

Mayor Patrick McCrory

Nancy 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, October 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**

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5:00 P.M. DINNER BRIEFING CONFERENCE CENTER

1. Joint Facilities Master Plan

Resource: Martin Cramton, Planning
Michelle Haas, Engineering and Property Management

Time: 30 minutes

Synopsis of Presentation:

- Review the City's planning commitment to a center city Government District
- Review the associated development principles
- Review the current planning effort-a framework for future development decisions
- Review the work of the Planning Liaison Committee regarding joint facilities
- Review of the City's current projections for space needs

2. Economic Development and Planning Committee Reports on Arena Related Items

Committee Chair: Lynn Wheeler

Resource: Pam Syfert, City Manager
Curt Walton, Budget Director

Time: 15 minutes

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

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

CONSENT

- 3. Consent agenda items 14 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

4. Public Hearing on Draft Thomasboro-Hoskins Area Plan

Action: Receive comments on the draft *Thomasboro-Hoskins Area Plan*.

Committee Chair: Lynn Wheeler

Staff Resource: Cheryl Neely, Planning Commission

Explanation:

Staff recently completed the planning process for the Thomasboro-Hoskins Community. This community is located north of the Center City and is bound by Brookshire Boulevard, I-85, Hovis Road and Tuckaseegee Road. The *Westside Strategy Plan*, which was adopted by City Council in 2000, recommends that the *Thomasboro-Hoskins Special Project Plan*, adopted in 1988, be updated and that the area be targeted for improvements under the 2000 Neighborhood Improvement Program (NIP). In addition, this area is ranked as fragile in both the *2000* and *2002 Quality of Life Reports*.

The plan is divided into two parts, Volume 1: Concept Plan and Volume 2: Implementation Program.

1. Volume I: Concept Plan identifies planning challenges and includes goals and recommendations for improving the overall area. This is the only document considered for adoption.
2. Volume II: Implementation Program contains suggested strategies for achieving the goals and recommendations.

The plan primarily includes recommendations for land use changes, infrastructure, transportation and streetscape improvements, community safety, community appearance, economic development, and parks and open space. Land use recommendations in the plan, if approved, would amend recommendations in the Northwest District Plan for this area.

Some of the key recommendations of the plan are:

- Land Use: Protect the existing residential fabric, integrate land uses, encourage retail uses that are neighborhood supportive and improve the physical relationship between residential and non-residential land uses.
- Community Safety: Form an alliance between police, residents and City and County service providers to discourage criminal activity.

- Transportation and Infrastructure: Install infrastructure improvements throughout the community that include traffic calming measures, sidewalks, and crosswalks; consider extending transit service in the community; examine the feasibility of the removal of the Glenwood Drive Extension from the Thoroughfare Plan; and improve the intersection of Brookshire with Hovis and Oakdale roads.

Committee Discussion:

The Economic Development Committee received an overview of the plan on October 16th and recommended that the plan be forwarded to Council for public comment. The Committee is tentatively scheduled to make a recommendation on the Plan in November.

Community Input:

The planning process for the draft *Thomasboro-Hoskins Plan* included a series of nine study group meetings. During these meetings representatives from the community worked with staff to create a vision for the study area, identify community issues and opportunities, and develop recommendations for implementing the vision. Additionally, a public meeting was held on September 16th to receive public comments on the draft plan (37 citizens attended this meeting).

On September 17th the Planning Committee received public comments on the draft plan. The Planning Committee recommended adoption of the plan with one modification. The Planning Committee recommended that Area 5 be amended to include a vacant parcel located between Area 5 and Morgan Street. The recommended land use for this parcel is commercial for the portion that has frontage along Hoskins Road and mixed residential up to 12 dwelling units per acre for the remaining portion of the parcel.

Planning staff mailed approximately 1600 letters to citizens in the Thomasboro-Hoskins area to notify them of this public hearing.

Attachment 1

Draft Thomasboro-Hoskins Area Plan

5. **Public Hearing Concerning a Monument to the 87th Infantry Division in World War II**

Action: **A. Conduct a public hearing to consider the erection of a monument to honor the service of North Carolinians in the 87th “Golden Acorn” Infantry Division in World War II, and**

B. Approve placement of the monument in Marshall Park.

Staff Resource: Brad Richardson, City Manager’s Office

Policy: Public Monuments Ordinance

Explanation:

City Council is asked to conduct a public hearing to consider an application to install a bronze plaque on a granite block near the Military Pavilion in Marshall Park to honor the service of North Carolinians in the 87th Infantry Division in World War II.

Thomas L. Burgess, Chair of the 87th Infantry Division Association 2003 Reunion, has applied to place an 18” x 24” bronze plaque on a 2’ x 2’ granite block along a sidewalk adjacent to the Military Pavilion in Marshall Park. The plaque is intended to preserve and honor the memory of North Carolinians who served in the “Golden Acorn” 87th Infantry Division during the Ardennes, Central Europe and Rhineland Campaigns in 1944-1945 during World War II. Mr. Burgess hopes to have the monument installed prior to the 87th Infantry Division 2003 Reunion to be held in Charlotte in the fall of 2003.

Council is also asked to decide the matter following the public hearing to facilitate the final design, production and installation of the monument.

Background:

Article V of the Code of the City of Charlotte outlines procedures for the erection and dedication of public monuments. Staff from appropriate City departments have reviewed the application and recommend approval of the application. When development occurs in and around Marshall Park, as anticipated by the Second Ward Master Plan, the City will move the monument to another suitable location. Mr. Burgess is aware of the potential redevelopment of Marshall Park and has no objections to the City deciding on another suitable location.

Community Input:

Notices regarding the public hearing process and date were published in the Charlotte Observer and Charlotte Post.

Attachment 2

Rendering of Proposed Monument
Public Monuments Ordinance

6. Public Hearing on the Designation of the “Grier-Rea House Property” as Historic Landmark

Action: A. Conduct a public hearing on the designation of the “Grier-Rea House Property” as a Historic Landmark, and

B. Approve the ordinance designating the “Grier-Rea House Property” located at 6701 Providence Road as a Historic Landmark.

Staff Resource: Dr. Dan Morrill, Landmarks Commission
Keith McVean, Planning

Explanation:

The Historic Landmarks Commission identifies and safeguards buildings, sites, and places in Mecklenburg County. Designating properties as historic assist in achieving the Commission’s goals.

This property is located at the southeast corner of Providence Road and Alexander Road (tax ID 213-061-14).

Designation of this property will allow the Historic Landmarks Commission to purchase the property and provide a permanent site for the “Grier-Rea House,” which is already designated as a historic landmark.

The “Grier-Rea House Property” is critical to the preservation of the “Grier-Rea House” an early 19th century farmhouse of which there are few surviving examples in Mecklenburg County. The property retains some of the qualities of a rural farm and can serve as a valuable reminder of the agricultural history of Mecklenburg County.

Background:

The Grier-Rea house was formerly located at Rea Road and Colony Road Extension. On August 26 Council voted to not rezone property on Rea Road, across from the original site, for the house to be relocated. The Historic Landmark Commission then purchased property located at 6701 Providence Road so that the Grier-Rea house could be relocated.

On October 14, 2002, the Historic Landmarks Commission voted unanimously to recommend to the City Council that the “Grier-Rea House Property” be designated as a historic landmark.

The designation would allow the property owner to apply for an automatic deferral of 50% of the Ad Valorem taxes on all or any portion of the property which becomes a designated "historic landmark."

Attachment 3

- Overview Sheet, with a map of the property describing the property and its significance
- Proposed Ordinance designating the property as a Historic Landmark
- Survey and Research Report on the "Grier-Rea House"
- Letter from the Tax Office providing the amount of potentially deferrable Ad Valorem taxes
- Letter from the North Carolina Division of Archives and History
- Confirmation of the vote of the Historic Landmarks Commission
- Comment Summary of Department Review

7. Public Hearing and Resolution to Close Slater Road Between Cindy Lane and Juniper Drive

Action: A. Conduct a public hearing to close Slater Road between Cindy Lane and Juniper Drive, and

B. Adopt a Resolution to Close.

Staff Resource: Scott Putnam, Transportation

Policy:

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

Explanation:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this action in accordance with the statute.

Petitioner:

Meadow Hill of Nevin, LLC/Terry Predzimirski

Right-of-Way to be abandoned:

Slater Road between Cindy Lane and Juniper Drive

Location:

Located within the Derita-Statesville Road Community beginning at Cindy Lane continuing westwardly approximately 692 feet to its end at Juniper Drive

Reason:

To incorporate the right-of-way into adjacent property owned by the petitioner for the development of the Meadow Hill Subdivision. This property was rezoned by the City Council (rezoning petition 00-162) and approved on January 16, 2001.

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

City of Charlotte/Kent Winslow – No objections
 Saint Luke Missionary Baptist Church – No objections
 Mr. Everette B. Curlee – No objections

Neighborhood/Business Associations

Mallard Creek Community – No objections
 Derita/Statesville Road Community Organization – No objections
 Nevin Community Organization – No objections
 Lincoln Heights Neighborhood Association – No objections
 Northwood Estates Community Organization – No objections
 Derita/Tanglewood Neighborhood Association – No objections

Private Utility Companies – No objections. Easements are provided to utility companies to maintain their existing facilities as requested.

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 4

Map

8. Public Hearing and Resolution to Close a Portion of Cochrane Drive

Action: A. Conduct a public hearing to close a portion of Cochrane Drive, and

B. Adopt a Resolution to Close.

Staff Resource: Scott Putnam, Transportation

Policy:

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

Explanation:

North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys. The Charlotte Department of Transportation has received a petition to abandon public right-of-way and requests this action in accordance with the statute.

Petitioner:

Meadow Hill of Nevin, LLC/Terry Predzimirski

Right-of-Way to be abandoned:

A portion of Cochrane Drive

Location:

Located within the Derita-Statesville Road Community beginning from the western property line of Gordon Vann Lynn continuing westwardly approximately 459 feet to its end

Reason:

To incorporate the right-of-way into adjacent property owned by the petitioner for the development of the Meadow Hill Subdivision. This property was rezoned by the City Council (rezoning petition 00-162) and approved on January 16, 2001.

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

Gordon Vann Lynn – No objections

Neighborhood/Business Associations

Mallard Creek Community – No objections

Derita/Statesville Road Community Organization – No objections

Nevin Community Organization – No objections

Lincoln Heights Neighborhood Association – No objections

Northwood Estates Community Organization – No objections

Derita/Tanglewood Neighborhood Association – No objections

Private Utility Companies – No objections. Easements are provided to utility companies to maintain their existing facilities as requested.

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 5

Map

POLICY

9. City Manager's Report

10. New Arena

This item will be distributed in the October 25, 2002 Council-Manager Memorandum.

11. North Tryon Urban Village/Hal Marshall Redevelopment



Action:

A. Authorize the City Manager to work with the Cousins/Levine Team and Mecklenburg County to refine a master plan concept for City, County and Levine Properties land at and near the County's Hal Marshall Center, and

B. Approve a process for refining a master plan concept for this land for City Council consideration.

Staff Resource: Ron Kimble, City Manager's Office

Policy:

Develop and implement Smart Growth principles to stimulate high quality infill, redevelopment and reuse of urban sites.

Explanation:

In March 2001 Palladium Company withdrew from the Hal Marshall redevelopment project. Since that time, City and County staff have reviewed options for proceeding with this project and analyzed the impact of changing circumstances on those options. Staff now recommends that the City proceed with Cousins/Levine for the following reasons:

- This leverages development of a larger site by including the land owned by Levine Properties in the development.
- The Cousins/Levine proposal had many positive qualities, including:
 1. Over 2,000 residential units
 2. An urban park
 3. The substantial development capabilities and financial resources of Cousins Properties
 4. Allowances for integration of cultural components into the plan

Staff also recommends that the City enter into a process with Cousins/Levine and Mecklenburg County to refine the original Cousins/Levine master plan concept to address the changed circumstances. Specifically, this refined master plan concept would address the following changed circumstances:

- Provide a development concept for the purchaser of the City's Old Bus garage, since it will now be sold for the highest price as part of the arena-financing plan.
- Address changes in the market due to economic changes and their impact on the City and County's ability to participate financially in this project.
- Integrate the CATS proposed plan for light rail and streetcar service in this area.
- Address staff concerns with the original Cousins/Levine proposal regarding retail and parking.
- Integrate the preliminary East Trade Arena "area planning" work being done by Ellerbee/Beckett with the master plan process.

The recommended process includes the following steps:

- Public Design Workshop (November 2002)
- Staff Analysis of need for public participation, options for financing any public participation and parking needs in light of adjacent transit system. (December 2002)
- Staff assessment of East Trade Arena planning impacts upon master plan concept (December 2002)
- Presentation of master plan concept and staff analysis to City Council and County Commission (January 2003)
- City Council and County Commission consider approving master plan concept. (February 2003)

Attachment 6

North Tryon Urban Village Development: Pre-Designation Process
North Tryon Urban Village Site

BUSINESS

12. Charlotte Mecklenburg Regional Housing Consortium Project

Action: Approve a grant to the Town of Cornelius in the amount of \$300,000 for the development of 15 single-family homes (Phase 1) on Bailey Road in Cornelius.

Staff Resource: Stan Wilson, Neighborhood Development

Policy:

The City's Consolidated Plan identifies a need for affordable, safe and decent housing for low and moderate-income families. On June 26, 2000, City Council approved the City's participation in the Charlotte-Mecklenburg Regional Housing Consortium, which was established to increase affordable housing opportunities for individuals and families in Mecklenburg County. The Consolidated Plan, which established guidelines for the expenditure of federal housing funds, was approved by City Council on May 13, 2002.

Explanation:

The Town of Cornelius is requesting funding in the amount of \$300,000 for land acquisition and other project costs associated with the construction of 15 single-family homes (Phase 1) on a seven-acre site on Bailey Road in Cornelius. The project was reviewed and is recommended to City Council through the Charlotte-Mecklenburg Regional Housing Consortium.

The Consortium consists of staffs from the City of Charlotte, Mecklenburg County, and the Towns of Cornelius, Huntersville, Matthews, Mint Hill and Pineville. The Consortium Agreement allows the County and surrounding towns to become "entitlement communities" for the receipt of federal HOME funds. The project selection process is based on the review of proposal submitted by the towns. In FY03, the Cornelius project was the sole project submitted for review.

The proposed homes will be constructed through a partnership between the Town of Cornelius and Our Town Habitat, a Habitat for Humanity affiliate serving North Mecklenburg and South Iredell. The homes will sell for \$58,300-\$63,800 making them affordable to families earning 50% or less than the area median income, (\$32,050 for a family of four). The median price for new housing in Cornelius exceeds \$150,000. The homes will range in size from two to four bedroom units. Each home will come equipped with a new range and range hood, refrigerator and washer/dryer hook-ups. Through deed restrictions the housing units will remain affordable for a ten-year period.

The total project cost is \$1,275,000. The proposed source and use of funds are as follows:

Source and Use of Funds:

Source

Habitat for Humanity	\$900,000
Town of Cornelius Funds	75,000
Charlotte-Mecklenburg Consortium	<u>300,000</u>
Total	\$1,275,000

Use

Land Purchases	\$268,000
Surveys and Topographic Maps	16,000
Legal and Recording Fees	1,000
Subdivision & Design Plans	3,000
Construction of Homes	900,000
Appraisals	2,000
Project Oversight	10,000
Infrastructure	<u>75,000</u>
Total	\$1,275,000

The average per unit cost is \$85,000. The investment of funds from the Charlotte-Mecklenburg Consortium represents \$20,000 per unit, or 1:4 leverage ratio. The Centralina Council of Governments will provide project management on behalf of the Town of Cornelius. It is anticipated that the 15 single-family homes will be completed by December 2004. The Our Town Habitat primarily builds single-family detached housing and has constructed approximately 67 homes in the towns of Mooresville, Davidson, Huntersville and Cornelius. Thirteen single-family homes have been completed in Cornelius. The Town of Cornelius plans to purchase property adjacent to the site to continue the development of single-family housing in Phase II.

Background:

Under the Consortium Agreement, the City of Charlotte is the lead entity for the Consortium. The City provides reporting and oversight for the Consortium funds. The City receives an annual HUD allocation of approximately \$2.4 million in HOME funds with \$300,000 designated for the Consortium. The creation of the Consortium has added to the annual allocation of HOME funds that the City receives.

The Consortium was established based on a request from Mecklenburg County in March 2000. A meeting was held with representatives from HUD, City and County staff and representatives from the surrounding towns. The Charlotte City Council approved the agreement in June 2000 and HUD approved granting HOME funds to the Consortium in September 2000.

Funding:

The Consortium (through the City of Charlotte) receives federal grant (HOME) funds from the U.S. Department of Housing and Urban Development (HUD).

Attachment 7

Letter – Cornelius Town Manager
 Letter – Habitat for Humanity
 Location Map
 Elevations
 Project Schedule

13. Appointments to Boards and Commissions

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

A. CHARLOTTE-MECKLENBURG PUBLIC ACCESS CORPORATION (CMPAC)

One appointment to begin immediately and serve until June 2003.

General Public Category:

Nan Barouth by Councilmember Tabor
 Jeffrey Malickson by Councilmember White

One appointment to begin immediately and serve until June 2004.

Industry, Non Public Category:

Ron Bilek by Councilmember Tabor
 Don Russell by Councilmember White
 Cornelius Wright by Councilmember Spencer

Attachment 8

Applications

B. CIVIL SERVICE BOARD

One appointment beginning immediately and serving until May 2005.

Tommy Blakeney by Councilmember Mitchell
 Jack Boger by Councilmember Carter
 Maria DeRitis by Councilmember Mumford
 Derrick Chambers by Councilmember Cogdell
 Patricia Gillard by Councilmember Spencer
 Al Mandell by Councilmembers Cannon & White
 John Offerdahl by Councilmember Tabor

Attachment 9

Applications

C. CLEAN CITY COMMITTEE

Vote for one citizen to serve a term beginning immediately and ending June 2003 and two citizens to serve terms beginning immediately and ending June 2005.

Teddi Daniels by Councilmember Cogdell
Trip Haynes by Councilmember White
Margaret Martin by Councilmember Tabor
Shane Windmeyer by Councilmember Mitchell

Attachment 10

Applications

D. COMMUNITY RELATIONS COMMITTEE

Vote for two citizens to serve terms beginning immediately and ending July 2004.

Diego Anselmo by Councilmember Carter
William Paul Jones by Councilmember Cogdell
Nuta Johnson by Councilmember Cannon
Deborah Walker by Councilmember Cannon

Attachment 11

Applications

E. HOUSING AUTHORITY

One appointment to serve three years beginning December 2002.

Rickey Hall by Councilmember Cogdell
Kathleen Foster by Councilmembers Graham & White
Eric Montgomery by Councilmember Mitchell
Monteic Sizer by Councilmember Wheeler
Frederick Warren by Councilmember Cannon

Attachment 12

Applications

F. PRIVATIZATION/COMPETITION ADVISORY COMMITTEE

One appointment beginning immediately to serve until March 2004.

Road Ammons by Councilmembers Graham & Cannon
Dwayne Campbell by Councilmember Cogdell
Andrew Diwik by Councilmember Wheeler
David Pike by Councilmember Mumford
Jameson Wells by Councilmember Spencer

Attachment 13

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.

Contracts awarded to Minority and Women Business Development (MWBD) certified companies are noted. The MWBD abbreviations are as follows:

ABE – Asian American

BBE – African American

HBE – Hispanic

NBE – Native American

WBE – Non-Minority Women

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

14. Various Bids

A. The Plaza Pedestrian Refuge Median

E&PM

Recommendation:

The City Engineer recommends the low bid of \$832,650 by Blythe Development Company, of Charlotte, North Carolina. This project will widen The Plaza to construct a raised pedestrian median and provide left turn lanes at 36th Street and Anderson Street. This project will be completed in summer 2003.

15. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of Kilborne Drive

Action: A. Adopt the Resolution of Intent to abandon a portion of Kilborne Drive, and

B. Set a public hearing for November 25, 2002.

Attachment 14

Map

16. In Rem

For In Rem Remedy #A , the public purpose and policy are outlined here.

Public Purpose:

- Eliminate a blighting influence in a Communities 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:

- Communities 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.

Public Safety

- A. 239 Keswick (Lockwood)

Public Safety:

- A. 239 Keswick Avenue

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 239 Keswick (Lockwood) located in the Communities Within A City boundaries.

Attachment 15

CONSENT II

17. Charlotte Clean City Committee Name Change

Action: Approve name change for the Charlotte Clean City Committee to better align the board with its parent organization, Keep America Beautiful. The proposed name is Keep Charlotte Beautiful.

Staff Resource: Walter Abernethy, Solid Waste

Explanation:

Keep America Beautiful, Inc. (KAB) is a national non-profit public education organization dedicated since 1953 to empowering individuals to take greater responsibility for enhancing their local community environment. More than 500 cities, towns and counties in 40 states, and several international locations are community affiliates of Keep America Beautiful, Inc. The Charlotte Clean City Committee is a charter member of KAB and the local affiliate organization for Charlotte and Mecklenburg County.

Keep America Beautiful Inc. has national name recognition. The Charlotte Clean City Committee wants to change its name to Keep Charlotte Beautiful in order to improve local name recognition and program support. Staff supports this name change request. It was unanimously approved by the committee members on September 9, 2002.

18. Transit Management Contract Extension

Action: Approve an amendment to the contract with First Transit, Inc. (formerly Ryder/ATE)

- 1. To extend the existing management services contract for up to one year, and**
- 2. To increase the contract value by an additional \$600,000.**

Staff Resource: Jim Mills, Charlotte Area Transit System

Explanation:

On July 26, 1999, Council authorized the City Manager to negotiate and execute a three-year contract with Ryder ATE (currently known as First Transit, Inc.) to manage the City' Bus Operations for \$1,400,000. First Transit, through Transit Management of Charlotte (TMOC) and its employees oversees the administration and the management of the day to day operations and maintenance of the City's 279 buses. Currently, First

Transit assigns three key managers to the Charlotte operations. TMOC employs approximately 600 employees as bus drivers, mechanics, and other administrative personnel. The contract called for three years of management services with the option to renew for two additional years and was awarded pursuant to the City's formal procurement process. The three-year term expired this past September.

CATS is seeking Council approval to exercise the option to extend the contract for up to one additional year. The contract extension will provide for continuing management of bus services while CATS implements an RFP for management services for the Bus Operations.

This contract amendment will cover management fees, professional services and special projects for up to 12 additional months. The additional amount required for the contract extension is \$ 600,000.

Funding:

Transit Operating Fund

19. Bus Stop Sign Fabrication and Installation

Action: Approve an increase to an existing contract with Eaglewood, Inc. in the amount of \$600,000 to fund option year one of the contract to maintain and upgrade bus stop signs.

Staff Resource: John Muth, Charlotte Area Transit System (CATS)

Explanation:

At their meeting of September 10, 2001, Council approved a \$1,670,999.44 contract with Eaglewood, Inc. of Denver, North Carolina for the fabrication and installation of bus stop signs throughout greater Charlotte. In addition to the fabrication and installation of 3,500 signs, the contract calls for two one-year options to maintain and upgrade the initial 3,500 signs. The terms and conditions were set to fabricate and install additional signs as required by service needs.

Background:

The CATS FY2002-FY 2006 Capital Investment Plan includes the planning design and construction of new passenger stop improvements, which were implemented in FY 2002. An element of the program called for the replacement of approximately 3,500 existing signs and the installation of new bus stop signs. Eaglewood, Inc. won the existing contract pursuant to a competitive Invitation to Bid.

Funding:

FY2003 Transit Capital Improvement Budget

20. Transit Marketing Research Contract Renewal

Action: Approve a renewal amendment to the existing agreement with KPC Research for an amount not to exceed \$175,000 for customer survey. Exercising the two remaining renewals will create a total contract value of \$315,135.

Staff Resource: Olaf Kinard, Charlotte Area Transit System (CATS)

Explanation:

Council authorized the City to execute an Agreement with KPC Research at their meeting of September 5, 2000 to provide one year surveys of existing and potential CATS customers. The contract contains the option to renew the services annually up to four, one-year renewals. This amendment will exercise the third renewal for \$82,344 and authorize CATS to execute an amendment to exercise the fourth renewal for an amount not to exceed \$92,656.

This contract renewal will enable CATS to determine the level of transit customer satisfaction, as well as determine the perception of transit by non-customers. This information can be used to improve customer service and to formulate methods to attract new customers. The FY03 renewal will provide for 1,700 on board interviews with customers, 75 on board interviews with "Gold Rush" customers and 800 phone interviews with non-riders.

KPC Research was awarded this contract pursuant to a competitive request for proposal process.

Funding:

CATS Capital Program funds.

21. Municipal Agreement for Installation of New Traffic Signal, Mast Arms/Poles and Underground Fiber Optic Signal Communication Cable

Action: Approve a resolution to authorize the Key Business Executive for Transportation to execute a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) for installation of traffic signal, mast arms / poles, and fiber optic signal communication cable at the intersection of Ballantyne Commons Parkway and The Promenade Shopping Center Entrance.

Staff Resource: Gus Jordi, Transportation

Explanation:

NCDOT plans to install a new signal at the intersection of Ballantyne Commons Parkway and the entrance to The Promenade Shopping Center. As part of this project the City will install mast arms / poles, and fiber optic signal communications cable at the intersection. The Agreement also calls for the relocation of traffic signal equipment at Ballantyne Commons Parkway and NC 16 (Providence Road). A Municipal Agreement between the City and NCDOT is necessary.

The Municipal Agreement provides for the City to perform all work for the project with costs reimbursed by the NCDOT not to exceed \$195,000.

The format and cost sharing philosophy is consistent with past municipal agreements.

Attachment 16

Agreement

22. **Air Quality Benefits for Brownfields and Infill Development**

Action: A. Adopt a resolution authorizing the CDOT Planning & Design Division to enter into an agreement with the United States Environmental Protection Agency for a \$35,000 US EPA Air Quality Benefits for Brownfields and Infill Development Grant, and

B. Adopt a budget ordinance appropriating the \$35,000 US EPA grant monies to the Transportation operating budget.

Staff Resource: Joseph McLelland, Transportation

Explanation:

Brownfield redevelopment is a tool in the EPA's Smart Growth Toolkit. This grant will allow CDOT to examine the possible correlation between Brownfield and infill development and air quality benefits for conformity analysis purposes. The theory is that by redeveloping Brownfields the rate of sprawl can be slowed, which will positively affect travel patterns around transit station areas or other locations of high intensity land-use, ultimately resulting in higher air quality. The air quality benefits of these land use policies will be studied using CDOT's existing travel demand model and land use model.

In addition to providing the EPA with a report of our findings, the revisions and modifications to our current models will be integrated with and used as, part of the regional model and transit planning efforts currently underway.

The work completed for this grant will also complement the work other agencies are engaged in for the regional model effort.

The objectives of the study are to:

- Develop model tools for estimating land use based on Smart Growth policies
- Develop model tools for reallocating growth within the area
- Further analyze the potential benefits of brownfields development on air quality

The budget ordinance appropriates \$35,000 to the Transportation operating budget. No local matching funds are required.

Attachment 17

Resolution

Budget Ordinance

23. Sale of Surplus Vacant City Land–731 Billingsley Road and Adjacent Lot facing Marvin Road

Action: Approve the sale of vacant City owned lots located at 731 Billingsley Road and Marvin Road for \$12,000, subject to the upset bid process.

Staff Resource: Kent Winslow, Engineering and Property Management

Policy: Asset Management

Explanation:

These two tax lots, with a combined area of 0.326 acres and a combined assessed value for taxation of \$10,000, were acquired by the City in 1977. The tracts are zoned R-5. Annual cost for maintenance is \$500-\$800. The property at 731 Billingsley is unbuildable due to its narrow width, but has value when added to the adjacent property.

No objection to this sale was raised in the Mandatory Referral process or by any City Key Business Units.

Mr. Wayne Johnson, whose family owns the adjacent property, has offered a total price of \$12,000 for the properties.

Staff recommends Council approve this final sale, subject to advertisement and the 10-day upset bid process.

24. Fire Station 36 Architectural Design and Construction Administration

Action: Approve the agreement for \$158,924 with Hemphill Associates, Inc. for architectural design and construction administration services for Fire Station 36.

Staff Resource: Jeff Furr, Engineering and Property Management

Explanation:

This agreement with Hemphill Associates, Inc. will provide architectural services to perform the planning, design and construction administration for Fire Station 36 on Mallard Creek Road. Fire Station 36 will serve the annexation of the Mallard Creek area. This annexation is effective July 1, 2003. Fire protection must be provided at the time of annexation. Design of the new fire station prior to annexation minimizes the time that the Fire Department will have to serve the area from Fire Station 35. Fire Station 36 will open in Spring 2004.

Funding:

Facilities Capital Investment Plan

25. Exchange of Land Rights on the Rail Corridor Along South Boulevard

Action: A. Approve a resolution authorizing an exchange of real property between the City of Charlotte and PD Associates, for \$62,088.96, and

B. Authorize the City Manager to execute a Boundary Line Agreement and Release between the City of Charlotte and PD Associates, LLC.

Staff Resource: Kent Winslow, Engineering & Property Management

Policy:

“City Council will balance the benefits of the sale of any of its assets with other Council policies and goals.” *Guidelines for Services Contracting and Asset Management, July 25, 1994.*

Explanation:

In 1999, the City of Charlotte purchased the 130-foot Charter Right-of-Way formerly owned by Norfolk Southern Railroad in the South End area. The right-of-way is wider than necessary for trolley and transit purposes in this area. A corridor approximately 70-feet wide is needed for rail purposes,

leaving approximately 30-feet along both sides of the corridor as surplus right-of-way.

City Council adopted a Rail Corridor Plan in 1998 to guide development along the corridor. The plan envisions the surplus right-of-way being incorporated into adjacent property for transit-friendly development or redevelopment. Staff is working with landowners and developers to exchange the City's property rights for full and fair compensation, as provided in the North Carolina General Statutes.

PD Associates a/k/a Steelyard Property is located at the corner of South Boulevard and Tremont Street. The property backs up to the City's rail corridor. The owners are interested in marketing their property. They wish to purchase the City's land rights in a portion of their property upon which improvements have been constructed that encroach into that surplus area between the southeasterly limits of the City's 130-foot Charter Right-of-Way and the 70-foot rail corridor.

There are no plans that would require the rail corridor to be any wider in the future. The neighboring property is fully developed. Should there ever be a need to widen the rail corridor, it could expand on the westerly side of the track against Camden Road. To widen the corridor on the east side of the track would ruin the parking deck and cause a hardship for Sullivan's Steakhouse by losing the loading dock which serves as their service and delivery entrance.

The potential buyer for the Steelyard property does not want the encroachments to be an issue in the future. Therefore, the owners of the Steelyard have offered to exchange deeds with the City and give the City \$62,088.96.

The following exchange is recommended:

City receives:

- \$62,088.96 in cash from PD Associates.
- "Fee" rights to 12,869 square feet of property will remain in use as the rail corridor. This will convert the charter right-of-way along the PD Associates parcel to full fee ownership.

PD Associates, LLC will receive:

- Full fee ownership (without the charter right-of-way encumbrance) of 7,296 square feet.

The City's cash proceeds from the sale and exchange of surplus right-of-way along the trolley corridor will be used to construct the trolley stops in South End.

Attachment 18

Resolution

26. Water and Sewer Main Construction Street Main Extensions Renewal

Action: Approve Renewal #3 for \$848,801.70 with R. H. Price, Incorporated for continued construction of FY01 Contract #109 water and sewer street main extensions.

Staff Resource: Doug Bean, Utilities

Explanation:

This renewal will enable Utilities to continue construction throughout the City of Charlotte and Mecklenburg County for applicants who have requested water and sewer main street main extensions.

The contract document provides for renewal of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and workmanship. Renewal #3 will be the final renewal for this contract and the contract amount will increase to \$3,395,206.80. A summary of FY01 Contract #109 follows:

	Council Approval Date	Contract Amount
Original Contract	May 14, 2001	\$848,801.70
Renewal #1	October 8, 2001	\$848,801.70
Renewal #2	February 11, 2002	\$848,801.70
Renewal #3	October 28, 2002	\$848,801.70
Total Contract Amount		\$3,395,206.80

Funding:

Water and Sewer Capital Investment Plan

27. Property Transactions

Action: Approve the following property acquisitions (A-C) and adopt the condemnation resolutions (D-U).

For property transactions A & D, 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 for Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition cost are eligible for Federal Aviation Administration reimbursement.

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

Acquisitions:

- A. Project:** Airport Master Plan Land Acquisition
Owner(s): N.C. Department of Transportation
Property Address: 9501 Garrison Road
Property to be acquired: .70 acres
Improvements: Vacant land
Purchase Price: \$6,675
Zoned: R3
Use: Vacant land
Tax Value: \$2,700
Tax Code: 141-121-34
- B. Project:** Nations Ford Road Water Main-Phase II, Parcel #3
Owner(s): Gus Oberman and Wife, Marjorie Oberman, Trustees of the Gus Oberman and Marjorie Oberman Second Amended Inter-vivos Trust Dated May 29, 1986
Property Address: 9401 Nations Ford Road
Property to be acquired: 8,766 sq.ft. (.20 ac.) of Permanent Easement
Improvements: Landscaping
Purchase Price: \$18,000
Remarks: This acquisition is required for the Nations Ford Road Water Main-Phase II project. Compensation was established by an independent, certified appraisal and appraisal review.
Zoned: BDCD
Use: Warehouse
Tax Code: 205-153-04

Total Parcel Tax Value: \$1,632,370

- C. Project:** Sanitary Sewer to Serve Coffey Creek Tributary to Shopton Road-Phase II, Parcel #5
Owner(s): Atapco Steele Creek, Inc.
Property Address: 4715 Shopton Road
Property to be acquired: 16,167 sq.ft. (0.372 ac.) of Permanent Easement plus 9,539 sq.ft. (0.219 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$28,975
Remarks: This acquisition is required for the Sanitary Sewer to Serve Coffey Creek Tributary to Shopton Road-Phase II project. Compensation was established by an independent, certified appraisal and an appraisal review.
Zoned: I-1(CD)
Use: Single Family Residential
Tax Code: 201-072-03
Total Parcel Tax Value: \$997,980

Condemnations:

- D. Project:** Airport Master Plan Land Condemnation
Owner(s): Steve McCarver ET AL
Property Address: 7731 Old Dowd Road
Property to be acquired: 1.024 acres
Improvements: Single family residence
Purchase Price: \$35,000
Zoned: R3
Use: Single family residence
Tax Value: \$14,530
Tax Code: 113-361-37
- E. Project:** North Tryon Street Improvements, Parcel #16
Owner(s): Ghada Mustafa Dahir (98%) and Maged H. Aljakhbeer (2%) and Any Other Parties of Interest
Property Address: 3922 North Tryon Street
Property to be acquired: 631 sq.ft. (0.014 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$700
Remarks: This acquisition is required for the North Tryon Street Improvements project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff is recommending condemnation in order to obtain clear title.
Zoned: B-2
Use: Used Car Lot
Tax Code: 091-081-16
Total Parcel Tax Value: \$74,160

- F. Project:** North Tryon Street Improvements, Parcel #17
Owner(s): Ghada Aljakhbeer and Majeed Alijakhbeer and Any Other Parties of Interest
Property Address: 3934 North Tryon Street
Property to be acquired: 1,383 sq.ft. (0.032 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$1,550
Remarks: This acquisition is required for the North Tryon Street Improvements project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff is recommending condemnation in order to obtain clear title.
Zoned: B-2
Use: Vacant/Commercial
Tax Code: 091-081-15
Total Parcel Tax Value: \$99,800
- G. Project:** West Craighead/Frew Road Improvements, Parcel #44
Owner(s): Ihl Jihn Lee and Wife, Rosa Kyung Lee and Any Other Parties of Interest
Property Address: 3713 West Craighead Road
Property to be acquired: 140 sq.ft. (0.003 ac.) of Fee Simple
Improvements: None
Purchase Price: \$175
Remarks: This acquisition is required for the West Craighead/Frew Road Improvements 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: R-17MF
Use: Single Family Residential
Tax Code: 085-115-04
Total Parcel Tax Value: \$60,870
- H. Project:** Sanitary Sewer to Serve Hambright Road Area, Parcel #18
Owner(s): Clyde David Metcalf and Any Other Parties of Interest
Property Address: 11914 Lakewood Drive
Property to be acquired: 2,073 sq.ft. (0.048 ac.) of Permanent Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$575
Remarks: This acquisition is required for the Sanitary Sewer to Serve Hambright Road Area 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: GR (MHO)

Use: Vacant
Tax Code: 017-248-12
Total Parcel Tax Value: \$16,670

- I. Project:** Long Creek Pump Station and Force Main, Parcel #1
Owner(s): Clariant Corporation (Demerger) and Any Other Parties of Interest
Property Address: 11606 Mount Holly Road
Property to be acquired: 291,699 sq.ft. (6.70 ac.) of Fee Simple, Permanent Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: Pending Appraisal
Remarks: This acquisition is required for the Long Creek Pump Station and Force Main project. Compensation will be established by an independent, certified appraisal and an appraisal review. City staff has yet to reach a negotiated settlement with the property owner.
Zoned: I-2CD
Use: Vacant Land
Tax Code: 031-441-01
Total Parcel Tax Value: \$15,061,261
- J. Project:** Long Creek Pump Station and Force Main, Parcel #15
Owner(s): Richard M. Kausch and Wife, Theresa A. L. Kausch and Any Other Parties of Interest
Property Address: 10511 Harwood Lane
Property to be acquired: 14,458 sq.ft. (.33 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$575
Remarks: This acquisition is required for the Long Creek Pump Station and Force Main 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: R-3
Use: Single Family Residential
Tax Code: 031-163-18
Total Parcel Tax Value: \$144,410
- K. Project:** Long Creek Pump Station and Force Main, Parcel #18
Owner(s): EWRD-Perry-Riverbend, LLC and Any Other Parties of Interest
Property Address: Hart Road
Property to be acquired: 148,365 sq.ft. (3.41 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement

Improvements: None

Purchase Price: \$13,975

Remarks: This acquisition is required for the Long Creek Pump Station and Force Main 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: MX1

Use: Vacant

Tax Code: 031-201-30

Total Parcel Tax Value: \$1,016,810

L. Project: Long Creek Pump Station and Force Main, Parcel #21

Owner(s): Phyllis George Reznek and Any Other Parties of Interest

Property Address: Hart Road

Property to be acquired: 12,800 sq.ft. (.29 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement

Improvements: None

Purchase Price: \$400

Remarks: This acquisition is required for the Long Creek Pump Station and Force Main 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: R-3

Use: Vacant Land

Tax Code: 031-201-31

Total Parcel Tax Value: \$41,530

M. Project: Long Creek Pump Station and Force Main, Parcel #22

Owner(s): Phyllis George Reznek and Any Other Parties of Interest

Property Address: 1700 Hart Road

Property to be acquired: 8,867 sq.ft. (.20 ac.) of Permanent Sanitary Sewer Easement

Improvements: None

Purchase Price: \$400

Remarks: This acquisition is required for the Long Creek Pump Station and Force Main 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: R-3

Use: Single Family Residential Rental

Tax Code: 031-201-27

Total Parcel Tax Value: \$19,720

- N. Project:** Long Creek Pump Station and Force Main, Parcel #23
Owner(s): Richard Leighton McQuay and Wife, Marion C. McQuay and Any Other Parties of Interest
Property Address: 1718 Hart Road
Property to be acquired: 4,941 ± sq.ft. (.11 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$275
Remarks: This acquisition is required for the Long Creek Pump Station and Force Main 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: R-3
Use: Single Family Residential
Tax Code: 031-201-28
Total Parcel Tax Value: \$88,520
- O. Project:** Long Creek Pump Station and Force Main, Parcel #29
Owner(s): Marilyn L. London and Any Other Parties of Interest
Property Address: 11201 Rozzelles Ferry Road
Property to be acquired: 39,306 sq.ft. (.90 ac.) of Permanent Sanitary Sewer Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$1,500
Remarks: This acquisition is required for the Long Creek Pump Station and Force Main 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: R-3
Use: Single Family Residential
Tax Code: 031-222-39
Total Parcel Tax Value: \$127,070
- P. Project:** Park Road Extension Sidewalk, Parcel #42,
Owner(s): Providence Properties, Inc. and Any Other Parties of Interest
Property Address: 9101 Park Road
Property to be acquired: 831,403 sq.ft. (.027 ac.) of Permanent Sidewalk and Temporary Construction Easement
Improvements: None
Purchase Price: \$1,550
Remarks: This acquisition is required for the Park Road Extension Sidewalk 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: R-3

Use: Single Family Residential

Tax Code: 221-142-01

Total Parcel Tax Value: \$685,590

- Q.** **Project:** Southwest Water Transmission Main, Parcel #9
Owner(s): Windy Ridge Development, Inc. and Any Other Parties of Interest
Property Address: Windy Valley Drive
Property to be acquired: 19,950 sq.ft. (0.458 ac.) of Permanent Easement plus Temporary Construction Easement
Improvements: None
Purchase Price: \$2,100
Remarks: This acquisition is required for the Southwest Water Transmission Main 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: I-2 and R-5MHO
Use: Single Family Residential/Vacant
Tax Code: 057-011-99
Total Parcel Tax Value: \$100
- R.** **Project:** Southwest Water Transmission Main, Parcel #38
Owner(s): Winifred S. Nance and Any Other Parties of Interest
Property Address: 1208 Toddville Road
Property to be acquired: 41,803 sq.ft. (0.960 ac.) of Permanent Easement
Improvements: None
Purchase Price: \$16,725
Remarks: This acquisition is required for the Southwest Water Transmission Main 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: R-17MF
Use: Single Family Residential
Tax Code: 057-131-21
Total Parcel Tax Value: \$245,580
- S.** **Project:** Southwest Water Transmission Main, Parcel #92
Owner(s): Bennie B. Brookshire, Sr. and I-77 Properties, Inc. and Any Other Parties of Interest
Property Address: Tuckaseegee Road
Property to be acquired: 16,143 sq.ft. (0.371 ac.) of Permanent Easement plus Temporary Construction Easement
Improvements: None

Purchase Price: \$6,250

Remarks: This acquisition is required for the Southwest Water Transmission Main 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: R-17MF

Use: Vacant

Tax Code: 061-251-08

Total Parcel Tax Value: \$111,160

- T. Project:** Asbury Avenue Extension, Parcel #66
Owner(s): Jackie Alexander Stanley and Any Other Parties of Interest
Property Address: 1027 Wainwright Avenue
Property to be acquired: 7,492 sq.ft. (0.172 ac.) Vacant Land Total Acquisition
Improvements: None
Purchase Price: \$800
Remarks: This acquisition is required for the Asbury Avenue Extension project. Compensation was established by an independent, certified appraisal and an appraisal review. City staff is recommending condemnation in order to obtain clear title.
Zoned: R-4
Use: Single Family Residential
Tax Code: 077-195-13
Total Parcel Tax Value: \$800
- U. Project:** Sanitary Sewer to Serve Torrence Creek Tributary #1, Parcel #8
Owner(s): Hampton at Northcross Homeowners Association, Inc. and Any Other Parties of Interest
Property Address: 15800 Doyers Drive
Property to be acquired: 18,659 sq.ft. (0.428 ac.) of Temporary Construction Easement
Improvements: None
Purchase Price: \$10,525
Remarks: This acquisition is required for the Sanitary Sewer to Serve Torrence Creek Tributary #1 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: GR
Use: Vacant
Tax Code: 009-243-99
Total Parcel Tax Value: \$0

28. Meeting Minutes

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

- **September 30, 2002-MIS Briefing on Transit Corridors**
- **October 7, 2002 Workshop**