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

James E. Mitchell, Jr.  
Patrick Mumford  
Greg Phipps  
John H. Tabor, AIA  
Warren Turner

# **CITY COUNCIL MEETING**

**Monday, July 25, 2005**

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# CITY COUNCIL AGENDA

Monday, July 25, 2005

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## **5:30 P.M. DINNER BRIEFING CONFERENCE CENTER**

### **1. Charlotte Intermodal Facility Update**

**Resources:** Jerry Orr, Aviation  
Tom Flynn, Economic Development

**Time:** 30 minutes

#### **Synopsis**

- In June, the Economic Development Office and Airport staff worked with the Charlotte Regional Partnership and completed a Phase I Economic Impact Study of the proposed Airport Intermodal Facility. The study analyzed the economic impact of expansion for Norfolk Southern Railroad's intermodal services and the relocation of operations to a 300 acre site at the Charlotte Douglas International Airport.
- The study's findings are as follows:
  - Improvements in intermodal rail logistics as proposed for the Airport are expected to facilitate industrial growth in the area and support retail.
  - Economic impact of an expanded facility at the Airport is expected to be \$548.2 million compared to \$250.8 million for the existing intermodal facility from 2005 through 2024 based on the facility alone.
  - Existing intermodal facility employs 141 persons. Proposed Airport Intermodal will retain the existing 141 jobs and create 157 new jobs and create 5,143 new jobs through new industrial expansion.
  - Total tax revenue impact for the six-county MSA is \$839.2 million from 2005 through 2024.
- The Phase II study will address the following issues:
  - Refine Airport cost estimates for an intermodal facility, including the cost of replicating existing capacity and cost of additional capacity for a new intermodal site
  - Define redevelopment options and a land use plan for 40 acres now serving as the current intermodal site along North Davidson at Brevard and Parkwood
  - Identify economic benefits, a land use plan and infrastructure requirements to serve and promote a long term growth strategy for the development of a transportation/logistics hub with rail, air and trucking services

#### **Future Action**

- The Phase II contract will be on the City Council's August or September agenda.

#### **Attachment 1**

Executive Summary, Insight Research Corporation



## 2. Southeast Corridor and West Corridor Transit Projects

**Resources:** Ron Tober, CATS  
Danny Rogers, CATS

**Time:** 30 minutes

### Synopsis

- In August 2002, CATS completed a Major Investment Study (MIS) of options for improving public transportation along the Southeast and West Corridors. In November 2002, the MTC recommended Bus Rapid Transit (BRT) as the Locally Preferred Alternative and requested the Draft Environmental Impact Statements (DEIS) evaluate both Bus Rapid Transit and Light Rail Transit (LRT) for both the Southeast and West Corridors.

### Southeast Corridor

- In September 2004, CATS and the North Carolina Department of Transportation entered into an inter-local agreement for the Southeast Corridor. With the agreement in place CATS and NCDOT combined the Independence Boulevard highway and the rapid transit projects into a single project to be jointly studied during the Draft Environmental Impact Statement.
- The Southeast Corridor Highway/Transit program will include either BRT or LRT along or near Independence Boulevard from the City of Charlotte to the Town of Matthews, approximately 10.5 miles, as well as the complete conversion of Independence Boulevard from a major thoroughfare to a limited access expressway from Sharon Amity Road to I-485. The highway conversion will consist of four new interchanges located at Sharon Amity Road, Idlewild Road, Harris Boulevard and Sardis Road North as well as up to two grade separations located at Sam Newell Road and Matthews-Mint Hill Road (old Highway 51).

### Southeast Corridor Rapid Transit Alignment

- The 2025 System Plan Southeast Corridor alignment followed East Trade Street/Elizabeth Avenue to Independence Boulevard from Center City Charlotte out to Krefeld Drive then Independence Pointe Parkway in Matthews with the terminus at the Central Piedmont Community College (CPCC) Levine Campus. During the first phase of the DEIS numerous alternatives were explored.
- CATS recommends the following alternative alignments be considered for further review:
  - Center City: Transitway will follow either a combination of 4th and 5th Streets or Trade Street to connect to either Hawthorne Lane or Old Independence Boulevard that will then be followed to access the Independence Freeway. For the 5th Street light rail alternative the Southeast Corridor would interline or connect to the South Corridor light rail line.
  - Center City to Matthews: The transit alignment will follow Independence Boulevard from Pecan Avenue to Sardis Road North with all stations except those at Pecan and Sardis located within the median of

Independence. At Pecan the station will be sited on the north side of Independence. At Sardis the station and transitway will leave Independence to the north side to locate a station at a potential Transit Oriented Development (TOD) location.

- Matthews: The transitway will cross Independence Boulevard to follow the future Independence Pointe Parkway parallel to Independence Boulevard on the south. Stations will be located at Sam Newell Road (existing CATS Independence Pointe Park and Ride lot), NC 51, Matthews Transit Oriented Development location and possibly at the CPCC Levine Campus.

### **West Corridor**

- The West Corridor Transit program will include either Bus or Rail transit along or near West Morehead Street and Wilkinson Boulevard from Center City Charlotte to I-485, approximately 7 miles. The rapid transit alignment will include up to seven stations (not including Center City stations).
- During the initial analysis of transit technologies for the West Corridor, a local transit advocacy group asked CATS to consider streetcars as a rail alternative. Through internal workshops and public input, the streetcar has received a favorable response from the public and satisfies many of the land use goals. Due to smaller size of the streetcar vehicle, greater phasing flexibility and lower cost than LRT, and the possibility of integration with the Center City Streetcar program, staff believes that streetcars are a more viable alternative than LRT for the West Corridor.

### **West Corridor Rapid Transit Alignments**

- CATS recommends the following alternative alignments be considered for further review:
  - Center City: The West Corridor will access Center City either along Morehead Street to Cedar Street to the Old P&N Railroad to Graham Street to Trade Street or a new location parallel to I-77 to the Old P&N Railroad to Graham Street to Trade Street.
  - West Morehead Area: The transitway will leave Wilkinson Boulevard either along existing Morehead Street or at a relocated Suttle Avenue which will connect to Morehead Street and will cross Freedom Drive. At that point the alignment may continue along Morehead or follow Bryant Street.
  - Wilkinson Boulevard: The remainder of the transitway would be along Wilkinson Boulevard out to I-485 with a connection to the future Airport People Mover.

### **Future Action**

- CATS will ask the Metropolitan Transit Commission (MTC) to adopt these recommended alignment and station alternatives at its August 24, 2005 meeting. Further study will continue on the refined alternatives with a recommendation on alignments, station locations and technology choices expected at the conclusion of the Draft Environmental Impact Statement next summer. The MTC will make the final decision on each of these items at that time.

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

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

**CONSENT**

- 3. Consent agenda items 21 through 54 may be considered in one motion except those items removed by a Council member. Items are removed by notifying the City Clerk before the meeting.**

## PUBLIC HEARING

### 4. Public Hearing on Voluntary Annexation of NorthLake Mall Phase One and Set Public Hearing Date for Phase Two

- Action:**
- A. Hold a public hearing for the voluntary annexation of the NorthLake Mall Phase One voluntary annexation petition,**
  - B. Adopt an ordinance with an effective date of July 25, 2005 to extend the corporate limits to include Phase One, and**
  - C. Adopt a resolution setting a public hearing for August 22, 2005 for a voluntary annexation of property known as NorthLake Mall Phase Two.**

**Staff Resources:** Ron Kimble, City Manager's Office  
Jonathan Wells, Planning Commission  
Mike Boyd, City Attorney's Office

#### **Policy**

City Annexation Policy and State Annexation Statutes

#### **Public Hearing and Ordinance for Phase One**

- The purpose of the public hearing is to obtain community input on the proposed voluntary annexation.
- Voluntary annexation petition was received from owners of 49 acres within and immediately adjoining the NorthLake Mall currently under construction in Charlotte's extraterritorial jurisdiction.
- Property shares a boundary with current City limits.
- At its June 20, 2005 meeting, City Council set July 25, 2005 as the required public hearing date.
- Annexation ordinance establishes effective annexation date of July 25, 2005.
- Petitioners are:
  - Northlake Land, LLC
  - Northlake Venture, LLC
  - TRG Charlotte, LLC
  - Metrolina Properties Limited Partnership
  - Faison Project North LLC
  - FCD Reames Road Limited Partnership

#### **Set Public Hearing Date for Phase Two**

- Voluntary annexation petition was received from several property owners for land that they own in Charlotte's extraterritorial jurisdiction.
- Petitioners are Metrolina Properties Limited Partnership and Faison Project North, LLC.

- This approximate five-acre property consists of a portion of the right-of-way of the future Northlake Center Parkway from the City limits established by the Northlake Mall Phase One voluntary annexation (at the southern edge of the future I-485) to Alexanderana Road.
- Property also includes a portion of future I-485 right-of-way.
- The property shares a boundary with City limits that would be established when NorthLake Mall Voluntary Annexation (Phase One) becomes effective.
- Public hearing is required prior to City Council taking action on annexation request.
- The resolution sets Monday August 22, 2005 as the date for a public hearing on the voluntary annexation.
- City Council will be asked to take action on voluntary annexation at conclusion of public hearing.

#### **Consistent with City Council Policies**

- The action before Council on NorthLake annexation petitions, Phase One and Phase Two, are consistent with the annexation agreement approved by Council on June 20, 2005.
- Consistent with voluntary annexation policies approved on March 24, 2003.
- Annexation will not adversely affect the City's ability to undertake future annexations.
- Annexation will not have undue negative impact on City finances or services.
- Annexation will not result in situation where unincorporated areas will be encompassed by new City limits.

#### **Attachment 2**

Annexation Ordinance  
Phase One Map  
Certificate of Sufficiency  
Resolution  
Phase Two Map

## **5. Public Hearing for Transit Projects Certificates of Participation**

**Action:**    **A. Conduct a public hearing for the sale of Transit Certificates of Participation (COPS) as directed by Council on June 20, 2005, and**

**B. Approve a resolution authorizing the approval, execution and delivery of various documents in connection with the sale of the COPS.**

**Staff Resource:**        Greg Gaskins, Finance

#### **Explanation**

- On June 20, 2005, Council approved a resolution authorizing staff to take the necessary action to complete the sale of the Transit Certificates of

Participation (COPS). This action was the first of two required to initiate the COP's sale.

- This second action:
  - approves revisions to the installment purchase contract to include additional projects;
  - approves legal documents that Council is required to approve before the City can sell COPS;
  - directs the publication of the Official Statement
  - conducts a public hearing on the sale
- Notification of the public hearing was placed in the Charlotte Observer on July 11, 2005.
- This debt is to be used in conjunction with federal and state grants to fund the South Corridor Light Rail Project as well as other transit system capital projects.

### **Funding**

Transit Operating Budget

### **Attachment 3**

Resolution

## **6. Public Hearing on Resolution to Close a 10-foot Alleyway Bounded by W. Trade Street, S. Mint Street, W. 4<sup>th</sup> Street and S. Poplar Street**

- Action:**
- A. Conduct a public hearing to close a 10-foot alleyway bounded by W. Trade Street, S. Mint Street, W. 4<sup>th</sup> Street and S. Poplar Street, and**
  - B. Adopt a Resolution to Close.**

**Staff Resource:** Linda Poissant, 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 received a petition to abandon public right-of-way and requests this Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property.

**Petitioner**

TradeMark Partners, LLC – Dennis Richter/Boulevard Centro

**Right-of-Way to be abandoned**

A 10-foot alleyway bounded by W. Trade Street, S. Mint Street, W. 4<sup>th</sup> Street and S. Poplar Street.

**Location**

Located within the Third Ward Community beginning from S. Poplar Street continuing westwardly approximately 58 feet to its terminus

**Reason**

To incorporate the right-of-way into adjacent property owned by the petitioner for the construction/development of the new Trademark 28 story Mixed-Use retail/office/residential project

**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 –

Preferred Parking Service, Inc./Roger Stacks – No objections

Charlotte Uptown Hotel, LLC – No objections

Neighborhood/Business Associations

Third Ward Neighbors Association – No objection

Center City Partners – No objection

First Ward Neighbors, Inc. – No objection

Friends of Fourth Ward, Inc. – No objection

Dilworth Community Development Association – No objection

Private Utility Companies – No objections

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

## ZONING

### 7. Rezoning Petition #2004-121

**Action:** Consider decision on Petition # 2004-121 by Easlan Capital for approximately 120 acres located on the south side of Archdale Drive, east of Edgewater Drive, to rezone from I-1 (light industrial) to MX-2 (conditional mixed-use).

**Staff Resource:** Tom Drake, Planning

#### **Explanation**

- After a lengthy deferral period, that was needed to address soil contamination on the site, the public hearing was held June 20, 2005.
- On June 29, 2005, the Zoning committee voted unanimously to recommend approval of this petition based upon the following modifications:
  - A longer stacking area will be provided at the entrance to the development to eliminate vehicles interfering with traffic on Archdale Drive.
  - The developer will provide a 50-foot access easement and trail connecting to the greenway and will construct the greenway trail on their property.
  - All private streets will be constructed to public street standards.
  - The developer will set aside 17% of the site as tree save area.
- Since this is a protested petition and two Council members were absent from Council's July 18, 2005 zoning meeting, the petitioner opted not to request a decision that night. This automatically deferred the decision to the Council's next regular business meeting, July 25, 2005.
- Staff agrees with the recommendation for approval made by the Zoning Committee.

#### **Attachment 5**

Pre-Hearing Staff Analysis  
Zoning Committee recommendation  
Map for petition # 2004-121



## POLICY

### 8. City Manager's Report

### 9. Business Investment Program Revisions



**Action:** Approve the Economic Development & Planning Committee's recommended revisions to the Charlotte-Mecklenburg Business Investment Grant Program.

**Committee Chair:** John Lassiter

**Staff Resource:** Brad Richardson, Economic Development

#### Policy

Support the development of an economic environment that attracts new businesses, retains existing businesses and offers a diverse economic mix

#### Explanation

- The Business Investment Program is a joint program of the City and County that seeks to encourage the creation, retention and/or expansion of new or existing businesses and jobs in identified Investment Zones within the community.
- The program provides grants to eligible companies based upon the amount of property tax generated by the business investment being made.
- On February 28, 2005, Council referred the Business Investment Program to the Economic Development & Planning Committee for review.

#### Revisions

- After review of the program, staff recommends the following revisions to the Business Investment Program (see attachment):
  - Change Eligible Business Growth Clusters to align with target industries identified by Advantage Carolina
  - Add a provision for manufacturing that allows, at Council's discretion, a reduction in the job creation criteria in return for an investment of at least \$3 million
  - Add criteria to determine whether there is competition from other cities
  - Require companies to certify that the relocation or expansion is contingent upon receiving local incentives
- Staff recommends no changes to the eligible geography (see attached map), wage requirements, the grant formula and the general terms and conditions.
- Staff recommends no changes to the provision for Large Economic Development Projects.

**Committee Recommendation**

- On June 22, 2005 the Economic Development & Planning Committee unanimously voted to recommend approval of the revisions to the Business Investment Program. Members present: Lassiter, Cannon, Carter, Lochman and Tabor.

**Mecklenburg County Action**

- On July 12, 2005 the Mecklenburg County Board of Commissioners approved the revisions to the Business Investment Grant Program.

**Attachment 6**

Current Business Investment Program Guidelines

Proposed Business Investment Program Guidelines

Map of Eligible Investment Zone Geography

**10. Economic Development Strategic Framework 2005-2010**

**Action:** Approve Economic Development Strategic Framework 2005-2010 as recommended by the Economic Development & Planning Committee.

**Committee Chair:** John Lassiter

**Staff Resource:** Tom Flynn, Economic Development

**Policy**

Charlotte will be the most prosperous and livable city for all citizens through quality economic development

**Explanation**

- Beginning in the spring 2004, Council approved a process to revise the City's Economic Development Strategic Framework.
- The Economic Development Strategic Framework 2005-2010 includes a summary of Charlotte's current economic status and action items from five strategic areas that will support the City's economic development vision and three primary goals which are as follows:
  - Quality job growth
  - Tax base expansion
  - Increased personal income
- The Economic Development Strategic Focus Areas are:
  - Business Retention and Retention
  - Transit Corridor and Business District Revitalization
  - Small Business and Entrepreneurial Development
  - Workforce Development
  - Hospitality, Cultural, Sports and Tourism Assets
- A summary of the Framework, Strategic Focus Areas and Key Action Steps is attached. The Framework also includes an implementation plan and

measures. The Framework will be sent in the Wednesday, July 20 Council-Manager Memorandum.

#### **Committee Recommendation**

- On June 22, 2005 the Economic Development & Planning Committee unanimously voted to refer the Economic Development Strategic Framework 2005-2010 to the full City Council. Members present: Lassiter, Cannon, Carter, Lochman and Tabor.

#### **Attachment 7**

Strategic Framework Summary

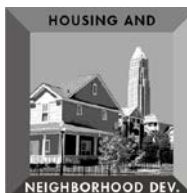
## **11. Cultural Facilities Request**

This topic was on the Economic Development and Planning Committee agenda for July 20. The agenda item will be sent in the Friday, July 22 Council-Manager Memorandum.

## **12. First Ward Park Redevelopment**

This topic was on the Housing and Neighborhood Development Committee agenda for July 19. The agenda item will be sent in the Friday, July 22 Council-Manager Memorandum.

## **13. HouseCharlotte Program Expansion**



**Action:** Approve the Housing and Neighborhood Development Committee's recommendation to expand the boundary of the HouseCharlotte Program based on the 2004 Quality of Life Study.

**Committee Chair:** Susan Burgess

**Staff Resource:** Stanley Watkins, Neighborhood Development

#### **Policy**

- The City's FY2006-2010 Consolidated Plan was approved by City Council on June 13, 2005.
- The Plan identified the need for affordable, safe and decent housing for low and moderate-income families.
- The Plan reaffirmed the three basic goals of the City's Housing Policy: preserve the existing housing stock, expand the supply of affordable housing and support family self-sufficiency initiatives.

### Explanation

- The HouseCharlotte Program provides down payment, closing cost and interest rate buydown assistance to low and moderate-income families purchasing homes in targeted CWAC neighborhoods.
- Staff recommends expanding the eligibility boundary of the HouseCharlotte Program based on neighborhood data from the 2004 Quality of Life (QOL) Study.
- Neighborhoods eligible to participate in the HouseCharlotte Program include City Within A City (CWAC) *Challenged* and *Transitioning* neighborhoods, *Transitioning* neighborhoods *contiguous* to CWAC, and selected CWAC *Stable* neighborhoods. (The CWAC geography is the area within four miles of the uptown area.)
- The proposed expansion would update the program's boundary, using the above criteria, based on neighborhood changes reflected in the 2004 QOL Report.
- The expanded geography would add 18 *Transitioning* neighborhoods that are contiguous to CWAC.
- The boundary changes will increase the supply of affordable housing and homeownership opportunities. The following is a list of proposed new HouseCharlotte Program Neighborhoods and the Neighborhood Statistical Area (NSA) number.

NSA	Neighborhood Name	NSA	Neighborhood Name
139	Autumnwood	126	Henderson Circle
196	Closeburn/Glenkirk	133	Mineral Springs/Rumble Road
107	Dixie/Berryhill	109	Moore's Chapel
100	Eagle Lake	111	Pawtucket
158	East Forest	195	Starmount
151	Eastway/Sheffield Park	112	Toddville Road
148	Farm Pond	132	University City North
120	Firestone/Garden Park	110	Wildwood
108	Harbor House	149	Wilora Lake

- Since 1997, over 2,400 homeownership opportunities have been created by HouseCharlotte. Eleven police officers have purchased homes through the program. Over 50 lenders participate and have provided more than \$222 million in financing. The City has provided more than \$15 million in subsidies, while borrowers have contributed \$3.4 million in equity.
- The proposed HouseCharlotte Program expansion would become effective July 25, 2005.

### Committee Recommendation

The Committee voted unanimously on June 7, 2005 to recommend the expansion of the HouseCharlotte Program. Council members Burgess, Mitchell, Lochman and Phipps were present. Council member Mumford was absent.

### Funding

Innovative Housing and HOME federal funding

**Attachment 8**

HAND Presentation – June 7, 2005

HouseCharlotte Program - Background

Map and List of Eligible Neighborhoods

**14. Neighborhood Matching Grants Fund**

**Action:** Approve the Housing and Neighborhood Development Committee's recommendation to update the Neighborhood Matching Grants Program boundaries with each edition of the Quality of Life Study (every two years).

**Committee Chair:** Susan Burgess

**Staff Resource:** Stanley Watkins, Neighborhood Development

**Policy**

- The Housing and Neighborhood Development strategy supports strengthening neighborhoods through strategic investments and delivery of City services designed to enhance and sustain Charlotte's quality of life.
- On April 24, 2002 City Council approved the following recommendations:
  - Change the Neighborhood Matching Grants Program's unit geography from U. S. Census tracts to Neighborhood Statistical Areas (NSA); and
  - Benchmark eligibility for the Neighborhood Matching Grants Program to the highest median income of a Threatened NSA within the City of Charlotte. The Neighborhood Matching Grants Program geography will include a mix of Stable, Threatened and Fragile neighborhoods.

**Explanation**

- When City Council modified the geographical boundaries for Neighborhood Matching Grants eligibility in 2002, the policy language did not stipulate that the median household income limit would be updated with each new publication of the Quality of Life Study (QOL).
- The Housing and Neighborhood Development Committee's recommendation would allow the neighborhood income eligibility for Neighborhood Statistical Areas to be updated based on data from each new QOL Study.
- New data becomes available every two years, with the publication of the Quality of Life Study. The new data includes an updated designation of Transitioning/Threatened Neighborhood Statistical Areas (NSAs) and current NSA median household income figures.
- Based on the 2004 Quality of Life Study, the highest median household income for a Transitioning (Threatened) NSA is \$61,151.

**Boundary Changes**

- The changes are highlighted in the tables below:

Table 1. Six NSAs added

NSA	NSA Name	NSA	NSA Name
132	University City North	145	Silverwood
133	Mineral Springs/ Rumble Road	191	Park Crossing
144	Hickory Grove	188	Johnston Road/McAlpine

Table 2. Sixteen NSAs dropped

NSA	NSA Name	NSA	NSA Name
60	Wendover/Sedgewood	115	Coulwood West
65	Freedom Park	116	Harwood Lane
66	Dilworth	117	Mountain Island
122	Wedgewood	131	Mallard Creek/Withrow Downs
127	Davis Lake/Eastfield	156	Marshbrooke
130	Highland Creek	166	Governor's Square
103	The Crossings	181	Barclay Downs
104	Yorkshire	190	Seven Eagles

- An analysis of the 2004 data shows that upholding the current boundary to retain existing Neighborhood Matching Grants eligible geographies would increase the program eligibility to NSAs with a median household income of \$98,903. Retaining the existing geographies was not recommended.
- The recommendation to update the Matching Grants boundaries was also reviewed and approved by the Neighborhood Matching Grant Review Team.

### **Background**

- The Neighborhood Matching Grants (NMG) Program was created in 1993 as a resource to assist primarily low and moderate-income neighborhoods in implementing projects to improve their neighborhood.
- Eligible organizations include neighborhood associations, business associations and Community Development Corporations.
- The NMG Program's income eligibility was initially based on 1990 census data. Organizations in census tracts with median household incomes up to \$36,654 were eligible to apply for grants. The median household income limit was increased to \$46,654 in 1998, expanding program eligibility.
- In 2002, the median household income limit increased to \$75,267 when it was determined that the benchmark for program eligibility would be the highest median household income of a Threatened/Transitioning NSA. The new figure was based on data from the 2002 Quality of Life Study.

### **Committee Discussion**

- On June 7, 2005 the Housing and Neighborhood Development Committee received the recommendation of the Neighborhood Matching Grants Citywide Review Team and discussed the proposed boundary modifications.
- The Committee's discussion focused on:
  - the program's background and investment in the Community
  - impact on NSAs that would no longer be eligible project eligibility

- use of funds for travel and recreational activities
- The Committee unanimously voted to recommend that boundary changes to the Neighborhood Matching Grants Program be based on data from each new edition of the Quality of Life Study (benchmarked to the highest median household income for a Transitioning NSA). Members present: Burgess, Lochman, Mitchell, and Phipps. Councilmember Mumford was absent.

### **Attachment 9**

Matrix and Map of Affected NSAs  
NMG Citywide Review Team

## **15. Planning Liaison Committee Recommendations on Growth Impacts on Schools**

**Action:**    **A. Receive report from Planning Liaison Committee on recommended action steps to deal with growth impacts on schools, and**

**B. Refer to the Economic Development & Planning Committee for further review and prioritization of recommendations.**

**Committee Members:**        Patsy Kinsey, John Lassiter and Greg Phipps

**Staff Resource:**        Debra Campbell, Planning

### **Background**

- Planning Liaison Committee is convened by the Planning Commission and consists of membership from the nine Mecklenburg County elected bodies (City Council, County Commission, Board of Education, six Town Councils)
- In winter 2004 at a Board of Education members' request, the Committee began to examine the impact of growth and new development in Mecklenburg County on CMS schools and school crowding.
- The process during the past 1½ years involved data-gathering and presentations to the Committee by staff from Planning, CDOT, CMS, Mecklenburg County, and several of the Towns.
- The issues discussed focused on the following:
  - CMS involvement in community planning
  - Cost containment and regulations
  - Funding sources for school construction

### **Planning Liaison Committee Recommendation**

- At their May 20, 2005 meeting, the Committee identified eight strategies that were recommended for further consideration by the nine elected bodies (see attached recommendations).
- The Committee recognized that, given staff resources available to respond to this initiative, all eight identified recommendations could not be addressed concurrently. Therefore the next step should be to identify the top three

recommendations, through a process whereby each of the nine elected bodies select its top three priorities and report back to Planning Liaison Committee.

**Attachment 10**

Planning Liaison Committee Recommendations: Growth Impacts on Schools



## BUSINESS

### 16. Emergency Winter Shelter Project

**Action:** Authorize the City Manager to negotiate a deferred payment loan up to \$500,000 to Emergency Winter Shelter, Inc. to renovate the emergency winter shelter at 3410 Statesville Avenue.

**Staff Resources:** Stanley Watkins, Neighborhood Development  
Stan Wilson, Neighborhood Development

#### Policy

- The City's FY2006-2010 Consolidated Plan was approved by City Council on June 13, 2005.
- The Plan identified the need for affordable, safe and decent housing for low and moderate-income families and individuals.
- The Plan specifically calls for addressing the unmet homeless population needs.

#### Explanation

- On June 13, 2005 City Council approved the Housing and Neighborhood Development Committee's recommendation to reserve \$500,000 from the Housing Trust Fund Special Needs allocation for the new Emergency Winter Shelter (EWS). Staff was asked to work directly with the EWS to bring a funding proposal to Council on July 25, 2005.
- The EWS is proposing to renovate a 10,000 square foot facility at 3410 Statesville Road. The facility will serve up to 200 men per night.
- The new shelter must open by November 1, 2005 to serve homeless men this winter. The Emergency Winter Shelter is generally open each year from November 1 to March 31.
- The EWS submitted a funding proposal and staff reviewed the proposal in accordance with the submission requirements and guidelines established by the Housing Trust Fund (HTF) Advisory Board.
- In a subsequent review, the HTF Advisory Board waived its requirements of a maximum City investment of 50% in rehabilitation projects.
- Renovations will include roof replacement, mechanical, lighting, façade improvements, site work, landscaping, paving and fencing.
- The renovation cost is estimated at \$1,056,500 or approximately \$106 per square foot. Land and other soft costs are estimated at \$474,995 for a total development cost of \$1,531,495.
- Staff is continuing to work with the EWS to "value engineer" the project and reduce costs through the construction phase.
- The proposed terms for the City deferred payment loan is 0% interest and a 20-year period.

#### Background

- The previous Emergency Winter Shelter, located at 427 West Fourth Street, is slated for demolition as part of the Third Ward Park development.

- The previous shelter has the capacity to serve 150 men a night. Through March 2005, the shelter served 26,134 meals and provided shelter for the equivalent of 22,026 nights since opening November 1, 2004.
- Over the past several years, EWS visited approximately 14 possible sites before the Statesville Road facility was selected.
- The EWS is exploring opportunities to make the facility available for community events during the shelter's off season.

### **Funding**

Housing Trust Fund - Housing Bonds

### **Attachment 11**

Project Summary  
 Building Elevation  
 Site and Floor plan  
 Sources and Uses

## **17. Charlotte Neighborhood Fund**

This item will be sent in the Friday, July 22 Council-Manager Memorandum.

## **18. Carolina Theatre Development Process**

This item will be sent in the Friday, July 22 Council-Manager Memorandum.

## **19. Nominations to Boards and Commissions**

<p><b>Action: Nominate citizens to serve as specified.</b></p>
--

### **A. PUBLIC ART COMMISSION**

One, three-year appointment beginning July 1, 2005 (*employed in the education field*) replacing Kenn Compton whose term has expired. A nominating committee of the Public Art Commission recommends Maja Godlewska, an Assistant Professor of Art at UNC Charlotte.

### **Attachment 12**

Letter of Recommendation  
 Applications

## 20. Appointments to Boards and Commissions

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

### A. AIRPORT ADVISORY COMMITTEE

One, three-year appointment beginning August 1, 2005 (*Open Category*).

- Harold Brown by Council member Lassiter
- Charles Gordon by Council member Lochman
- Robert Hill by Council members Carter and Phipps
- Stephen Schick by Council member Mumford
- Virginia Stevenson by Council member Kinsey
- Stanley Vaughn by Council member Tabor

One, three-year appointment beginning August 1, 2005 (*West Side Resident Category*).

- John Massello by Council member Mumford
- Eric Montgomery by Council member Cannon
- William Winget by Council member Kinsey
- Jim Hovis by Council member Burgess (declined nomination)

### Attachment 13

Applications

### B. CHARLOTTE REGIONAL VISITORS AUTHORITY

One appointment beginning immediately and ending June 2006 (*Restaurant Representative Category*).

- Peter D'Andrea by Council members Tabor and Phipps
- Thomas Sasser by Council members Lassiter, Mumford, Carter, Tabor and Kinsey
- Dave Cook by Council member Mitchell (declined nomination)

### Attachment 14

Applications

### C. TRANSIT SERVICES ADVISORY COMMITTEE

One unexpired term beginning immediately and ending January 31, 2008 (*Express Service Passenger Category*).

- Wendy Patterson by Council member Phipps
- Christopher Wheelless by Council members Mumford, Kinsey and Carter

### Attachment 15

Applications

## **MAYOR AND COUNCIL TOPICS**

**At the end of the formal agenda, Council members may share information and raise topics for discussion.**

## Introduction to CONSENT

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

Consent I consists of routine items that have been approved in the budget, are low bid and comply with Small Business Opportunity Program Policy.

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

The City's Small Business Opportunity (SBO) Program's purpose is to enhance competition and opportunity in City contracting with small businesses in the Charlotte metropolitan statistical area. Participation of small business enterprises (SBE) is noted where applicable. Contracts recommended for award as of March 1, 2003 comply with the provisions of the SBO program policy for SBE outreach and utilization. Professional service contracts recommended for award as of August 1, 2003 comply with the provisions of the SBO program policy for SBE outreach and utilization.

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

**Contractors and Consultants**

All contractor and consultant selections follow the Council approved process unless described otherwise.

## CONSENT I

### 21. Various Bids

#### A. Airport Terrazzo Maintenance Contract

**Aviation**

##### **Action**

Award the low bid of \$296,400 by Stone Restoration of America, Charlotte, North Carolina for cleaning and maintenance of terrazzo flooring. This is a one-year contract that will provide trained personnel to perform specialized cleaning and preventative maintenance services per a schedule developed by the Airport Maintenance Division.

##### **Small Business Opportunity**

Pursuant to Section 5 of the SBO Program, no SBO goal was set for this contract because there are no sub-contracting elements in the scope of work.

**B. Airport Painting Contract Aviation****Action**

Award a contract to Jocelyn Pratt-Guilford (dba SLS) of Charlotte, North Carolina in the amount of \$175,000 for painting services at the Airport.

**Small Business Opportunity**

Pursuant to Section 5 of the SBO Program, no SBO goal was set for this contract because there are no sub-contracting elements in the scope of work.

**C. Airport Maintenance Facility Construction Aviation****Action**

Award the low bid of \$461,698 by Edison Foard, Inc. of Charlotte. The current vehicle and field maintenance facility is being displaced by expansion of Concourse E. Council approved the purchase of property for the relocated maintenance facility on December 13, 2004. This contract will upfit and renovate an existing 9,600 sq. ft. pre-engineered metal building to accommodate a portion of the Aviation Department's Maintenance division.

**Small Business Opportunity**

Established SBE Goal: 5%

Committed SBE Goal: 9.4%

Edison Foard, Inc. has committed 9.4% (\$44,234) to the following firm:  
All American Overhead Door, LLC

**D. Refuse Truck Cab & Chassis and Bodies Solid Waste/BSS****Action**

Award the low bid unit prices meeting specifications of \$80,316 by Freightliner of Charlotte, NC for Item 1 - Recycle Cab & Chassis; \$67,500 by McNeilus Companies, Villa Rica, GA for Item 2 - Refuse Automated Body; \$46,996 by Carolina Environmental Systems for Item 3 - Rear Loader Body; and \$47,035 by Lodal South, Rockingham, NC for Item 4 - Recycle Body. The total initial cost for the FY06 anticipated number of refuse equipment units represented by this contract would be \$3,239,664. This will be a unit price contract with options to renew for two additional periods of one year. The City Manager may authorize the renewals.

**Small Business Opportunity**

The Small Business Development Program waived the SBE goal for this project. Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

**E. Colony Road Barricade Removal & Sidewalk Construction EPM**

**Action**

Award the low bid of \$313,341.45 by Onsite Development of Charlotte, North Carolina. This project will remove an existing barricade at the entrance to Myers Park High School and reconstruct the intersection to allow all traffic movements. Sidewalk will be constructed from the school entrance south to the existing sidewalk. The work includes drainage improvements, concrete curb & gutter, sidewalk/wheelchair ramps, asphalt pavement and speed humps.

Construction completion is scheduled for the fourth quarter of 2005. This schedule is in accordance with the Interlocal agreement with Charlotte-Mecklenburg Schools approved by Council on October 11, 2004 that requires the work be completed by December 31, 2005.

**Small Business Opportunity**

Established SBE Goal: 6.00 %

Committed SBE Goal: 3.19%

Onsite Development exceeded the mandatory outreach; however, they failed to meet the goal or the good faith efforts. The SBO Program Manager has waived non-compliance for good faith efforts pursuant to SBO Policy 14.6. Onsite contacted 16 SBE firms and received 4 responses. They have committed 3.19% (\$10,000) of the total contract amount to the following certified SBE firms: On Time Construction, ACS Pavement Marking, and Charlotte Trucking Solutions.

**F. McKee Road at Kuykendall Road Left Turn Lane EPM**

**Action**

Award the low bid of \$146,094.90 by Carolina Cajun Concrete, Inc. of Charlotte, North Carolina. This project will construct a left-turn lane from McKee Road onto Kuykendall Road with pavement widening on the south side of McKee Rd as part of the Minor Roadway Widening Program. Construction completion is scheduled for fourth quarter of 2005.

**Small Business Opportunity**

Established SBE Goal: 6%

Committed SBE Goal: 4.65%

Carolina Cajun complied with the mandatory outreach criteria and met good faith efforts. Carolina contacted 15 SBE firms and received four responses. They have committed 4.65% (\$6,800) of the total contract amount to the following certified SBE firm: ACS Pavement Markings.

**G. Oaklawn Park Neighborhood Improvement Project EPM****Action**

Award the low bid of \$2,934,477.21 by Ferebee Corporation, Charlotte, North Carolina. This project is one of 22 neighborhoods in the 2000 Neighborhood Improvement Program. The infrastructure improvements are in the area bounded by I-77, Oaklawn Avenue, Beatties Ford Road and Russell Avenue. The project will include curb and gutter, sidewalks, planting strips, storm drainage improvements, utility relocation, paving, and grading. Construction completion is scheduled for third quarter of 2006.

**Small Business Opportunity**

Established SBE Goal: 8.00 %

Committed SBE Goal: 8.23 %

Ferebee Corporation has committed 8.23% (\$241,637) of the total contract amount to the following SBE firm: On Time Construction Inc.

**H. CMGC Air Control Terminal Replacement Phase 4 EPM****Action**

Award the low bid of \$589,270 by Southern Comfort of Charlotte, North Carolina, Inc. This work is the continuing replacement of the building's air terminal units with more efficient and reliable Direct Digital Control units on the Plaza and level one, and the 7th through 14th floor of the CMGC. The escalating cost of maintaining air equipment as well as the energy savings generated by going to digital equipment makes it cost effective to replace the boxes and controls. Construction completion is scheduled for first quarter of 2006.

**Small Business Opportunity**

Established SBE Goal: 5.00 %

Committed SBE Goal: 13.15%

Southern Comfort of Charlotte, Inc. exceeded the SBO goal and committed 13.15% (\$77,500) of the total contract to the following certified SBE firm: Electric System Specialists, Inc.

**I. Scaleybark Station Area Sidewalk Improvements EPM****Action**

Award the low bid of \$297,517.50 by United Construction, Inc. of Charlotte, North Carolina. This project will improve sidewalks to allow for pedestrian access to the proposed Scaleybark light rail transit station for the South Corridor. Construction completion is scheduled for fourth quarter of 2005

**Small Business Opportunity**

Established SBE Goal: 5 %

Committed SBE Goal: 2.52%



United Construction complied with the mandatory outreach criteria and met good faith efforts. United contacted 14 SBE firms and received two responses. United has committed 2.52% (\$7,500) of the total contract amount to the following certified SBE firms: Bardwil Trucking and Best Rate Tree & Landscaping.

**J. Traffic Signal Fiber Optic Cable Construction New Uptown Arena Project CDOT**

**Action**

The Department of Transportation Director recommends the low bid of \$194,996.32 by Tucker Inc. of Mount Airy, North Carolina. This project will install fiber optic cable facilities around the New Uptown Arena, Davidson, East Trade, South College, East Fourth, West Fourth, West Fifth, North Church and West Tenth Streets.

**Small Business Opportunity**

Established SBE Goal: 3%

Committed SBE Goal: 5.42%

Tucker, Inc. exceeded the established SBE goal; however, they failed to meet the mandatory outreach. The SBO Program Manager has waived non-compliance for mandatory outreach, pursuant to SBO Policy 14.6. They have committed 5.42% (\$10,575) of the total contract amount to the following certified SBE firm: C& S Cable Contracting, Inc.

## 22. In Rem Remedy

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

**Public Purpose:**

- Eliminate a blighting influence.
- Reduce the proportion of substandard housing.
- Increase tax value of property by making land available for potential infill housing development.
- Support public safety initiatives.

**Policy:**

- Housing & Neighborhood Development
- 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. 2004 (AKA 1900-A) Primm Road (Neighborhood Statistical Area 17 – Mountain Island)
- B. 2004 (AKA 1900-A1) Primm Road (Neighborhood Statistical Area 17 – Mountain Island)
- C. 2004 (AKA 1900-B) Primm Road (Neighborhood Statistical Area 17 – Mountain Island)
- D. 2004 (AKA 1900-C) Primm Road (Neighborhood Statistical Area 17 – Mountain Island)
- E. 2004 (AKA 1900-E) Primm Road (Neighborhood Statistical Area 17 – Mountain Island)

**Field Observation:**

- F. 509 E. 21<sup>st</sup> Street (Neighborhood Statistical Area 45 – Optimist Park)

**Public Safety:**

**A. 2004 (AKA 1900-A) Primm Road**

**Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2004 (AKA 1900-A) Primm Road (Neighborhood Statistical Area 17 – Mountain Island).**

**Attachment 16**  
Ordinance

**B. 2004 (AKA 1900-A1) Primm Road**

**Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2004 (AKA 1900-A1) Primm Road (Neighborhood Statistical Area 17 – Mountain Island).**

**Attachment 17**

Ordinance

**C. 2004 (AKA 1900-B) Primm Road**

**Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2004 (AKA 1900-B) Primm Road (Neighborhood Statistical Area 17 – Mountain Island).**

**Attachment 18**

Ordinance

**D. 2004 (AKA 1900-C) Primm Road**

**Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2004 (AKA 1900-C) Primm Road (Neighborhood Statistical Area 17 – Mountain Island).**

**Attachment 19**

Ordinance

**E. 2004 (AKA 1900-E) Primm Road**

**Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 2004 (AKA 1900-E) Primm Road (Neighborhood Statistical Area 17 – Mountain Island).**

**Attachment 20**

Ordinance

**Field Observation:**

**G. 509 E. 21<sup>st</sup> Street**

**Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove the structure at 509 E. 21<sup>st</sup> Street (Neighborhood Statistical Area 45 – Optimist Park).**

**Attachment 21**

Ordinance

**23. Refund of Property Taxes**

**Action: Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessor error in the amount of \$5,230.67.**

**Attachment 22**  
Resolution  
List of property tax refunds

**24. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of a 15-foot Alleyway Between Wesley Heights Way and W. 4<sup>th</sup> Street**

**Action:** A. Adopt the Resolution of Intent to abandon a portion of a 15-foot alleyway between Wesley Heights Way and W. 4<sup>th</sup> Street, and  
B. Set a public hearing for August 22, 2005.

**Attachment 23**  
Resolution  
Map

**25. Resolution of Intent to Abandon Street and Set Public Hearing for Kohler Avenue and a Portion of Benson Street**

**Action:** A. Adopt the Resolution of Intent to abandon Kohler Avenue and a portion of Benson Street, and  
B. Set a public hearing for August 22, 2005.

**Attachment 24**  
Resolution  
Map

**26. Resolution of Intent to Abandon Street and Set Public Hearing for a Portion of E. 9<sup>th</sup> Street Between Clarice Avenue and Ridgeway Avenue**

**Action:** A. Adopt the Resolution of Intent to abandon a portion of E. 9<sup>th</sup> Street between Clarice Avenue and Ridgeway Avenue, and  
B. Set a public hearing for August 22, 2005.

**Attachment 25**  
Resolution  
Map

## CONSENT II

### 27. Arena Event Transportation Management Contract

- Action:**
- A. Approve a three-year contract , with an option to extend for two additional one-year periods, with Parking Unlimited Inc. to provide transportation management for events held at the uptown arena. The first year amount is not to exceed \$400,000 with the ability to adjust in future years to account for inflation, and**
  - B. Authorize the City Manager to exercise the options to extend the contract.**

**Staff Resource:** Bill Finger, Transportation

#### **Explanation**

- The City of Charlotte is responsible for providing transportation management for uptown arena events.
- Transportation management is a City responsibility due to its impact on the City's overall transportation network, especially within the center city, and the importance of moving traffic in such as way as to not impede the mobility of those living and working in the center city.
- Since 2004 City staff has developed the transportation management plan in conjunction with Charlotte Center City Partners and the Charlotte Bobcats. The plan calls for outsourcing services to a private sector provider.
- In May 2005 the City issued an RFP for transportation management.
- In June 2005 a selection committee comprised of the Charlotte Department of Transportation (CDOT), the Charlotte Mecklenburg Police Department (CMPD), and Charlotte Center City Partners met and unanimously agreed to recommend Parking Unlimited Inc. as the most qualified service provider.
- Parking Unlimited Inc. has provided event transportation management in the Charlotte area for over ten years. Some of their experience includes transportation management for the Charlotte Coliseum, Bank of America Stadium, Lowe's Motor Speedway, Speed Street, Taste of Charlotte and the Wachovia Championship. Most recently, Parking Unlimited served the 2005 U.S. Open Championship in Pinehurst, NC.
- Upon contract approval, Parking Unlimited Inc., in conjunction with CDOT and the CMPD staff will take appropriate measures to implement the plan on schedule with the arena's opening.
- The FY2006 budget included \$400,000 to fund the contract.
- The contract is not to exceed \$400,000 in the first year with the ability to adjust using an inflation factor in future years.

#### **Small Business Opportunity**

Established SBE Goal: 4%

Committed SBE Goal: 4%

Parking Unlimited Inc. met the SBE goal, and met the mandatory outreach and good faith efforts. They have committed \$18,000 of the total contract amount to the following SBEs: CC Communications, Inc.

## 28. Charlotte Arena Project

**Action:**

**A. Adopt a budget ordinance appropriating \$653,034.22 from the Charlotte Arena Operations, LLC to the Charlotte Arena Project, and**

**B. Approve Amendment #3 with Hunt Construction for Construction Manager at Risk services in the amount of \$590,384 increasing the Guaranteed Maximum Price to \$181,328,664.**

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

### Budget Ordinance

- Provides \$653,034.22 in funding from the Charlotte Bobcats for additional upgrades to the New Arena.
- Per the City-NBA Arena Agreement the Bobcats can request changes to the plans if they agree to pay for them.

### Amendment #3 with Hunt Construction

- Provides funding for additional Construction Manager at Risk Services in the amount of \$590,384.
- Bobcats' requested changes that require an amendment to Hunt's contract include:
  - Install the infrastructure for two large exterior video boards
  - Upgrade of the building to support high-definition television
  - Modifications to the Bobcats' locker room and training area
- Increases the Guaranteed Maximum Price from \$180,738,280 to \$181,328,664.
- Remaining \$62,650.22 will be used to fund an amendment to Ellerbe Becket's design contract for services related to the Bobcats' requested items.

### Terms of Bobcats Payments

- The Bobcats have agreed to pay these costs on the following schedule:
  - July 22, 2005           \$207,945.01
  - August 26, 2005       \$264,304.32
  - September 26, 2005   \$180,784.89
- Bobcats' payment to the City will precede the City's payment to Hunt Construction.

### Funding

Charlotte Arena Operations, LLC

**Attachment 26**  
Budget Ordinance

## 29. Weed and Seed Initiative

**Action: Adopt a budget ordinance appropriating a grant award of \$175,000 in federal funds for the Charlotte Weed and Seed Initiative.**

**Staff Resource:** Patsy Rogers, Neighborhood Development

### Explanation

- On June 3, 2005 the U.S. Department of Justice announced that the City of Charlotte had been awarded a Weed and Seed Grant in the amount of \$175,000.
- The Weed and Seed Initiative represents a collaborative effort among the U. S. Justice Department, City of Charlotte and Charlotte Mecklenburg Police Department.
- The Weed and Seed strategy entails “weeding out” negative community influences such as crime, unemployment and truancy, and seeding the community with restorative programs including employment/training, drug intervention/treatment programs, nuisance abatement and youth enrichment opportunities.
- The initiative targets the Central Avenue Corridor between Briar Creek Road and Eastland Mall and West Boulevard Corridor between West and Wilkinson Boulevards. (See attached map)
- Four elements of the City’s Weed & Seed strategy are:
  - Law Enforcement
  - Community Policing
  - Prevention/Intervention/Treatment
  - Neighborhood Restoration
- The goals outlined in the Weed and Seed Initiative include:
  - Reduce armed robberies
  - Expand awareness and access to community policing efforts
  - Improve apartment complex safety
  - Raise awareness of the international community of existing social services
  - Improve relations among residents and diverse populations
  - Improve perception of safety
- The Weed and Seed Initiative will be operated by the Neighborhood Development Key Business and staffed by three full time temporary employees from an office located along the Central Avenue Corridor.
- A Steering Committee made up of residents and business owners along the Central Avenue Corridor will work with the City to implement the program.

### Background

- The Charlotte Weed and Seed Strategy was initiated in nine neighborhoods along the West Boulevard Corridor in 1998.

- The neighborhoods included: Arbor Glen, Pinecrest, Ponderosa/Wilmont, Reid Park, Revolution Park, West Boulevard, Westover Hills, Wilmore, and Wingate.
- Over the five-year grant period the West Boulevard Corridor received approximately \$700,000 in funds to support the Weed and Seed strategies.
- Residents participated in various trainings and activities designed to promote self-sufficiency (individual tutoring, guidance in goal setting and the importance of school); to provide a linkage to employment and training services; and to offer exercise and health related classes.
- During this initiative there was a 57% reduction in the overall crime rate along the West Boulevard Corridor.
- The new grant represents recognition of the earlier success of the Weed and Seed Initiative in this community.

#### **Attachment 27**

Budget Ordinance

Weed and Seed Steering Committee

Map of Weed and Seed Areas

### **30. Bond Issuance Resolution for Stonehaven East and Oak Park Apartments**

- Action:**
- A. Adopt a resolution authorizing the Charlotte Housing Authority (CHA) to exercise its power within the City to issue Multi-family Housing Revenue Bonds to finance the acquisition and rehabilitation of the Stonehaven East Apartments, and**
  - B. Adopt a resolution authorizing Charlotte Housing Authority to exercise its power within the City to issue Multi-family Housing Revenue Bonds to finance the acquisition and rehabilitation of the Oak Park Apartments.**

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

#### **Policy**

- The City's FY2006-2010 Consolidated Plan was approved by City Council on June 13, 2005.
- The Plan identified the need for affordable, safe and decent housing for low and moderate-income families.
- The Plan reaffirmed the three basic goals of the City's Housing Policy; preserve the existing housing stock, expand the supply of affordable housing, and support family self-sufficiency initiatives.

#### **Explanation**

- The Charlotte Housing Authority (CHA) requests the City of Charlotte adopt a resolution authorizing the CHA to issue multi-family housing revenue bonds



for two projects, Stonehaven East and Oak Park Apartments, as required by the Internal Revenue Code of 1986, Section 147 (f).

- The Stonehaven East Apartments project is a 240 unit residential development located at 7000 Fernwood Drive in Wendover/Segewood Neighborhood. On June 13, 2005, City Council approved a \$1.2 million loan through the Housing Trust Fund as part of the financing for the project.
- The Oak Park at Nations Ford Apartments project is a 202 unit residential development located at 103 Dinadon Drive, near the intersection of Interstate 77 and Nations Ford Road. City funding has not been requested for this project.
- The Internal Revenue Code of 1986, Section 147 (f) as amended requires that any bonds issued by the Issuer to finance a project may only be issued after approval of the financing plan by the City following a public hearing with respect to such plan.
- On April 19, 2005, the CHA Board of Commissioners held a public hearing and approved authorization to issue up to \$8,750,000 in multi-family housing revenue bonds for the acquisition and rehabilitation of Stonehaven East Apartments and up to \$8,250,000 in multi-family housing revenue bonds for the acquisition and rehabilitation of Oak Park Apartment projects.
- There were no speakers present at the CHA public hearing.

### **Attachment 28**

Project Summaries

Resolutions

## **31. Sisters of Mercy of North Carolina Foundation, Inc. Grants**

**Action: A. Accept a three-year grant award in the amount of \$987,389 from the Sisters of Mercy of North Carolina Foundation, Inc. for the VISION Charlotte Neighborhood Initiative, and**

**B. Adopt a budget ordinance appropriating \$987,389 from the Sisters of Mercy of North Carolina Foundation, Inc. to support the VISION Charlotte Wingate Neighborhood Initiative.**

**Staff Resource:** Stanley Watkins, Neighborhood Development

### **Explanation**

- On June 22, 2005 the Sisters of Mercy of North Carolina Foundation, Inc. informed the City of Charlotte Neighborhood Development that it had been approved for a grant in the amount of \$987,389 for the VISION Charlotte Wingate Neighborhood Initiative.
- The grant, to be used over a three-year period, will support the VISION Charlotte Initiative designed to provide coordinated social and employment services to residents in the Wingate community.

- The grant amount for the first year is \$317,792.
- The VISION Charlotte Initiative will be carried out by the City of Charlotte Neighborhood Development Key Business and its contract partners.
- Program services will be coordinated by three full time temporary staff persons from the Wingate Neighborhood Resource Center.
- Services include:
  - Employment and Training
  - Literacy
  - Computer Training
  - Parenting Enrichment
  - Youth Leadership Development
  - Tutoring
  - Senior Enrichment
  - Gang Awareness and Prevention
- The City will leverage the grant with planned City revitalization investments and staff resources in the neighborhood.
- VISION Charlotte will be celebrated with a kick-off event in the Wingate Community on Saturday, August 20, 2005 from 1:00 until 5:00 p.m.

### **Background**

- In 2005, the City of Charlotte received a planning grant from the Sisters of Mercy of North Carolina to design a program that would impact the social, economic and educational needs of residents in the Wingate community.
- The VISION Charlotte Wingate Neighborhood Initiative was developed by a steering committee made up of City staff, local service providers, community collaborators and residents.
- The Sisters of Mercy of North Carolina Foundation, Inc. seeks to assist projects which are designed to improve the quality of life for women, children, the elderly and those who are disadvantaged. Special attention is focused on promoting systemic change.
- The partnership between the Sisters of Mercy of North Carolina and the City of Charlotte will enhance the City's revitalization efforts in the Wingate Neighborhood and West Boulevard Corridor.

### **Attachment 29**

Budget Ordinance

Vision Charlotte Contract Partners

Vision Charlotte Steering Committee

Map of the Wingate Neighborhood

## **32. Amendment #2, Construction Services Contract McAlpine Creek Wastewater Management Facility Phosphorus Reduction Project**

**Action: Approve Amendment #2 with CH2M Hill for \$900,000. The amendment provides for additional Construction Services for the McAlpine Creek WWMF-Phosphorus Reduction Project.**

**Staff Resource:** Doug Bean, Charlotte-Mecklenburg Utilities

**Explanation**

- The Phosphorus Reduction Project is required as part of the settlement agreement reached between the City of Charlotte and North and South Carolina regulatory officials, and approved by City Council on January 14, 2002. The total construction cost is \$27,689,438.
- CH2M Hill is providing construction administration services for the Phosphorus Reduction Project. Amendment #2 includes additional construction services that are necessary due to the following:
  - The Contractor is currently behind schedule and the period of time required for CH2M Hill to be on site needs to be increased by about six months from the original contract period.
  - Early in the project staff had concerns with the level of supervision and quality of work being done by the Contractor. In order to properly monitor the work and to ensure the quality of work, the decision was made to add an additional field representative to CH2M Hill's staff.
- The decision to add additional field staff for monitoring the work during the extended work schedule has resulted in a better quality of work and better control of the project.
- The cost of the additional field staffing is approximately \$480,000.
- The total cost of the additional staffing for the extended construction schedule is approximately \$420,000.
- According to the Contractor's current schedule, the amount of the liquidated damages could be approximately \$480,000. Charlotte-Mecklenburg Utilities intends to use the liquidated damages to offset the cost for the additional work described above.
- Amendment #1 for \$49,380 provided for additional electrical system analysis.

**Small Business Opportunity**

Established SBE Goal: 0%

Committed SBE Goal: 0%

This amendment complies with Section 10.3 of the SBO Policy. All work will be completed with subcontractors currently working with CH2M Hill.

**Funding**

Sewer Capital Investment Plan

### 33. **FY2004 Water Main Rehabilitation, Contract Renewal #1**

**Action:** Approve renewal option #1 for \$3,117,249.69 with Heitkamp, Inc. for continued water system rehabilitation services.

**Staff Resource:** Doug Bean, Charlotte-Mecklenburg Utilities

**Explanation**

- Contract renewal #1 enables CMU to continue rehabilitation and replacement of portions of the water distribution system throughout Mecklenburg County. Original contract was awarded by Council on February 23, 2004 in the amount of \$2,997,425.63.

**Small Business Opportunity**

Established SBE Goal: 7%

Committed SBE Goal: 7%

Heitkamp proposes to spend \$187,035 with the following SBEs: Victor Melton Construction, Conmat Development, Inc., and Shipps Fire Equipment Sales & Equipment Inc.

**Funding**

Water Capital Investment Plan

### 34. Construction Inspection Services for Water and Sewer Mains

**Action:** Approve a professional services contract with DICON Consulting, Inc., in the amount of \$490,000 for construction inspection services for water and sewer main relocation and improvements within NCDOT projects.

**Staff Resource:** Doug Bean, Charlotte-Mecklenburg Utilities

**Explanation**

- Contract provides the following services:
  - Inspection of all water and sewer main improvements and relocations within North Carolina Department of Transportation (NCDOT) projects
  - Civil, structural, and environmental engineering services incidental to NCDOT projects
  - Work is done on an hourly, as-needed basis
- DICON Consulting, Inc. was selected for this project based on previous experience, using City Council's approved selection process. Bid packages were mailed to 25 engineering firms. CMU received proposals from 3 firms: DICON Consulting, Inc., Upricon, Inc., and Capstone.

**Small Business Opportunity**

Established SBE Goal: 4%

Committed SBE Goal: 4%

DICON Consulting has committed \$19,600 to the following SBEs:

Hinde Engineering, Inc.

On-Target Utility Locate Services, Inc.

Barry D. Davis Survey

**Funding**

Water Capital Investment Plan

**35. Belmont Community Gateways**

**Action: Approve an agreement with HNTB North Carolina, P.C. for engineering services in the amount of \$102,455.**

**Staff Resource:** David Meachum, Engineering & Property Management

**Contract for Engineering Services**

- Provide funding for engineering design services for three gateways within the Belmont Community
- Originally proposed in the *Belmont Revitalization Plan* (adopted May 12, 2003).
- Creates distinctive visual points of reference for the Belmont community
- Design features and exact location of each gateway (7 potential sites) will be determined during the citizen input phase

**Small Business Opportunity**

Established SBE Goal: 3.00%

Committed SBE Goal: 34.73%

HNTB has committed 34.73% (\$35,585) of the total contract amount to the following SBE firms: GNA Design and Torrence Reprographics.

**Funding**

Neighborhood Capital Investment Plan

**36. Heather Lane Bicycle Facility**

**Action: A. Reject the low bid of \$240,270.25 from Onsite Development, LLC Company of Charlotte, North Carolina for failure to comply with the federal Disadvantaged Business Enterprise program, and**

**B. Award the construction contract for Heather Lane Bicycle Facility to United Construction, Inc. of Charlotte, North Carolina for \$247,230.50.**

**Staff Resource:** David Meachum, Engineering & Property Management

**Heather Lane Bicycle Facility Project**

- Connects the Belrose Lane and Heather Lane pedestrian / bicycle facilities with a 10 foot wide concrete bridge over Little Hope Creek
- Completes the bicycle route from South Boulevard to Park Road via Scaleybark Road, Belrose Lane and Heather Lane

- Modifies the intersection of Park Road and Heather Lane at the entrance to the Park Road Shopping Center making the intersection more bicycle friendly
- Included in the City's Bicycle Facilities Program and is partially funded by a \$126,000 NCDOT Enhancement Agreement
- Construction completion is scheduled for first quarter of 2006

**Reject the low bid from Onsite Development, LLC**

- Reject the low bid of \$240,270.25 from Onsite Development, LLC.
- Onsite did not submit federal Disadvantage Business Enterprise (DBE) documentation with the bid proposal on June 2, 2005 as required by the bid documents.

**Award the construction contract to United Construction, Inc.**

- Award the construction contract to United Construction as the lowest responsive and responsible bidder.

**History**

- An existing pedestrian bridge over Little Hope Creek will be replaced with the proposed pedestrian/bicycle bridge.

**Disadvantaged Business Enterprise**

Established DBE Goal: 9.00%

Committed DBE Goal: 1.62%

The proposed DBE firms identified are Hazel Holmes Trucking and D's Trucking. United has provided "Good Faith Efforts" and emphasized their continuing efforts to meet the established goal.

**Funding**

Transportation Capital Investment Plan

## 37. Storm Water Channel Cleaning, FY2004

**Action: Approve Renewal #1 for \$280,900.00 with Kip Corporation for continued implementation of FY2004 Storm Water Channel Cleaning Contract.**

**Staff Resource:** Bill Pruitt, Engineering & Property Management

**Renewal #1 with Kip Corporation**

- Allows Storm Water Services to continue timely responses where channel cleaning is a focus. This is an on-going program to remove and dispose of debris on existing storm water channels within the city limits.
- Storm Water Services will continue regular activities under this contract based on good contractor performance utilizing existing and adjusted unit prices.
- The original contract allows for renewals of the contract up to three times, at the City's option, as an incentive to the contractor for productivity and workmanship.

**History**

- Council approved the original contract for \$280,900.00 on May 24, 2004.
- The total contract amount for Channel Cleaning FY2004 will be \$561,800.

**Small Business Opportunity**

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

**Funding**

Storm Water Capital Investment Plan

**38. Plaza Midwood Neighborhood Improvement - Phase 1-B**

**Action: Approve Change Order #1 for \$347,676.25 for Sealand Contractors Corporation.**

**Staff Resource:** Dieter Crago, Engineering & Property Management

**Change Order #1 with Sealand Contractors**

- Provides funding for the addition of Chatham Avenue, Attaberry Drive, Georgia Avenue, Dearmant Drive and Roland Street to the existing construction contract.
- Work includes drainage, sidewalk, curb and asphalt paving.
- Allows the City to take advantage of existing contract prices and lessen the impact to the neighborhood.
- Prices for new items were reasonable, negotiated and approved by Charlotte-Mecklenburg Utilities and Engineering & Property Management.

**Plaza Midwood Neighborhood Improvement Project (NIP)**

- The Plaza Midwood neighborhood is one of 22 neighborhoods approved in the 2000 NIP Bonds.
- Construction of Phase I-A was completed in December 2001.
- Project completion is scheduled for first quarter of 2006.

**Contract History**

- Council awarded the original contract on June 28, 2004 for \$2,181,422.25
- Total contract amount to date is \$2,529,098.50

**Small Business Opportunity**

Established SBE Goal: 0%

SBE Participation: 5.08 %

Sealand Contractors Corporation committed 5.08% (\$17,660) of the total change order amount to the following certified SBE firm: H & H Hauling.

**Funding**

Neighborhood Capital Investment Plan

## 39. Charlotte Convention Center Rail Corridor Phase II

- Action:**
- A. Adopt a budget ordinance appropriating \$750,000 from the Convention Center Capital Reserve fund balance to the project, and**
  - B. Authorize the City Manager to negotiate a contract with the FWA Group, P.A. for architectural and engineering services at the Charlotte Convention Center in an amount up to \$220,000.**

**Staff Resources:** Ron Tober, CATS  
Jim Schumacher, Engineering & Property Management

### Budget Ordinance

- This budget ordinance provides funding for architectural and engineering services, material that secures the track into the concrete slabs of the building that was deferred from phase I and miscellaneous materials testing and engineering services.

### Explanation

- FWA will design improvements to the Convention Center which are part of the South Corridor Light Rail project. The improvements will upgrade the rail corridor in the building to accommodate light rail trains.
- The improvements will supplement construction in the center completed as part of the Trolley project (Phase I), providing new pedestrian circulation routes in the building from one side of the rail corridor to the other.
- The schedule is to bid the work late this year, allowing the construction to occur during 2006. Light rail service begins in 2007.

### Background

- The Charlotte Trolley Project, Phase I of the rail corridor improvements in the Convention Center, provided the tunnel in the building for passage of trolleys. Patrons in the Convention Center are permitted to cross the tracks when trolleys are not present.
- Phase II of the project is to upgrade the rail corridor to accommodate light rail trains. Pedestrians will need to circumvent the tracks at the meeting room level. The project will provide new pedestrian circulation routes for patrons to get from one side of the corridor to the other, especially during large events.

### Small Business Opportunity

All work involved in this contract will be performed by FWA. This contract complies with section 10.3 of the SBO Program. FWA group, P.A. has committed 2.04% (\$4,500) of the total contract amount to the following SBE firm: Torrence Reprographics.

### Funding

The project budget consists of \$9.3 million in CATS light rail funds (already appropriated as part of the South Corridor project) along with additional funds from the Convention Center capital reserves.



An additional appropriation from the Convention Center Capital Reserves will be made when construction contracts are ready for award in December 2005 or January 2006.

**Attachment 30**  
Budget Ordinance

## 40. Corporate Aviation Hangar Construction Contract

**Action:**   **A. Adopt a budget ordinance appropriating \$2,525,000 from the Airport Excluded Fund Balance to the Airport Construction Fund, and**

**B. Award a contract in the amount of \$2,229,300.50 to Randolph and Son Builders, Inc. of Pineville for construction of an aircraft hangar.**

**Staff Resource:**     Jerry Orr, Aviation

### Budget Ordinance

- The budget ordinance provides for the following items:
 

Construction	\$2,229,300.50
Design	\$146,000.00
Testing	\$50,000.00
Contingency	<u>\$99,199.50</u>
<b>TOTAL</b>	<b>\$2,525,000.00</b>
- The budget ordinance transfers money from the excluded fund balance to the construction account. The money will be repaid from future fees.

### Explanation

- In October 2001, Council awarded a contract with Pease Associates to design a 25,820-square foot group storage hangar located in the Airport's Corporate Aviation Area.
- On December 13, 2004, Council approved a change order to Pease Associates to modify the existing plans and specifications for a second group storage hangar.
- This contract will provide for the construction of a 23,650 square-foot storage hangar
- The hangar will be located in the general aviation area, owned by the Airport and managed by Wilson Air Center, the Airport's current Fixed Base Operator.
- Fees for storage of aircraft will repay the cost of providing the hangar.

### Small Business Opportunity

Established SBE Subcontractor Goal: 7%  
Committed SBE Subcontractor Goal: 7.8%

Randolph and Sons, Inc. has committed 7.8% (\$171,775) to the following firms:  
B&G Waterproofing and Beck Electric Co.

**Attachment 31**  
Budget Ordinance

## 41. Airport Telecommunications System Maintenance Contract

**Action: Approve a contract in the amount of \$136,317.13 with Bell South for maintenance of the Airport's telecommunications system.**

**Staff Resource:** Jerry Orr, Aviation

### Explanation

- Since the new terminal opened in 1982, the Airport has contracted a dedicated on-site technician to maintain its Bell South Centrex telephone system.
- The telephone system currently has 3,135 lines.
- The cost of the technician is paid by all users of the Airport system.
- This agreement will extend the contract with Bell South for another year. The amount of the contract is unchanged from FY2005.

### Small Business Opportunity

Pursuant to Section 5 of the SBO program, no SBO goal was set because subcontracting is not anticipated.

### Funding

Airport Operating Budget

## 42. Airport Business Center Management Agreement

**Action: Approve a management contract with Host International, Inc. for the operation of the Airport Business Center.**

**Staff Resource:** Jerry Orr, Aviation

### Explanation

- On December 13, 2004, Council approved an agreement with Bank of America for the naming rights to the Business Center.
- The Business Center will provide travelers with workstations, computer and peripherals, Internet access, and copier and fax services.
- This contract provides for Host International, Inc. to staff and manage the day-to-day operations of the Business Center. Host is the Airport's master concessionaire, meaning that it operates or subcontracts all of the restaurants and shops.

- The City will pay Host expenses plus 5% of gross revenue (excluding advertising revenue) from the Business Center.
- The original term expires June 30, 2006. By mutual agreement, the City and Host may extend the term for up to two additional one-year terms.

#### **Disadvantaged Business Opportunity**

This contract is subject to USDOT regulations regarding DBE participation. The regulations do not require contract-specific goals. Rather, the City requires Host to maintain an overall 20% DBE participation rate in Airport stores and restaurants.

#### **Funding**

Airport Operating Budget

### **43. Center City Streetcar Rail Procurement**

**Actions:** A. Adopt a budget ordinance appropriating \$276,885, and

B. Approve award of the low bid of \$276,885 by VAE Nortrak for Elizabeth Avenue Business Corridor for the procurement of Ri52 steel girder rail for the future use of the Center City Streetcar Corridor.

**Staff Resources:** Ron Tober, Charlotte Area Transit System  
Willie Noble, Charlotte Area Transit System

#### **Budget Ordinance**

- This project is included in the adopted FY2006 Capital Investment Program for Rapid Transit: Center City Streetcar Corridor. Annual capital project budgets are appropriated when contracts are awarded.
- A budget ordinance is required to appropriate funding for this contract as agreed to through the Interdepartmental Agreement for CATS inclusion of rail procurement in the Elizabeth Avenue Corridor project.

#### **Procurement**

- This advance procurement of the steel girder rail material will allow the rails for the streetcar to be received in time to be installed during the construction of the Elizabeth Avenue Corridor Project in 2006. The rail material is being purchased in advance because of the long lead time involved in the manufacture and delivery of the material.
- Through a competitive bidding process VAE Nortrak, North America, Inc. was determined to be the lowest responsible bidder.
- VAE Nortrak, the low bidder, will:
  - Furnish Ri52 steel girder rail
  - Test, manufacture and furnish all parts, labor, tools, material, equipment, facilities, and transportation to supply, deliver, unload, and place into storage all steel rail materials.

**Background**

- Engineering & Property Management (E&PM) is implementing the Elizabeth Avenue Business Corridor Project.
- CATS is planning the Center City Streetcar Corridor project along Elizabeth Avenue.
- The Elizabeth Avenue Corridor Project will construct roadway and pedestrian improvements, new curb alignment, and curb extensions to accommodate vehicle, bicycles and pedestrians, pedestrian lighting, new waterline, sewer rehabilitation, and relocate overhead utilities to an underground ductbank.
- As part of an Interdepartmental Memorandum of Agreement with CDOT, CMUD, E&PM, and the Planning Commission and non-city partners CPCC and Grubb Properties, CATS budget includes \$5.7 million which can be used for the Elizabeth Avenue Corridor Project to:
  - Accommodate the future streetcar
  - Provide a proper roadway cross-slope for the streetcars
  - Locate and construct the streetcar platforms
  - Locate and install the overhead contact system poles and foundations.
- This interdepartmental coordination will reduce costs; reduce impact on businesses, residents and vehicular traffic; and avoid the potential for negative public perception and criticism of two separate construction projects close together in the years ahead.

**Small Business Opportunity**

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

**Funding**

Transit Capital Investment Plan

**Attachment 32**

Budget Ordinance

**44. CATS Ultra Low Sulfur Diesel Fuel Purchase**

- Action:**
- A. Award a one-year contract to Chevron Corporation, the lowest responsive bidder for \$0.2500 additional cost per gallon for Ultra Low Sulfur Diesel (ULSD) Fuel at a total cost not to exceed \$1,650,000,**
  - B. Authorize the City Manager to exercise a one year renewal, and**
  - C. Approve an Inter-local Agreement to allow the Charlotte Mecklenburg School System to purchase ULSD Fuel from CATS for their school bus use.**

**Staff Resource:** Brad Miller, Charlotte Area Transit System

### **Explanation**

- For the past two years, CATS has been testing the use of Ultra Low Sulfur Diesel (ULSD) Fuel as well as the use of Diesel Particulate Filter (DPF) technology on certain buses in CATS' fleet to determine the environmental benefits as well as the maintenance impact on the vehicles.
- With no significant maintenance concerns identified and with the benefit of substantial emission reductions allowed by ULSD, CATS has expanded use of ULSD to all 61 neighborhood shuttle buses and Gold Rush Trolleys.
- CATS will be following this successful test of ULSD fuel with the testing of two hybrid-electric buses to be delivered in the next month that promise to provide even further reductions in emissions. CATS will test their maintenance reliability over the next year to determine if additional hybrid-electric buses should be purchased.

### **CMS Schools Use of ULSD Fuel**

- The Charlotte Mecklenburg School System recently received a Clean Bus for Kids Grant (administered through the Federal Environmental Protection Agency) to purchase Diesel Particulate Filters (DPF) for 80 school buses. These filters require the use of the cleaner burning ULSD fuel rather than regular diesel fuel.
- CATS and CMS have worked together to identify a plan to allow CMS to fill one of its fuel trucks every other day at CATS South Tryon Bus Facility and to reimburse the City for the fuel it uses.
- It is anticipated that CMS will use approximately \$305,000 worth of fuel over the next year.

### **Other City of Charlotte Departments Use of ULSD Fuel**

- CATS has allocated \$100,000 of the contract value for other City of Charlotte Departments if they choose to test ULSD in their vehicle fleet.

### **Procurement**

- The Chevron Corporation was determined to be the lowest and most responsive bidder, following a competitive procurement process. A fixed \$0.25 increment per gallon of ULSD will be added to the fluctuating base price of regular Diesel #2 fuel.
- The contract with Chevron will be for one year, with an option of an additional one year renewal.

### **Small Business Opportunity**

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract because subcontracting is not anticipated.

### **Funding**

Transit Operating Fund

## 45. Transit Capital Funding Appropriation

- Actions:**
- A. (i) Adopt a budget ordinance appropriating \$2,000,000 for the North, West, Southeast, Northeast Corridors and Center City. \$1,000,000 revenue will be received from the State with a matching \$1,000,000 from the Transit Fund Balance,**
  - (ii) Adopt a resolution authorizing CATS CEO to submit grant applications and executive funding agreements with the North Carolina Department of Transportation (NCDOT),**
  - B. Adopt a budget ordinance appropriating \$16,220,259 funds for CATS FY2005 Capital Investment Program (CIP), and**
  - C. Redistribute the appropriated source of funding in Ordinance # 2652-X, July 26, 2004.**

**Staff Resource:** Dee Pereira, Charlotte Area Transit System

### Explanation

- A. The budget ordinance appropriates funds for a FY2005 “Moving Ahead” grant from NCDOT for continued conceptual design for the North, West, Southeast, Northeast corridors and Center City. This \$1,000,000 grant will be matched on a 50/50 basis by the Transit Fund.

Grant	State	Local	Total
FY2005 Moving Ahead	\$1,000,000	\$1,000,000	\$2,000,000

- B. The budget ordinance appropriates funds for the remainder of CATS FY2005 Capital Investment Program projects in the amount of \$16,220,259. These projects will be funded 100% from the Transit Fund. The following projects are included:

Bus Technical Consulting	\$500,000
Expansion and Replacement Vanpools	\$378,000
Transit Centers	\$3,250,000
Park & Ride Lots	\$5,150,000
Bus Facilities Improvements	\$268,720
Technology Improvements	\$2,247,539
Washington Representative	\$96,000
3 Trolleys	\$810,000
Trolley signage/platforms/ticket machines/cameras/station improvements	\$560,000
Charlotte Transportation Center Improvements	\$2,000,000
Automated Passenger Counters	\$700,000
Service Vehicles	\$260,000
<b>TOTAL</b>	<b>\$16,220,259</b>

- C. Approve redistribution of the funding allocation for the July 26, 2004 Council approved ordinance # 2652-X for the PBQ&D Program Advisory to the Corridor System Plan, transferring \$80,000 from North Corridor to US 74/West and Southeast Corridor.

Funding Source:	Corridor:	From:	To:
2096/89796	US 74 (West and Southeast)	\$80,000	\$160,000
2097/89796	North	\$160,000	\$80,000

### **Funding**

Transit Capital Investment Plan

### **Attachment 33**

Budget Ordinance  
Resolution

## **46. Final Design Amendment and Light Rail Vehicle Engineering Support Contract for South Corridor Light Rail Project**

- Action:**
- A. Authorize the CATS CEO to negotiate and execute an Amendment with the Parsons Transportation Group (PTG) for an amount not to exceed \$4,041,986, and**
  - B. Authorize the CATS CEO to negotiate and execute a contract with LTK Engineering Services for Light Rail Vehicle Engineering Support for an amount not to exceed \$1,300,000.**

**Staff Resource:** Ron Tober, Charlotte Area Transit System

### **Parsons Transportation Group Contract**

- CATS has a contract with Parson Transportation Group (PTG) for Final Design services on the South Corridor Light rail project. The contract has been amended previously.
- On April 14, 2003, Council approved an initial agreement for \$36,036,154 with PTG to provide professional final design, engineering and construction management services for the South Corridor Light Rail project.
- Five amendments totaling \$5,279,860 were subsequently approved raising the total contract value to \$41,316,014. This amount included \$804,860 for work related to the Trolley Barn and Charlotte Transportation Center.
- On February 21, 2005, Council approved an Amendment that removed construction management services from the PTG contract and awarded construction management to STV. This reduced the PTG contract value by \$7,500,000 establishing a new PTG contract value of \$33,816,014.

- PTG has provided additional design work at CATS request to revise plans to incorporate design modifications dictated by the changes in project scope that were negotiated over the winter when the Vehicle Maintenance Facility contract and the Roadbed, Bridges, and Track came in over budget and had to be reduced. In addition, PTG had to complete two FTA required Risk Assessments for the project that were not originally planned and will have to provide design services for a longer duration than originally planned.
- The proposed amendment will be for an amount not to exceed \$4,041,986 and will increase PTG's total contract value to \$37,858,000.
- The extended time that consultant services will be needed is due to a 12 month delay in completing the project caused by delays in receiving FTA approvals and the project review in late 2004.
- This contract amendment will be funded from the existing project contingency.

#### **LTK Engineering Services Contract**

- LTK Engineering Services has been providing Light Rail Vehicle (LRV) Engineering Support services as a subconsultant under the PTG contract. CATS determined that it will be more effective to contract directly with LTK for the remaining services. This means executing a contract with LTK for an amount not to exceed \$1,300,000.
- This work will be funded from available contingency in the LRV line item within the project budget.
- The work to be performed includes evaluating submissions and change requests received from Siemens, the manufacturer and conduct of in-plant inspections of the vehicles as they are being manufactured to insure they meet specification and that CATS is getting the quality and reliability in the vehicle that will be needed to provide good service to the community.

#### **Funding**

Transit Capital Fund

## **47. Water & Sewer and General Obligation Bond Interest Rate Swaps**

**Action:** Adopt a resolution authorizing the Execution and Delivery of Interest Rate Swap Agreements for the City of Charlotte with respect to its General Obligation Bonds, Series 2007 and its Water and Sewer System Revenue Bonds, Series 2006.

**Staff Resource:** Greg Gaskins, Finance

#### **Explanation**

- This action authorizes the City to enter into contract with investors to lock in a fixed interest rate for the future sale of Water & Sewer revenue bonds (up to \$400 million) and General Obligation bonds (up to \$150 million). These



bonds will be issued to repay the outstanding debt incurred in the City's Commercial Paper Program.

- In 2004 Council approved the issuance of Commercial Paper as a financing tool for General Government and Water & Sewer capital projects. These short term debt instruments are anticipated to be repaid with permanent financing after the program is in operation for two years. The swap agreement allows the City to take advantage of currently low interest rates.
- The action does the following:
  - Directs the Finance Department to apply to the Local Government Commission for approval of the Swap
  - Sets a Financing Team
  - Approves the Execution of the Water & Sewer and General Obligation Swaps

### **Funding**

Water & Sewer Fund

Municipal Debt Service Fund

### **Attachment 34**

Resolution

## **48. Order to Collect Property Taxes**

**Action: Adopt a resolution authorizing Mecklenburg County Tax Collector to collect property and other taxes for the City of Charlotte for FY2006.**

**Staff Resource:** Greg Gaskins, Finance

### **Explanation**

- North Carolina General Statutes requires that City Council must “authorize, empower and command” the Mecklenburg County Tax Collector to collect property tax and other taxes for the City for the fiscal year.
- Real Estate tax bills are sent to property owners beginning in September. Automobile property taxes are billed on a monthly basis according to the date a vehicle is registered.
- Tax bills include a levy on real and personal property, automobile license fees and solid waste fees.

### **Attachment 35**

Resolution

## 49. Police Enterprise Licensing Agreement Renewal

- Action:**
- A. Approve the exercise of a three-year renewal option for a CMPD Microsoft Enterprise Licensing Agreement. Total for the three annual payments will be approximately \$900,000, and**
  - B. Authorize the City Manager to execute the renewals.**

**Staff Resource:** Ron Horton, CMPD

### Explanation

- Current Microsoft Enterprise Licensing Agreement has been in effect three years. It will expire September 30, 2005
- Agreement is the license that permits CMPD computers to use Microsoft Windows, Microsoft Office Professional and Microsoft Client Access software
- Agreement also covers software licenses, security tools, server administrator functions, storage devices and other software that operates and maintains the CMPD computer networks
- Renewal agreement provides support of existing software as well as upgrade rights to future versions of the software
- Agreement also offers opportunity to increase software types and quantities by making “true-up” payments along with the annual payments
- All payments will be made to CompuCom, the enterprise software advisor for both City IT and CMPD enterprise agreements. CompuCom manages all agreements and transactions and collects payments for Microsoft.

### Small Business Opportunity

Pursuant to Section 5 of the SBO Program, no SBO utilization goal was set for this contract renewal because subcontracting is not anticipated.

### Funding

CMPD Operating Budget

## 50. County Procurement Card Program Memorandum of Understanding

- Action:**
- A. Adopt a budget ordinance appropriating \$66,000 from Mecklenburg County for the City to manage the County’s Procurement Card Program, and**
  - B. Authorize the City Manager to enter into a Memorandum of Understanding with Mecklenburg County to provide for the payment of \$66,000 a year for two years by the County and to define the Procurement Card services to be provided by the City.**

**Staff Resources:** John Trunk, Business Support Systems  
Kay Elmore, Business Support Systems

**Explanation**

- The County wishes to expand the services provided by Procurement Services to include administering the County's Procurement Card Program.
- The County committed to fund this position for two years. The program will be administered through a separate agreement outside of the current Interlocal Agreement.
- The City's fully allocated cost to provide this service to the County will be \$66,000 annually.
- The County wants to take advantage of the experience, knowledge and resources available within the City to manage this program.

**Funding**

County Funds

**Attachment 36**

Budget Ordinance

## 51. Copy Centers Management Services

- Action:**
- A. Approve a contract with IKON Office Solutions, Inc. for Multi-Function Machines, Print Devices and Facilities Management Services in the estimated annual amount of \$1.5 million. The term of this contract is four years, and**
- B. Authorize the City Manager to approve an additional one-year extension with IKON Office Solutions, Inc. contingent upon the company's continued satisfactory performance.**

**Staff Resources:** Beth Hudson, Business Support Services  
David Elmore, Business Support Services

**Explanation**

- IKON will provide convenience multi-function machines (with the ability to copy, scan, fax and print) and print devices to KBUs.
- KBUs will be charged only for the number of impressions made each month.
- Cost per impression pricing is inclusive of all maintenance, paper, toner and supplies of any kind.
- IKON will manage a joint City/County print shop in the basement of the Charlotte-Mecklenburg Government Center and a print shop at the Charlotte-Mecklenburg Police Headquarters.
- Staff will have the ability to digitally submit jobs to the print shop on their desktop and IKON will deliver the job to the requestor at no cost regardless of location.

- Based on historic usage, the estimated cost is \$1.5 million per year, which may increase or decrease based on usage.
  - Currently departments pay 3.4 cents per impression for black and white convenience machines and in the Print Shop; color is only available in the Print Shop at 32 cents.
  - Under the new contract departments would pay around 4 cents per impression at convenience machines for black and white and 10 cents for business color.
  - In the Print Shop, black and white copies will cost approximately 2.7 cents and color will cost approximately 16 cents per copy.

### **History**

- This contract is the result of a one year collaborative effort between the City of Charlotte, Mecklenburg County and the City of Rock Hill.
- A Request for Information (RFI) for Multi-Function Machines was issued August 27, 2004 to gain an understanding of marketplace availabilities for copiers and multi-function machines in regards to technology, functionality and service.
- The RFI determined that the City's current copier technology would no longer be practical or available from the copier industry, specifically with all regular copier functionality migrating to multi-function machines with all in one functionality (copy, fax, scan and print).
- A Request for Proposals (RFP) for a Print Study Analysis was issued October 15, 2004 to assess the copy and print environment and the specific needs of our users.
- On March 7, 2005, a Request for Proposals for Multi-Function Machines, Print Devices and Facilities Management Services was issued.
- Proposals were received on April 26, 2005 from seven companies including: Danka, IKON, IST, Lanier, Pitney Bowes, Systel and Xerox.
- After careful evaluation, Danka, Lanier and IKON were asked to demonstrate the capabilities of their proposed machines.
- Based on their proposal, presentation, demonstration, cost and willingness to meet the terms and conditions of the Contract, IKON Office Solutions was selected for award to Council.

### **Small Business Opportunity**

The SBE Goal was waived for this project given that Mecklenburg County makes up the largest percentage of the project and MWBE goals were established at 10% Minority Participation and 5% Female Participation. Mecklenburg County is approximately 45-50% of the contract. The City of Charlotte is approximately 40-45% and the City of Rock Hill is approximately 5-10%.

### **Funding**

All KBU operating budgets, based on usage.

## 52. Carmel Park Telecommunication Tower

**Action:** Authorize the City Manager to execute the necessary documents to allow Mecklenburg County to add a second telecommunication tower within Carmel Park.

**Staff Resource:** Tim O'Brien, Engineering & Property Management

### Mecklenburg County Telecommunication Tower in Carmel Park

- The City transferred ownership to most of the City Parks to the County with the understanding that they are to be used for park purposes.
- Carmel Park was originally a City park.
- During the park transfers, the City gave permission for Mecklenburg County to contract with AT&T to construct a telecommunication tower in Carmel Park.
- As part of the agreement, the County required AT&T to disguise the original tower as an evergreen tree and to build a park picnic shelter.
- Mecklenburg County has asked permission to construct a second telecommunication tower within Carmel Park to be used by multiple carriers.
- The property has a 20-year encumbrance on it for the existing tower.
- County staff believes that a second tower, also disguised as an evergreen tree, would have minimal impact on the Park
- City staff recommends approval of the additional tower.

## 53. Property Transactions

**Action:** Approve the following property acquisitions (A-I) and adopt the condemnation resolutions (J-AK).

For property transactions A-B, the purchase price was determined by an independent appraiser and was reviewed by a second appraiser. Each appraisal takes into consideration the specific quality and quantity of the land. The tax value is determined on a more generic basis and will be higher or lower for land/house with certain attributes. Property is acquired for 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.

### Acquisitions

- A. Project:** Airport Master Plan Acquisition  
**Owner(s):** Kleomenis Balatsias & Spiro Kalevas  
**Property Address:** 6101 Wilkinson Boulevard  
**Property to be acquired:** .769 acres

**Improvements:** Commercial Building  
**Purchase Price:** \$458,000  
**Zoned:** I2  
**Use:** Commercial  
**Tax Value:** \$299,200  
**Tax Code:** 113-012-05

- B. Project:** Airport Master Plan Acquisition  
**Owner(s):** Kleomenis Balatsias  
**Property Address:** 5501 Wilkinson Boulevard  
**Property to be acquired:** 1.2 acres  
**Improvements:** Commercial Building  
**Purchase Price:** \$525,000  
**Zoned:** I2  
**Use:** Commercial  
**Tax Value:** \$258,100  
**Tax Code:** 115-151-12
- C. Project:** Cindy Lane Extension, Parcel # 18  
**Owner(s):** Kiritkumar N. Satasia And Wife, Shobhana K. Satasia  
**Property Address:** 4520 Lake Road  
**Property to be acquired:** 21,344 sq. ft. (.490 ac.) in Fee Simple (Total Acquisition)  
**Improvements:** Single Family Home  
**Landscaping:** None  
**Purchase Price:** \$129,000  
**Remarks:** Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** R-4  
**Use:** Single Family Residential  
**Tax Code:** 045-292-09  
**Total Parcel Tax Value:** \$118,600
- D. Project:** Nations Ford Road - Phase II Water Main System Improvements, Parcel # 10  
**Owner(s):** Okwara Properties, LLC  
**Property Address:** 9040 Nations Ford Road  
**Property to be acquired:** 2,530 sq. ft. (.058 ac.) in Water Line Easement, plus 1,265 sq. ft. (.029 ac.) in Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$15,000  
**Remarks:** Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** B-1  
**Use:** Commercial  
**Tax Code:** 203-189-08

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**Total Parcel Tax Value:** \$766,600

- E. Project:** North Tryon Street Sidewalk Project, Parcel # 23  
**Owner(s):** Helms-Purser Investments  
**Property Address:** 10201 North Tryon Street  
**Property to be acquired:** 1,322 sq. ft. (.030 ac.) in Storm Drainage Easement, plus 1,139 sq. ft. (.026 ac.) in Sidewalk and Utility Easement, plus 1,821 sq. ft. (.042 ac.) in Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$20,450  
**Remarks:** Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** B-1  
**Use:** Commercial  
**Tax Code:** 029-031-30  
**Total Parcel Tax Value:** \$602,100
- F. Project:** South Corridor Infrastructure Project: Arrowood Signature Package - Roadway Improvements, Parcel # 89  
**Owner(s):** E F C Corporation  
**Property Address:** 7051 South Boulevard  
**Property to be acquired:** 2,406 sq. ft. (.055 ac.) in Sidewalk and Utility Easement, plus 5,896 sq. ft. (.135 ac.) in Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$37,675  
**Remarks:** Compensation was established by an independent, certified appraisal and appraisal review.  
**Zoned:** B-2  
**Use:** Commercial  
**Tax Code:** 173-131-05  
**Total Parcel Tax Value:** \$525,200
- G. Project:** South Corridor Infrastructure Project: Arrowood Signature Package - Roadway Improvements, Parcel # 90  
**Owner(s):** E F C Corporation  
**Property Address:** 1311 Starbrook Drive  
**Property to be acquired:** 1,151 sq. ft. (.026 ac.) in Sidewalk and Utility Easement, plus 4,603 sq. ft. (.106 ac.) in Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$16,805  
**Remarks:** Compensation was established by independent, certified appraisals in the area.  
**Zoned:** B-2

**Use:** Commercial  
**Tax Code:** 173-131-06  
**Total Parcel Tax Value:** \$288,200

- H. Project:** South Corridor Infrastructure Project: Old Pineville/  
 Dewitt Lane Extension, Parcel # 332,  
**Owner(s):** R. G. Thomas Properties, LLC  
**Property Address:** 3551 Tryclan Drive  
**Property to be acquired:** 5,066 sq. ft. (.116 ac.) in Fee Simple,  
 plus 1,326 sq. ft. (.030 ac.) in Storm Drainage Easement, plus 15  
 sq. ft. in Sidewalk and Utility Easement, plus 9,655 sq. ft. (.222  
 ac.) in Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$28,750  
**Remarks:** Compensation was established by an independent,  
 certified appraisal and appraisal review.  
**Zoned:** I-1  
**Use:** Industrial  
**Tax Code:** 149-012-06  
**Total Parcel Tax Value:** \$295,000
- I. Project:** South Corridor Infrastructure Project: Old Pineville/  
 Dewitt Lane Extension, Parcel # 343  
**Owner(s):** Warren Klugman  
**Property Address:** 255 Clanton Road  
**Property to be acquired:** 1,260 sq. ft. (.029 ac.) in Fee Simple,  
 plus 378 sq. ft. (.009 ac.) in Storm Drainage Easement, plus 2,368  
 sq. ft. (.054 ac.) in Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$13,300  
**Remarks:** Compensation was established by independent, certified  
 appraisals in the area.  
**Zoned:** I-2  
**Use:** Industrial  
**Tax Code:** 149-012-42  
**Total Parcel Tax Value:** \$265,800

### Condemnations

- J. Project:** Piedmont Town Center (Developer Initiated Project),  
 Parcel # 2  
**Owner(s):** Elaine D. Rockey And Any Other Parties Of Interest  
**Property Address:** 5811 Fairview Road  
**Property to be acquired:** Total Combined Area of 2,114 sq. ft.  
 (.049 ac.) of Fee Simple, plus Sidewalk and Utility Easement, plus  
 Temporary Construction Easement  
**Improvements:** None



**Landscaping:** None

**Purchase Price:** \$4,460

**Remarks:** 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. The developer will bear all acquisition costs.

**Zoned:** R-3

**Use:** Single Family Residential

**Tax Code:** 177-051-36

**Total Parcel Tax Value:** \$224,800

- K. Project:** Piedmont Town Center (Developer Initiated Project), Parcel # 7
- Owner(s):** Ceenta Properties, LLC And Any Other Parties Of Interest
- Property Address:** 6035 Fairview Road
- Property to be acquired:** Total Combined Area of 6,380 sq. ft. (.146 ac.) of Sidewalk and Utility Easement, plus Roadway Easement, plus Temporary Construction Easement
- Improvements:** None
- Landscaping:** None
- Purchase Price:** \$111,617
- Remarks:** 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. The developer will bear all acquisition costs.
- Zoned:** O-2
- Use:** Office
- Tax Code:** 177-064-04
- Total Parcel Tax Value:** \$12,958,900
- L. Project:** Rozzelles Ferry Road, Parcel # 14, 15 & 16
- Owner(s):** George Housiadas And Wife, Maria Housiadas And Any Other Parties Of Interest
- Property Address:** 3230 Rozzelles Ferry Road
- Property to be acquired:** Total Combined Area of 2,441 sq. ft. (.056 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement
- Improvements:** None
- Landscaping:** None
- Purchase Price:** \$1,450
- Remarks:** 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-1
- Use:** Commercial
- Tax Code:** 065-126-04/ 065-126-03/ 065-126-02
- Total Parcel Tax Value:** \$73,000

- M. Project:** Rozzelles Ferry Road, Parcel # 18  
**Owner(s):** Mason L. Butler, James A. Butler, Cynthia Wright Harley, Susan Tuner, Debra Timmerman, Kenneth Hawkins, Kathie Reynolds And Any Other Parties Of Interest  
**Property Address:** 3052 Rozzelles Ferry Road  
**Property to be acquired:** Total Combined Area of 3,507 sq. ft. (.081 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$1,400  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-2  
**Use:** Commercial  
**Tax Code:** 069-041-05  
**Total Parcel Tax Value:** \$25,300
- N. Project:** Rozzelles Ferry Road, Parcel # 19  
**Owner(s):** Jackie Lee Beck And Wife, Lynda B. Beck And Any Other Parties Of Interest  
**Property Address:** 3040 Rozzelles Ferry Road  
**Property to be acquired:** Total Combined Area of 3,232 sq. ft. (.074 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$1,225  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-2  
**Use:** Commercial  
**Tax Code:** 069-041-06  
**Total Parcel Tax Value:** \$52,100
- O. Project:** South Corridor Infrastructure Project: Arrowood Signature Package - Roadway Improvements, Parcel # 84  
**Owner(s):** Edens & Avant Financings II, LP And Any Other Parties Of Interest  
**Property Address:** 818 East Arrowood Road  
**Property to be acquired:** Total Combined Area of 1,674 sq. ft. (.038 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$2,400  
**Remarks:** 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-1SCD

**Use:** Commercial

**Tax Code:** 205-173-06

**Total Parcel Tax Value:** \$4,963,200

- P. Project:** South Corridor Infrastructure Project: Arrowood Signature Package - Roadway Improvements, Parcel # 88  
**Owner(s):** Edens & Avant Financings II, LP And Any Other Parties Of Interest  
**Property Address:** 910 East Arrowood Road  
**Property to be acquired:** Total Combined Area of 6,765 sq. ft. (.155 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** Tree  
**Purchase Price:** \$11,575  
**Remarks:** 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-1SCD  
**Use:** Commercial  
**Tax Code:** 205-173-04  
**Total Parcel Tax Value:** \$792,400
- Q. Project:** South Corridor Infrastructure Project: New Bern Sidewalks, Parcel # 526  
**Owner(s):** Charlotte FlexxSpace, Ltd. And Any Other Parties Of Interest  
**Property Address:** 3400 South Tryon Street  
**Property to be acquired:** Total Combined Area of 1,692 sq. ft. (.039 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$2,825  
**Remarks:** 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-D  
**Use:** Office  
**Tax Code:** 145-061-22  
**Total Parcel Tax Value:** \$11,324,600
- R. Project:** South Corridor Infrastructure Project: Old Pineville/ Dewitt Lane Extension, Parcel # 330  
**Owner(s):** Ghazanfar M. Zarey And Wife, Anita Holit-Zarey And Any Other Parties Of Interest

**Property Address:** 3800 Dewitt Lane  
**Property to be acquired:** Total Combined Area of 2,193 sq. ft. (.050 ac.) of Fee Simple, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** Shrubs  
**Purchase Price:** \$1,975  
**Remarks:** 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-5  
**Use:** Single Family Residential  
**Tax Code:** 149-012-38  
**Total Parcel Tax Value:** \$44,300

- S. **Project:** South Corridor Infrastructure Project: Old Pineville/ Dewitt Lane Extension, Parcel # 333  
**Owner(s):** Rosebro Realty Company And Any Other Parties Of Interest  
**Property Address:** 3601 Tryclan Drive  
**Property to be acquired:** Total Combined Area of 26,293 sq. ft. (.604 ac.) of Fee Simple, plus Storm Drainage Easement, plus Temporary Construction Easement  
**Improvements:** Approximately 40% of asphalt pavement, and approximately 140 linear feet of chain link fence.  
**Landscaping:** None  
**Purchase Price:** \$198,275  
**Remarks:** 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-1  
**Use:** Industrial  
**Tax Code:** 149-012-07  
**Total Parcel Tax Value:** \$422,900
- T. **Project:** South Corridor Infrastructure Project: Remount Way/ Ideal Way/ South Boulevard Intersection, Parcel # 851  
**Owner(s):** William L. Plemmons, Jr. And Any Other Parties Of Interest  
**Property Address:** 2522 South Boulevard  
**Property to be acquired:** Total Combined Area of 879 sq. ft. (.020 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$5,950  
**Remarks:** 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

**Use:** Commercial  
**Tax Code:** 121-041-13  
**Total Parcel Tax Value:** \$893,400

**U. Project:** South Corridor Infrastructure Project: South Boulevard Sidewalk Improvements, Parcel # 805

**Owner(s):** Tony M. Wright And Any Other Parties Of Interest

**Property Address:** 5100 South Boulevard

**Property to be acquired:** Total Combined Area of 6,155 sq. ft. (.141 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement

**Improvements:** None

**Landscaping:** None

**Purchase Price:** \$19,025

**Remarks:** 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:** Commercial

**Tax Code:** 169-081-18

**Total Parcel Tax Value:** \$158,600

**V. Project:** South Corridor Infrastructure Project: South Boulevard Sidewalk Improvements, Parcel # 811

**Owner(s):** Autobell Car Wash, Inc. And Any Other Parties Of Interest

**Property Address:** 5001 South Boulevard

**Property to be acquired:** Total Combined Area of 413 sq. ft. (.009 ac.) of Temporary Construction Easement

**Improvements:** None

**Landscaping:** None

**Purchase Price:** \$350

**Remarks:** 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:** Industrial

**Tax Code:** 171-052-07

**Total Parcel Tax Value:** \$2,055,500

**W. Project:** South Corridor Infrastructure Project: South Boulevard Sidewalk Improvements, Parcel # 818

**Owner(s):** Furniture Distributors, Inc. And Any Other Parties Of Interest

**Property Address:** 4524 South Boulevard

**Property to be acquired:** Total Combined Area of 3,349 sq. ft. (.077 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement

**Improvements:** None

**Landscaping:** None  
**Purchase Price:** \$5,775  
**Remarks:** 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-1  
**Use:** Commercial  
**Tax Code:** 149-073-11  
**Total Parcel Tax Value:** \$3,632,700

- X. Project:** South Corridor Infrastructure Project: South Boulevard Sidewalk Improvements, Parcel # 823  
**Owner(s):** Talley, LP And Any Other Parties Of Interest  
**Property Address:** 4400 South Boulevard  
**Property to be acquired:** Total Combined Area of 281 sq. ft. (.006 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$700  
**Remarks:** 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  
**Use:** Commercial  
**Tax Code:** 149-062-05  
**Total Parcel Tax Value:** \$871,500
- Y. Project:** South Corridor Infrastructure Project: South Boulevard Sidewalk Improvements, Parcel # 843  
**Owner(s):** Ralph Jones, Inc. And Any Other Parties Of Interest  
**Property Address:** 2316 South Boulevard  
**Property to be acquired:** Total Combined Area of 1,993 sq. ft. (.046 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$8,475  
**Remarks:** 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  
**Use:** Commercial  
**Tax Code:** 121-041-20  
**Total Parcel Tax Value:** \$1,302,300
- Z. Project:** South Corridor Infrastructure Project: South Boulevard Sidewalk Improvements, Parcel # 844

**Owner(s):** Muriel Huggins Blanton And Any Other Parties Of Interest

**Property Address:** 2315 South Boulevard

**Property to be acquired:** Total Combined Area of 400 sq. ft. (.009 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement

**Improvements:** None

**Landscaping:** None

**Purchase Price:** \$1,875

**Remarks:** 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:** Commercial

**Tax Code:** 121-074-03

**Total Parcel Tax Value:** \$443,700

**AA. Project:** South Corridor Infrastructure Project: Woodlawn Sidewalk, Parcel # 122

**Owner(s):** Kenneth Davis Cannon And Any Other Parties Of Interest

**Property Address:** 552 East Woodlawn Road

**Property to be acquired:** Total Combined Area of 947 sq. ft. (.022 ac.) of Temporary Construction Easement

**Improvements:** None

**Landscaping:** None

**Purchase Price:** \$350

**Remarks:** 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-4

**Use:** Single Family Residential

**Tax Code:** 171-013-19

**Total Parcel Tax Value:** \$92,500

**AB. Project:** South Corridor Infrastructure Project: Woodlawn Sidewalk, Parcel # 127

**Owner(s):** Wendel Crenshaw And Wife, Dianne Crenshaw And Any Other Parties Of Interest

**Property Address:** 440 East Woodlawn Road

**Property to be acquired:** Total Combined Area of 812 sq. ft. (.019 ac.) of Temporary Construction Easement

**Improvements:** None

**Landscaping:** None

**Purchase Price:** \$300

**Remarks:** 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-4

**Use:** Single Family Residential  
**Tax Code:** 171-014-13  
**Total Parcel Tax Value:** \$97,100

**AC. Project:** South Corridor Infrastructure Project: Woodlawn Sidewalk, Parcel # 130  
**Owner(s):** Tonya Moore And Any Other Parties Of Interest  
**Property Address:** 4716 Gilmore Drive  
**Property to be acquired:** Total Combined Area of 419 sq. ft. (.010 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$150  
**Remarks:** 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-4  
**Use:** Single Family Residential  
**Tax Code:** 171-014-10  
**Total Parcel Tax Value:** \$105,700

**AD. Project:** South Corridor Infrastructure Project: Woodlawn Signature Intersection, Parcel # 2  
**Owner(s):** Omnivita Hospitality, Inc. And Any Other Parties Of Interest  
**Property Address:** 315 East Woodlawn Road  
**Property to be acquired:** Total Combined Area of 2,031 sq. ft. (.047 ac.) of Fee Simple, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$8,250  
**Remarks:** 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  
**Use:** Commercial  
**Tax Code:** 149-073-20  
**Total Parcel Tax Value:** \$4,696,500

**AE. Project:** South Corridor Infrastructure Project: Woodlawn Signature Intersection, Parcel # 5  
**Owner(s):** Passive Investors, Inc. And Any Other Parties Of Interest  
**Property Address:** East Woodlawn Road  
**Property to be acquired:** Total Combined Area of 526 sq. ft. (.012 ac.) of Fee Simple, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None



**Purchase Price:** \$675

**Remarks:** 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-1SCD

**Use:** Commercial

**Tax Code:** 169-012-04

**Total Parcel Tax Value:** \$31,000

- AF. Project:** South Corridor Infrastructure Project: Woodlawn Signature Intersection, Parcel # 7  
**Owner(s):** Woodso Corporation And Any Other Parties Of Interest  
**Property Address:** 306 East Woodlawn Road  
**Property to be acquired:** Total Combined Area of 2,521 sq. ft. (.058 ac.) of Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$3,600  
**Remarks:** 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-1SCD  
**Use:** Commercial  
**Tax Code:** 169-012-09  
**Total Parcel Tax Value:** \$1,124,000
- AG. Project:** Tuckaseegee Road Streetscape, Parcel # 3  
**Owner(s):** The Bank Of New York And Any Other Parties Of Interest  
**Property Address:** 3916 Tuckaseegee Road  
**Property to be acquired:** Total Combined Area of 10,177 sq. ft. (.234 ac.) of Fee Simple, plus Existing Right-of-Way, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$2,575  
**Remarks:** 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-22MF  
**Use:** Single Family Residential  
**Tax Code:** 065-031-03  
**Total Parcel Tax Value:** \$66,900
- AH. Project:** Tuckaseegee Road Streetscape, Parcel # 21  
**Owner(s):** Lawrence R. Ingalls And Any Other Parties Of Interest  
**Property Address:** 3612 Tuckaseegee Road

**Property to be acquired:** Total Combined Area of 538 sq. ft. (.012 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement

**Improvements:** None

**Landscaping:** None

**Purchase Price:** \$100

**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.

**Zoned:** R-5

**Use:** Single Family Residential

**Tax Code:** 065-053-26

**Total Parcel Tax Value:** \$20,400

- AI. Project:** Tuckaseegee Road Streetscape, Parcel # 74  
**Owner(s):** TA & S Enterprises Of NC, Inc. And Any Other Parties Of Interest  
**Property Address:** 2704 Tuckaseegee Road  
**Property to be acquired:** Total Combined Area of 1,149 sq. ft. (.026 ac.) of Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$675  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** B-1  
**Use:** Commercial  
**Tax Code:** 071-095-13  
**Total Parcel Tax Value:** \$138,800
- AJ. Project:** Tuckaseegee Road Streetscape, Parcel # 131  
**Owner(s):** Robert John Harrill And Lemuel Ross Harrill And Any Other Parties Of Interest  
**Property Address:** 3313 Tuckaseegee Road  
**Property to be acquired:** Total Combined Area of 1,223 sq. ft. (.028 ac.) of Fee Simple, plus Existing Right-of-Way, plus Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$575  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** R-8  
**Use:** Single Family Residential  
**Tax Code:** 065-044-17

**Total Parcel Tax Value:** \$39,900

- AK. Project:** Tuckaseegee Road Streetscape, Parcel # 141  
**Owner(s):** Lawrence R. Ingalls And Wife, Joanna Ingalls And Any Other Parties Of Interest  
**Property Address:** 3609 Tuckaseegee Road  
**Property to be acquired:** Total Combined Area of 3,622 sq. ft. (.083 ac.) of Fee Simple, plus Existing Right-of-Way, plus Sidewalk and Utility Easement, plus Temporary Construction Easement  
**Improvements:** None  
**Landscaping:** None  
**Purchase Price:** \$425  
**Remarks:** Compensation was established by independent, certified appraisals in the area. City staff has yet to reach a negotiated settlement with the property owner.  
**Zoned:** R-5  
**Use:** Single Family Residential  
**Tax Code:** 065-055-20  
**Total Parcel Tax Value:** \$85,000

## 54. Meeting Minutes

- Action:** Approve the titles, motions and votes reflected in the Clerk's record as the minutes of:
- June 6, 2005 Straw Votes
  - June 13, 2005 Business Meeting
  - June 20, 2005 Zoning Meeting