in the group. The recommended policy was presented to Council at a public forum on December 10, 2001.

With the comments received from the public input process and the Tree Advisory Commission, staff has prepared the text amendment and will present the proposed changes to the Tree Ordinance to include single-family development at a Public Hearing at the February 18 Zoning meeting.

Council will be asked to adopt the amendment to the Ordinance at the March 18 Zoning meeting.

**Community Input:**

A diverse group of neighborhood and environmental representatives, developers, designers, and staff from Planning and Engineering & Property Management have gathered to work on this project. The Residential Tree

Ordinance Policy was sent to 400 Neighborhood Associations as well as the Land Development Fast Fax Database.

## 25. Locating, Exercising, and Mapping of Valves

**Action: Approve a contract with Wachs Utility Services to perform all work associated with locating, exercising and mapping of all water system valves 20 inch and larger in Mecklenburg County. The cost of this contract is for a not to exceed amount of \$408,524.**

**Staff Resource:** Doug Bean, Utilities

**Explanation:**

This contract will pay for all services associated with locating, exercising and mapping all water system valves 20-inch and larger. All valves and vaults will be exercised and inspected to evaluate their condition and operability. Minor repairs such as raising the valve box to grade, providing accessibility to valve nut and repairing faulty gears and packing will be performed on a per valve basis.

Valve characteristics will be recorded in a database for future CMU use. This inventory is a needed asset in the process of isolating sections of water main during emergencies. The direct result of this process will be increased valve serviceability.

**Funding:**

Water Capital Investment Plan

## 26. Condemnation Settlement-Crown Stations, Inc.

**Action: A. Adopt a budget ordinance appropriating \$315,000 from Street Bonds; and**

**B. Approve Settlement of Condemnation action captioned City of Charlotte v. Crown Stations, Inc. (f/k/a Crown Central Finance Corporation) for a total settlement award in the amount of \$315,000.**

**Staff Resource:** Susanne Todd, City Attorney's Office  
Craig Long, Real Estate Division

**Explanation:**

Crown Stations, Inc. is the owner of real property and a gas station/convenience store located at the corner of Monroe Road and Sharon Amity Road. In June 2000, Charlotte City Council authorized condemnation

of a portion of this property for \$157,000 as necessitated by the Monroe Road/Sharon Amity Intersection Improvements Project.

Although the roadway improvements do not directly impact the physical structures on the property, the loss of land negatively affects the flow of vehicles as they maneuver their way to the gas tanks as well as substantially limits available parking in the front of the store. There is ample parking in the rear of the property so the settlement award includes money to build a rear entrance in the convenience store and to reconfigure the store for safety reasons.

This settlement is also conditioned on Crown agreeing (in the event that the property is not completely redeveloped within the next two years) that it will make improvements to the property such that gas trucks can enter the property, refuel the tanks and exit off the property in a forward motion. The trucks currently have to back out of the station and onto Monroe Road after refueling.

**Funding:**

Transportation Capital Investment Plan

**Attachment 27**

Budget Ordinance

## 27. Property Transactions

**Action: Approve the following property acquisitions (A-F) and adopt the condemnation resolutions (G-M)\*.**

**Acquisitions:**

**A. Project:** Master Plan Land Acquisition

**Owner(s):** Glendon H. Shelton

**Property Address:** 7647 Frosch Road

**Property to be acquired:** .47 acres

**Improvements:** Commercial building

**Purchase Price:** \$173,800

**Remarks:** The purchase price was determined by two independent appraisers and was reviewed by a third 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 or buildings 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.

\*NOTE: Condemnation Resolutions are on file in the City Clerk's Office.

**Zoned:** I1  
**Use:** Warehouse  
**Tax Value:** \$98,550  
**Tax Code:** 113-143-10

- B. Project:** Colony Road/Runnymede Lane Intersection Improvement  
Project Parcel #2  
**Owner(s):** Martin F. Olsen and Wife, Mary C. Curtis  
**Property Address:** 2835 Colony Road  
**Property to be acquired:** 3,699 sq. ft. (.085 ac.) of Permanent Right-of-Way and 2,573 sq.ft. (.059 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$19,911  
**Remarks:** This acquisition is required for the Colony Road/Runnymede Lane Intersection Improvement Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** R-3  
**Use:** Residential  
**Tax Code:** 175-062-03  
**Total Parcel Tax Value:** \$322,690
- C. Project:** Old Statesville Avenue Road Widening, Parcel #24  
**Owner(s):** Gadd Realty Group, Inc.  
**Property Address:** 6634 Old Statesville Road  
**Property to be acquired:** 3,709 sq.ft. (0.09 ac.) Fee Simple Acquisition and Permanent Utility Easement and 2,629 sq.ft. (0.06 ac.) of Temporary Construction Easement  
**Improvements:** Gravel parking lot  
**Purchase Price:** \$17,000  
**Remarks:** This area is needed for the Old Statesville Road Widening Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** B2SCD  
**Use:** Single Family Dwelling/Office  
**Tax Code:** 045-451-04  
**Total Parcel Tax Value:** \$115,940
- D. Project:** The Plaza Pedestrian Refuge Median, Parcel #2  
**Owner(s):** Tran T.T. Houg and Husband, LeThanh Nguyen  
**Property Address:** 3330 The Plaza  
**Property to be acquired:** 878 sq.ft. (0.021 ac.) of Permanent Easement plus 3,639 sq.ft. (0.084 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$10,025  
**Remarks:** This acquisition is required for the Plaza Pedestrian Refuge Median project. Compensation was established by an independent, certified appraisal and appraisal review.

**Zoned:** B-1  
**Use:** Commercial  
**Tax Code:** 093-055-34  
**Total Parcel Tax Value:** \$413,140

- E. Project:** Prosperity Church Road Widening-Phase II, Parcel #162  
**Owner(s):** Otis M. Barber and Wife, Thelma V. Barber  
**Property Address:** 4407 Prosperity Church Road  
**Property to be acquired:** 12,256 sq.ft. (0.282 ac.) of Fee Simple, plus 1,624 sq.ft. (0.038 ac.) of Permanent Easement, plus 1,289 sq.ft. (0.030 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$18,000  
**Remarks:** This acquisition is required for the Prosperity Church Road Widening-Phase II Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** R-3  
**Use:** Single Family Residential  
**Tax Code:** 027-382-22  
**Total Parcel Total Parcel Tax Value:** \$195,030
- F. Project:** 2001 Annexation Mt. Holly-Huntersville Road Area, Parcels #10, #11 and #16  
**Owner(s):** Walter R. Nelson and Wife, Mildred Nelson  
**Property Address:** Lakeview Road  
**Property to be acquired:** 49,370 sq.ft. (1.13 ac.) of Permanent Easement plus 78,040 sq.ft. (1.79 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$27,255  
**Remarks:** This acquisition is required for the 2001 Annexation Mt. Holly-Huntersville Road Area Project. Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** R-3  
**Use:** Vacant  
**Tax Code:** 025-181-18 (#10); 025-181-17 (#11); 025-181-16 (#16)  
**Total Parcel Tax Value:** \$511,310

**Condemnations:**

- G. Project:** North Tryon Sidewalk, Package #14, Parcel #10  
**Owner(s):** Lopa Mudra Associates, Inc. and Any Other Parties of Interest  
**Property Address:** 6001 North Tryon Street  
**Property to be acquired:** 5,625 sq.ft. (0.13 ac.) of Permanent Sidewalk, and Permanent Utility Easement  
**Improvements:** Cinder block, wrought iron fence and sign base  
**Purchase Price:** \$14,655

**Remarks:** This acquisition is required for the North Tryon Sidewalk, package #14 Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

**Zoned:** B-2

**Use:** Motel

**Tax Code:** 089-231-14

**Total Parcel Tax Value:** \$444,370

- H. Project:** Old Statesville Road Widening, Parcel #57  
**Owner(s):** Donald Ray Wright and Wife Phyllis B. Wright and Any Other Parties of Interest.  
**Property Address:** 7425 Old Statesville Road  
**Property to be acquired:** 13,869 sq.ft. (0.32 ac.) of Fee Simple Acquisition, Permanent Drainage Easement, Permanent Utility Easement, and Temporary Construction Easement  
**Improvements:** None  
**Purchase Price:** \$71,700  
**Remarks:** This acquisition is required for the Old Statesville Road Widening Project. Compensation amount was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-2  
**Use:** Car Service/Industrial  
**Tax Code:** 037-213-19  
**Total Parcel Tax Value:** \$370,420
- I. Project:** Old Statesville Road Widening, Parcel #58  
**Owner(s):** E.C. Griffith Company, Inc. and Any Other Parties of Interest  
**Property Address:** 7416 Old Statesville Road  
**Property to be acquired:** 34,912 sq.ft. (0.801 ac.) of Fee Simple Acquisition  
**Improvements:** None  
**Purchase Price:** \$4,450  
**Remarks:** This acquisition is required for the Old Statesville Road Widening Project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zone:** B-2  
**Use:** Vacant  
**Tax Code:** 043-062-04  
**Total Parcel Tax Value:** \$32,670
- J. Project:** Old Statesville Road Widening, Parcel #61  
**Owner(s):** E.C. Griffith Company, Inc. and Any Other Parties of Interest  
**Property Address:** 7600 Old Statesville Road  
**Property to be acquired:** 80,263, sq.ft. (1.843 ac.) of Fee Simple

Acquisition

**Improvements:** None

**Purchase Price:** \$104,500

**Remarks:** This acquisition is required for the Old Statesville Road Widening Project. Compensation was established by an independent, certified appraisal and appraisal review. City staff has yet to reach a negotiated settlement with the property owner.

**Zoned:** B-2

**Use:** Vacant

**Tax Code:** 043-088-13

**Total Parcel Tax Value:** \$65,340

- K. Project:** Runnymede/Woodlawn/Selwyn Intersection Improvements, Parcel # 2
- Owner(s):** David T. Grady and Wife, Kimberly D. Grady and Any Other Parties of Interest
- Property Address:** 3126 Selwyn Avenue
- Property to be acquired:** 1,302 sq.ft. (0.030 ac.)
- Improvements:** None
- Purchase Price:** \$ 7,500
- Remarks:** This acquisition is required for the Runnymede/Woodlawn/Selwyn Intersection Improvements project. Compensation was established by an independent, certified appraisal and appraisal review. City staff has yet to reach a negotiated settlement with property owner.
- Zoned:** R-3
- Use:** Single Family Residential
- Tax Code:** 175-096-13
- Total Parcel Tax Value:** \$241,350
- L. Project:** 2001 Annexation Prosperity Church Road-Sewer Trunk BR2, Parcel #8
- Owner(s):** Hill Land Corporation c/o Superior Homes, Inc. and Any Other Parties of Interest
- Property Address:** Hampton Place Drive
- Property to be acquired:** 4,760 sq.ft. (0.109 ac.) of Permanent Easement
- Improvements:** None
- Purchase Price:** \$1,425
- Remarks:** This acquisition is required for the 2001 Annexation Prosperity Church Road-Sewer Trunk BR2 Project. Compensation was established by an independent, certified appraisal and appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
- Zoned:** R-4
- Use:** Vacant
- Tax Code:** 027-102-26
- Total Parcel Tax Value:** \$35,000

- M. Project:** 2001 Annexation Mt. Holly-Huntersville Road Area, Parcel #20  
**Owner(s):** Julia C. Auten c/o John L. Corbett And Any Other Parties of Interest  
**Property Address:** 8400 Mt. Holly-Huntersville Road  
**Property to be acquired:** 29,930 sq.ft. (.687 ac.) of Permanent Easement  
**Improvements:** None  
**Purchase Price:** \$11,400  
**Remarks:** This acquisition is required for the 2001 Annexation Mount Holly-Huntersville Road Area Project. Compensation was established by an independent, certified appraisal and appraisal review. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** R-3  
**Use:** Vacant  
**Tax Code:** 025-161-05  
**Total Parcel Tax Value:** \$77,220

## 28. Meeting Minutes

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

- **December 13, 2001 Council Retreat**
- **December 17, 2001 Zoning Meeting**
- **December 18, 2001 Joint City/County/School Board Meeting**
- **January 7, 2002 Workshop**