

City of Charlotte

*Charlotte-Mecklenburg Government Center
600 East 4th Street
Charlotte, NC 28202*



Meeting Agenda

Monday, August 28, 2017

Council Chambers

City Council Business Meeting

*Mayor Jennifer W. Roberts
Mayor Pro Tem Vi Lyles
Council Member Dimple Ajmera
Council Member Ed Driggs
Council Member Julie Eiselt
Council Member Claire Fallon
Council Member Carlenia Ivory
Council Member Patsy Kinsey
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Greg Phipps
Council Member Kenny Smith*



City of Charlotte

Charlotte-Mecklenburg
Government Center
600 East 4th Street
Charlotte, NC 28202

Meeting Agenda City Council Business Meeting

Monday, August 28, 2017

4:00 PM

Council Chambers

4:00 P.M. DINNER BRIEFING, CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, ROOM 267

1. Closed Session 1
2. Agenda Overview 2
3. Mayor and Council Consent Item Questions 3
4. Overview of Housing Progress and Strategies 4

5:00 P.M. DINNER BREAK (15 Minutes)

5. Housing Trust Fund Developments 5
6. Answers to Mayor and Council Consent Item Questions 7

6:30 P.M. PUBLIC FORUM

7. Public Forum 8

Call to Order

Roll Call

Introductions

Invocation

Pledge of Allegiance

8. Consent agenda items 18 through 49 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk. 9

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Adjournment

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City of Charlotte

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Agenda Date: 8/28/2017

Agenda #: 1. **File #:** 15-6173 **Type:** Dinner Briefing

Closed Session



City of Charlotte

Charlotte-Mecklenburg
Government Center
600 East 4th Street
Charlotte, NC 28202

Agenda Date: 8/28/2017

Agenda #: 2. **File #:** 15-6170 **Type:** Dinner Briefing

Agenda Overview

Staff Resource(s):
Marcus Jones, City Manager



Agenda Date: 8/28/2017

Agenda #: 3. **File #:** 15-6171 **Type:** Dinner Briefing

Mayor and Council Consent Item Questions

Staff Resource(s):

Kim Eagle, City Manager's Office

Time: 5 minutes

Synopsis

Mayor and Council may ask questions about Consent agenda items. Staff will address questions at the end of the dinner meeting.



Agenda Date: 8/28/2017

Agenda #: 4. **File #:** 15-6325 **Type:** Dinner Briefing

Overview of Housing Progress and Strategies

Committee Chair:

LaWana Mayfield, Housing and Neighborhood Development

Staff Resource(s):

Pamela Wideman, Housing and Neighborhood Services

Time: 45 minutes

Explanation

- Since the late 1990's, City Council has adopted several policies and engaged in many strategies to expand the supply of affordable and workforce housing. These policies and strategies have been and will continue to be evolutionary as the City continues to change and grow. They will also provide direction for both the public and private sectors to assist in meeting the community's affordable and workforce housing needs, which are essential to attracting new growth and making Charlotte a Winning City.
- On October 3, 2016, City Council issued a Letter to the Community reaffirming their commitment to the expansion of affordable housing through the creation of 5,000 units within three years.
- Staff and Enterprise Community Advisors will provide an update toward the Comprehensive Strategic Housing Plan and Council's accelerated goal of creating 5,000 affordable housing units within three years.

Future Action

City Council will be requested to adopt the Comprehensive Strategic Housing Plan, which will likely include revisions to existing policies as well as the adoption of new policies, strategies, and programs.



Agenda Date: 8/28/2017

Agenda #: 5. **File #:** 15-6129 **Type:** Dinner Briefing

Housing Trust Fund Developments

Committee Chair:

LaWana Mayfield, Housing and Neighborhood Development Chair

Staff Resource(s):

Pamela Wideman, Housing and Neighborhood Services

Time: 45 minutes

Explanation

- City Council established a Housing Trust Fund in 2001 to provide gap financing for affordable housing in the Charlotte community.
- Housing and Neighborhood Services staff will provide a briefing on the FY 2018 Housing Trust Fund support requests.
- A Request for Proposals (RFP) for developers seeking Housing Trust Fund assistance was posted on July 10, 2017. All housing units achieved through this process will assist the City Council in meeting their affordable housing goals as outlined in the Community Letter.

Future Action

City Council will be asked to approve the FY 2018 Housing Trust Fund recommendations during the September 25, 2017 Business Meeting.

Attachment(s)

Community Letter



A Letter to the Community

Monday, Oct. 3, 2016

We, the 11 members of Charlotte City Council, hear the anger, frustration and need expressed both in the streets and in our Council Chamber. We have been working to address many of these concerns, and we can and will take additional action. We commit to you that our approach will be inclusive, and we value all voices in this process. We must enact policies, initiate programs and collaborate meaningfully to do this work together.

We recognize that there are some people who enjoy relative wealth, prosperity and opportunity while others struggle to find good paying jobs, affordable housing, and some may not trust law enforcement. Our challenges are no different than in other places in this country.

Our love, passion and pride for our city demand action. To move forward requires everyone's help. When our community comes together, great things happen. This is our spirit. This is our culture. This is our city. We will lead. We will act. We will do this together.

To that end, this City Council pledges its energy and focus on three key areas for further discussion and action at upcoming City Council meetings beginning on Oct. 10:

- Safety, Trust & Accountability
- Access to safe, quality and affordable housing
- Good paying jobs

For **Safety, Trust & Accountability**, we support our Police Chief and the men and women of the Charlotte-Mecklenburg Police Department, including our Chief's continued efforts to enhance trust and accountability within the Department and within the community. We will also continue to review and implement the recommendations from the President's Task Force on 21st Century Policing.

For **Housing**, we seek to accelerate funding for housing, with the goal of creating 5,000 workforce and affordable housing units in three years so those who work in our City can live in our City.

For those in need of **Jobs**, we seek to invest \$1 million in a new workforce development program that will increase jobs, training and opportunities for our youth and individuals with multiple barriers to employment.

We ask our federal, state and local partners across the public, private and non-profit sectors to join us. This is just a start with more to follow. Through it all, we ask that you hold us accountable as we build a stronger and more inclusive Queen City.

Members of the Charlotte City Council



Agenda Date: 8/28/2017

Agenda #: 6. **File #:** 15-6172 **Type:** Dinner Briefing

Answers to Mayor and Council Consent Item Questions

Staff Resource(s):

Kim Eagle, City Manager's Office

Time: 10 minutes

Synopsis

Staff responses to questions from the beginning of the dinner meeting.



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Agenda Date: 8/28/2017

Agenda #: 7. **File #:** 15-6174 **Type:** Public Hearing Item

Public Forum



Agenda Date: 8/28/2017

Agenda #: 8. File #: 15-6175 Type: Consent Item

Consent agenda items 18 through 49 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Consideration of Consent Items shall occur in the following order:

- A. Items that have not been pulled, and
- B. Items with citizens signed up to speak to the item.



Agenda Date: 8/28/2017

Agenda #: 9. File #: 15-6187 Type: Zoning Item

Rezoning Petition 2017-069

Action:

Render a decision on petition 2017-069 by Heydon Hall II, LLC

- **From MX-1 (mixed use) and MX-1 SPA (mixed use, site plan amendment)**
- **To MX-1 SPA (mixed use, site plan amendment)**

Staff Resource(s):

Ed McKinney, Planning

Laura Harmon, Planning

Explanation

- The public hearing on this rezoning petition was held on July 17, 2017.
- The City Council expedited the decision on this petition on June 19 from September 18 to August 28, as requested by the petitioner.
- The property is approximately seven acres located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle. (Council District 6 - Smith)
- The petition proposes to allow the redevelopment of two single family lots and development of multiple vacant, infill parcels for a single family residential development of 24 lots, with the possibility of 25 lots under certain conditions, for up to 3.54 dwelling units per acre.
- The Zoning Committee found the petition to be consistent with the South District Plan and it meets the appropriate criteria in the General Development Policies. Therefore, the petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing.
- The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition, with modifications noted in the Zoning Committee Recommendation.
- The following changes were made after the Zoning Committee's recommendation:
 - Changed the width of the sidewalk along the internal private street from six feet to five feet to better match the widths of the sidewalks within the Heydon Hall Community.
 - Changed the width of the sidewalk along Smithfield Church Road from five feet to six feet to match standard sidewalk widths along public streets.
 - Deleted sheets RZ-04 and RZ-5 depicting examples of specific features within the Heydon Hall Community because references to the sheets were removed from the development standards.
 - Removed the reference to a specific tree species under Note 4 under IV. Transportation.
 - Modified notes under V. Architectural Standards/Streetscape and Landscaping for General Materials, House Size and Placement to remove specifics related to colors, specific products, home size, and other details that are subjective or too detailed for enforcement by Zoning.

Agenda #: 9.File #: 15-6187 Type: Zoning Item

- Modified notes under V. Architectural Standards/Streetscape and Landscaping for Garages, Driveways to remove specifics related to color, specific products and other details that are subjective or too detailed for enforcement by Zoning.
- Modified notes under VI. Design Guidelines for Security Gates, Security Wall and Other Common Features to remove notes related to the appearance of elements, specific products, and other details that are subjective or too detailed for enforcement by Zoning.
- Modified notes under VII. Construction Activities to add notes related to construction vehicle parking and prohibiting construction traffic entry through the main gate.
- Modified notes under VII. Construction Activities to remove notes related to mud and other debris, as well as a note related to a temporary construction security entry.
- The petitioner and two residents of the Heydon Hall Community met with staff after the Zoning Committee meeting to discuss the changes described above. Staff believes that the changes are minor or more restrictive than those considered by the Zoning Committee. Staff does not recommend sending the petition back to Zoning Committee.
- Staff agrees with the recommendation of the Zoning Committee.

Attachment(s)

Zoning Committee Statement of Consistency

Zoning Committee Recommendation

Staff Analysis

Vicinity Map

Locator Map

Site Plan

Petition 2017-069

To Approve:

- ([I move that the](#)) Zoning Committee finds this petition to be **consistent** with *South District Plan* and meets appropriate criteria in the *General Development Policies* for development at up to four dwellings per acre based on the information from the staff analysis and the public hearing, and because:
 - The plan recommends single family residential use; and
 - The petition meets criteria for development up to four units per acre with the provision of sewer, meetings with staff, evaluation of the road network and appropriate site design.
- ([Therefore, we find](#)) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:
 - The subject area is currently entitled for a total of 59 single family homes. The proposal increased the number of units allowed on the portion of the site previously specified for five lots but decreases the total number of homes allowed to 25; and
 - The original Heydon Hall rezoning allowed an average density of three dwelling units per acre. The densest portions of the existing neighborhood are developed at approximately five units per acre. The proposal for 24 lots, with the possibility of 25 lots under certain conditions, for up to 3.54 dwelling units per acre is consistent with the existing Heydon Hall neighborhood; and
 - The petition provides for a revised layout of single family homes within the Heydon Hall community consistent with the area plan recommendations; and
 - The site design and commitments are similar and compatible with the existing community because:
 - Lot widths shown along Heydon Hall Circle match the widths of the existing parcels along the street; and
 - Minimum lot size of 7,200 square feet and 9,600 square feet for the lots along Heydon Hall Circle are similar to other lots within Heydon Hall; and
 - Setbacks and yards are similar to the existing Heydon Hall community; and
 - Private street design matches the existing private streets within Heydon Hall.

Consistency to Approve:

Maker: McClung

2ND: Majeed

Vote: 6-0

Recommendation to Approve:

Maker: Majeed

2ND: McMillan

Vote: 6-0

| | |
|---------------------------------|--|
| REQUEST | Current Zoning: MX-1 (mixed use) and MX-1 SPA (mixed use, site plan amendment) Proposed Zoning: MX-1 SPA (mixed use, site plan amendment) |
| LOCATION | Approximately 7 acres located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle. (Council District 6 - Smith) |
| SUMMARY OF PETITION | The petition proposes the redevelopment of two single family lots and development of multiple vacant, infill parcels, surrounded by the Heydon Hall neighborhood south of Quail Hollow Country Club, for a single family residential development of up to 25 homes at a density up to 3.54 dwellings per acre. |
| PROPERTY OWNER | Wayne Edward Edge, Deborah Belk Edge, Ruth Reid Stewart, Heydon Hall II LLC |
| PETITIONER | Heydon Hall II LLC, c/o Michael Dodson |
| AGENT/REPRESENTATIVE | Collin Brown and Bailey Patrick Jr., K&L Gates LLP |
| COMMUNITY MEETING | Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 54. |
| STATEMENT OF CONSISTENCY | <ul style="list-style-type: none">• The Zoning Committee found this petition to be consistent with <i>South District Plan</i> and to meet the appropriate criteria in the <i>General Development Policies</i> for development at up to four dwellings per acre, based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The plan recommends single family residential use; and• The petition meets criteria for development up to four units per acre with the provision of sewer, meetings with staff, evaluation of the road network and appropriate site design.• Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The subject area is currently entitled for a total of 59 single family homes. The proposal increased the number of units allowed on the portion of the site previously specified for five lots but decreases the total number of homes allowed to 25; and• The original Heydon Hall rezoning allowed an average density of three dwelling units per acre. The densest portions of the existing neighborhood are developed at approximately five units per acre. The proposal for 24 lots, with the possibility of 25 lots under certain conditions, for at up to 3.54 dwelling units per acre is consistent with the existing Heydon Hall neighborhood; and• The petition provides for a revised layout of single family homes within the Heydon Hall community consistent with the area plan recommendations; and• The site design and commitments are similar and compatible with the existing community because:<ul style="list-style-type: none">• Lot widths shown along Heydon Hall Circle match the widths of the existing parcels along the street; and• Minimum lot size of 7,200 square feet and 9,600 square feet for the lots along Heydon Hall Circle are similar to other lots within Heydon Hall; and• Setbacks and yards are similar to the existing Heydon Hall community; and• Private street design matches the existing private streets within Heydon Hall; |

By a 6-0 vote of the Zoning Committee (motion by McClung seconded by Majeed).

**ZONING COMMITTEE
ACTION**

The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition with the following modifications:

Site and Building Design

1. Amended the site plan tables and notes to clarify that lots along Heydon Hall Circle will be at least 80 feet wide.
2. Amended the site plan to show the eight-foot planting strip and six-foot sidewalk along Heydon Hall and Circle Smithfield Church Road as described in the development standards.
3. Eliminated the site development data note 2 and note 5 under IV Architectural Standards because they conflicted with the maximum building coverages listed in the proposed innovative standard.
4. Made the following changes to the innovative standards: reduced the maximum building coverage from 70% to 60%, increased the corner setback from five feet to ten feet, and eliminated a garage setback of 20 feet.
5. Added development standards, at the request of and in cooperation with the Heydon Hall neighborhood, related to building materials, roof pitches, steps, chimneys, home placement, garages, driveways, lighting, design for security gates, security walls, on-street parking, construction activity, irrigation wells, and provision of supplementary declaration documents.
6. Increased the maximum possible number of lots from 24 to 25. A 25th lot would only be possible if the stormwater facility is not located on the site.

Transportation

7. Staff rescinded the request that the petitioner should address the proposed major collector street extension along the site's frontage.
8. Provided a note that the right-of-way dedication and transportation improvements will be completed prior to the issuance of the first certificate of occupancy.

Environment

9. Changed the name of the Ordinance in note 1 under VIII Environmental Features from Post Construction Controls Ordinance to Post Construction Stormwater Ordinance
10. Added a note under VIII Environmental Features stating "The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points."
11. Added a note under VIII Environmental Features stating that "The stormwater pond/facility shall meet the requirements of the PCSO and Charlotte-Mecklenburg BMP Design Manual. No woody vegetation will be allowed on any embankments impounding stormwater. The following measures may be taken as long as they do not conflict with the PCSO, Charlotte-Mecklenburg BMP Design Manual, or any Charlotte-Mecklenburg Land Development Standards."

Requested Technical Revisions

12. Staff rescinded the request to move the vicinity map and delete the technical data sheet because the petitioner moved the information in the site development data table to the development notes.
13. Removed note 4 under Architectural Standards as this note would be part of the HOA document and the City does not enforce HOA restrictions.
14. Reorganized the numbering and section headings of the notes to clarify the development standards and reflect the additional standards added.

VOTE

Motion/Second: Majeed / McMillan
 Yeas: Fryday, Majeed, McClung, McMillan, Spencer, Sullivan
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that the petition was consistent with the *South District Plan* and the *General Development Policies*. Staff informed the Committee that the petitioner had addressed the issues from the pre-hearing staff analysis and made some changes to the innovative standards and additions to the notes at the request of the neighborhood related to building materials, roof pitches, steps, chimneys, home placement, garages, driveways, lighting, design for security gates, security walls, on-street parking, construction activity, irrigation wells, and provision of supplementary declaration documents. There were several items related to stormwater noted in the agenda as outstanding but the petitioner had worked with staff with Stormwater Services and the issues were resolved.

There was a question about how density is calculated. Staff indicated that density is determined by dividing the number of units by the total acreage.

There was no further discussion.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**

- The proposed rezoning contains 7.045 acres that includes approximately 3.15 acres previously rezoned to MX-1 under petition 2001-032 and approximately 3.89 acres previously rezoned to MX-1 SPA under 2009-007.
- Petition 2001-032 was the original Heydon Hall rezoning and allowed the construction of single family homes on 63.28 acres at an overall average density of three dwelling units per acre which comes to 189 units. Since the approval 130 dwellings have been constructed, leaving approximately 59 units undeveloped.
- Petition 2009-007 modified a 3.89 acre portion of the original Heydon Hall site plan to specify that a total of five single family parcels would be permitted on the portion. These five lots were never developed.
- Under the previous two rezonings the subject 7.045 acres is entitled to 59 units made up of the five lots specified in 2009 and 54 remaining undeveloped units. This would be for a density of 8.37 units per acre. However, it should be noted that the full entitlement may not be achievable due to lot standards, street requirements and requirements from other applicable ordinances.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the development of 24 single family detached homes on individual lots with the possibility for up to 25 lots only if the stormwater facility is not located on the site for a density of up to 3.54 units per acre.
- Adds the following lot standards:
 - Minimum lot area – 7,200 square feet
 - Minimum lot width – 60 feet with 80-foot wide lots along Heydon Hall Circle
 - Minimum setback – 10 feet from back of sidewalk, side yard – five feet, and rear yard – 30 feet
 - Maximum building coverage - 60%
- Provides vehicular access from Smithfield Church Road via a gated private street connecting to Heydon Hall Circle.
- Provides a private street cross-section that will include eight-foot planting strip and six-foot sidewalk matching existing Heydon Hall private streets.
- Indicates areas where potential on-street parking may be provided with the final location(s) to be determined during permitting.

- Provides a number of specifics related to lighting including location and spacing of lights along the private street.
- The petitioner is requesting the following innovative provisions in order to support a small lot residential village:
 - Permit single family lots to front on private streets.
 - Allow a minimum building setback of ten feet from the back of sidewalk.
 - Allow minimum corner setback, for lots where the private street intersects Heydon Hall Circle and forms the corner of the lot, of ten feet from the back of sidewalk.
 - Allow a maximum 60% building coverage.
- Provides the a number of development standards offered by the petitioner, at the request of and in cooperation with the Heydon Hall neighborhood, related to building materials, roof pitches, steps, chimneys, home placement, garages, driveways, lighting, design for security gates, security walls, on-street parking, construction activity, irrigation wells, and provision of supplementary declaration documents.
- **Public Plans and Policies**
 - The *South District Plan* (1993) recommends single family residential use at up to three dwellings per acre.
 - The *General Development Policies* (GDP) provides criteria for increased residential density up to four units per acre. These include provision of sewer, petitioner meeting with staff, evaluation of road network, and adherence to appropriate design guidelines.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located along a major collector and a local street. The site plan commits to installing new six-foot sidewalks along the site's Smithfield Church Road and Heydon Hall Circle frontages.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 30 trips per day (based on two dwellings).
 - Entitlement: 650 trips per day (based on 59 dwellings).
 - Proposed Zoning: 280 trips per day (based on 24 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 34 students, while the development allowed under the proposed zoning will produce 14 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development will not increase the school utilization (without mobile classroom units) over existing conditions for:
 - Smithfield Elementary (111% capacity);
 - Quail Hollow Middle (89% capacity); and
 - South Mecklenburg High (142% capacity).
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water main located along Smithfield Church Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Smithfield Church Road and passing through parcels 20922222, 20922221, 20922224, and 20922299.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right-of-way of all City of Charlotte maintained streets without permission of the City Arborist's office. The petitioner must submit a tree survey for all trees two inches or larger located in the rights-of-way. In addition, the survey shall include all trees eight inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311

| | |
|-----------------------------|---|
| REQUEST | Current Zoning: MX-1 (mixed use) and MX-1 SPA (mixed use, site plan amendment) Proposed Zoning: MX-1 SPA (mixed use, site plan amendment) |
| LOCATION | Approximately 7 acres located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle. (Council District 6 - Smith) |
| SUMMARY OF PETITION | The petition proposes the redevelopment of two single family lots and development of multiple vacant, infill parcels for a single family residential development of 24 homes at a density of 3.4 dwellings per acre, surrounded by the Heydon Hall neighborhood south of Quail Hollow Country Club. |
| PROPERTY OWNER | Wayne Edward Edge, Deborah Belk Edge, Ruth Reid Stewart, Heydon Hall II LLC |
| PETITIONER | Heydon Hall II LLC, c/o Michael Dodson |
| AGENT/REPRESENTATIVE | Collin Brown and Bailey Patrick Jr., K&L Gates LLP |
| COMMUNITY MEETING | Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 54. |

| | |
|-----------------------------|---|
| STAFF RECOMMENDATION | <p>Staff recommends approval of this petition upon resolution of outstanding issues and requested technical revisions related to site design, transportation and stormwater.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South District Plan</i> recommendation of single family residential, and meets appropriate criteria in the <i>General Development Policies</i> for development at up to four dwellings per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject area is currently entitled for a total of 59 single family homes. The proposal increased the number of units allowed on the portion of the site previously specified for five lots but decreases the total number of homes allowed to 24. • The original Heydon Hall rezoning allowed an average density of three dwelling units per acre. The densest portions of the existing neighborhood are developed at approximately five units per acre. The proposal for 24 lots at 3.4 dwelling units per acre is consistent with the existing Heydon Hall neighborhood. • The petition provides for a revised layout of single family homes within the Heydon Hall community consistent with the area plan recommendations. • The site design and commitments are similar and compatible with the existing community because: <ul style="list-style-type: none"> • Lot widths shown along Heydon Hall Circle match the widths of the existing parcels along the street. • Minimum lot size of 7,200 square feet is similar to other lots within Heydon Hall. • Setbacks and yards are similar to the existing Heydon Hall community. • Private street design matches the existing private streets within Heydon Hall. |
|-----------------------------|---|

PLANNING STAFF REVIEW

- **Background zoning information**
 - The proposed rezoning contains 7.045 acres that includes approximately 3.15 acres previously rezoned to MX-1 under petition 2001-032 and approximately 3.89 acres previously rezoned to MX-1 SPA under 2009-007.

- Petition 2001-032 was the original Heydon Hall rezoning and allowed the construction of single family homes on 63.28 acres at an overall average density of three dwelling units per acre which comes to 189 units. Since the approval 130 dwellings have been constructed, leaving approximately 59 units undeveloped.
- Petition 2009-007 modified a 3.89 acre portion of the original Heydon Hall site plan to specify that a total of five single family parcels would be permitted on the portion. These five lots were never developed.
- Under the previous two rezonings the subject 7.045 acres is entitled to 59 units made up of the five lots specified in 2009 and 54 remaining undeveloped units. This would be for a density of 8.37 units per acre. However, it should be noted that the full entitlement may not be achievable due to lot standards, street requirements and requirements from other applicable ordinances.
- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows the development of up to 24 single family detached homes on individual lots for a density of 3.4 units per acre.
 - Adds specification of the following lot standards:
 - Minimum lot area – 7,200 square feet
 - Minimum lot width – 60 feet: the site plan shows 80 foot wide lots along Heydon Hall Circle
 - Minimum setback – 17 feet, side yard – five feet, and rear yard – 30 feet
 - Maximum building coverage - 70%
 - Provides vehicular access from Smithfield Church Road via a gated private street connecting to Heydon Hall Circle.
 - Provides a private street cross-section that will include eight-foot planting strip and six-foot sidewalk matching existing Heydon Hall private streets.
 - Indicates areas where potential on-street parking may be provided with the final location(s) to be determined during permitting.
 - Specifies that freestanding lighting will be fully capped, shielded and downwardly directed. The maximum height of any pedestrian scale, freestanding lighting is limited to a maximum of 15 feet.
 - The petitioner is requesting the following innovative provisions in order to support a small lot residential village:
 - Permit single family lots to front on private streets.
 - Allow a minimum garage setback that is 20 feet from the back of sidewalk and a minimum building setback of 10 feet from the back of sidewalk.
 - Allow minimum corner setback, for lots where the private street intersects Heydon Hall Circle and forms the corner of the lot, of five feet from the back of sidewalk.
 - Allow a maximum 70% building coverage.
 - Provides the following standards offered by the petitioner:
 - Commitment that architectural design be substantially similar to the existing architecture of the existing Heydon Hall community.
 - Provides preferred building materials list including brick, natural stone or synthetic equivalent, stucco to comprise a minimum of 20% of the building façade facing public or private streets.
 - Prohibits building materials including vinyl siding except for handrails, windows or door trim and concrete masonry units which are not architecturally finished.
 - Commitment to the same landscaping restrictions as the existing Heydon Hall community.
 - Specifies that garage doors shall not be visible from any network required public or private street.
- **Existing Zoning and Land Use**
 - The subject property is occupied with two single family homes. It was part of the larger Heydon Hall development site zoned MX-1 (mixed use) by petition 2001-032. A portion of the site was rezoned MX-1 SPA (mixed use, site plan amendment) with revised lot configuration by petition 2009-007. The subject property is surrounded to the north, east, and south by the developed portion of Heydon Hall, consisting of single family homes on private gated streets. To the west are additional single family homes in R-20MF (multi-family residential) and R-15(CD) (single family residential, conditional) zoning.
 - The subject property and the Heydon Hall development are accessible by vehicle only via Smithfield Church Road, a major collector which extends eastward from Park Road. Smithfield Church Road also provides access to Quail Hollow Middle School, Smithfield Elementary, and Quail Hollow Presbyterian Church, all zoned R-3 (single family residential), and Southminster retirement community, zoned INST(CD) (institutional, conditional).
 - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**

- Petition 2016-138 made revisions to the 25.4-acre Southminster retirement community, rezoning to INST(CD) SPA (institutional, conditional, site plan amendment)
- **Public Plans and Policies**
 - The *South District Plan* (1993) recommends single family residential use at up to three dwellings per acre.
 - The *General Development Policies* (GDP) provides criteria for increased residential density up to four units per acre. These include provision of sewer, petitioner meeting with staff, evaluation of road network, and adherence to appropriate design guidelines.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located along a major collector and a local street. The site plan commits to installing new six-foot sidewalks along the site's Smithfield Church Road and Heydon Hall Circle frontages. CDOT continues to request that the site plan recognize the major collector extension that abuts the site's frontage.
 - See Outstanding Issue, Note 5 and Requested Technical Issues, Notes 7 and 8.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 30 trips per day (based on two dwellings).
 - Entitlement: 650 trips per day (based on 59 dwellings).
 - Proposed Zoning: 280 trips per day (based on 24 dwellings).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 34 students, while the development allowed under the proposed zoning will produce 14 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is zero students.
 - The proposed development will not increase the school utilization (without mobile classroom units) over existing conditions for:
 - Smithfield Elementary (111% capacity);
 - Quail Hollow Middle (89% capacity); and
 - South Mecklenburg High (142% capacity).
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water main located along Smithfield Church Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Smithfield Church Road and passing through parcels 209-22-222, 209-22-221, 209-22-224, and 209-22-299.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed from or planted in the right of way of all City of Charlotte maintained streets without permission of the City Arborist's office. The petitioner must submit a tree survey for all trees two inches or larger located in the rights of way. In addition, the survey shall include all trees eight inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** See Requested Technical Revisions, Note 9.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

1. Amend the site plan tables and notes to clarify that lots along Heydon Hall Circle will be at least 80 feet wide.
2. Amend the cross-section detail to reflect six-foot sidewalks as shown on the site plan.
3. Amend the site plan to show the eight-foot planting strip and six-foot sidewalk along Heydon Hall Circle and Smithfield Church Road as described in the development standards.
4. Eliminate the maximum building coverages listed in the site development data note 2 and note 5 under IV Architectural Standards because it conflicts with the proposed innovative standard.

5. Amend note 2 under IV Architectural Standards to remove the words “a small lot residential village” and replace with “residential development consistent with the adjacent single family neighborhood.”
6. Amend note 2c under IV Architectural Standards to clarify that the corner setback only applies where two private streets intersect.

Transportation

7. The petitioner should address the proposed major collector street extension along the site's frontage. It is unclear if a full street cross section can be extended across the site's frontage but the connectivity should be explored with Planning and CDOT.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

8. Move the information in the site development data table and the vicinity map on technical data sheet to the schematic site plan sheet and delete the technical data sheet as it is not needed.
9. Remove note 4 under IV Architectural Standards as this note would be part of the HOA document and the City does not enforce HOA restrictions.

Transportation

10. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at two feet behind back of sidewalk.
11. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan.

Environment

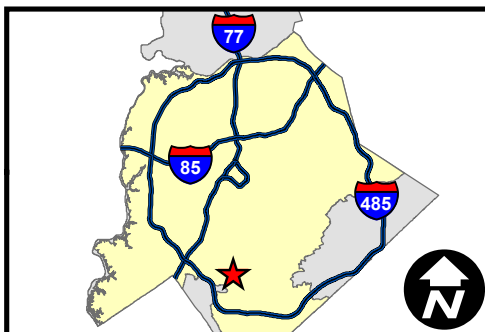
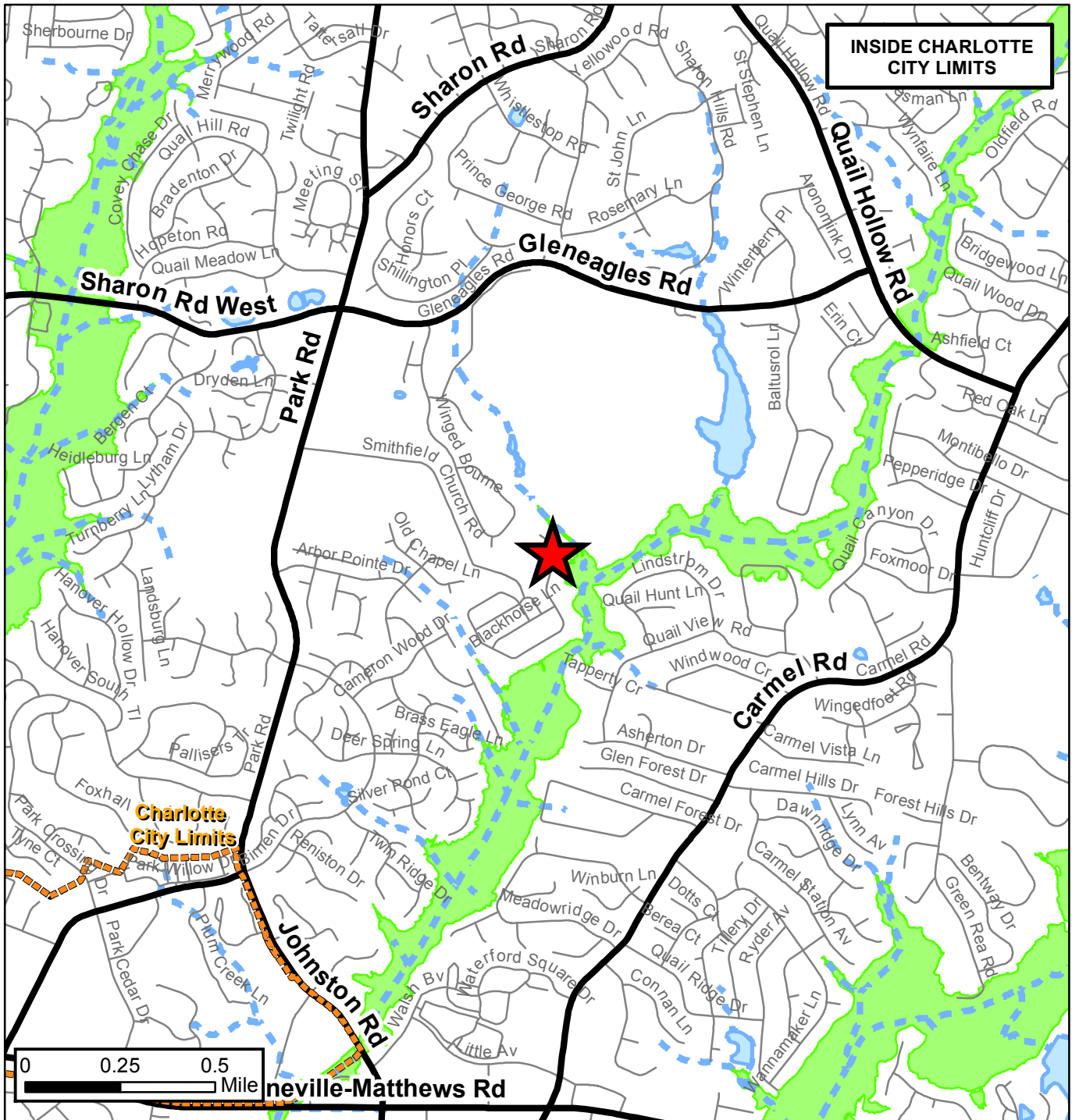
12. Add the following note: “The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.”

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Schools Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311

Acres & Location : Approximately 7 acres located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle.



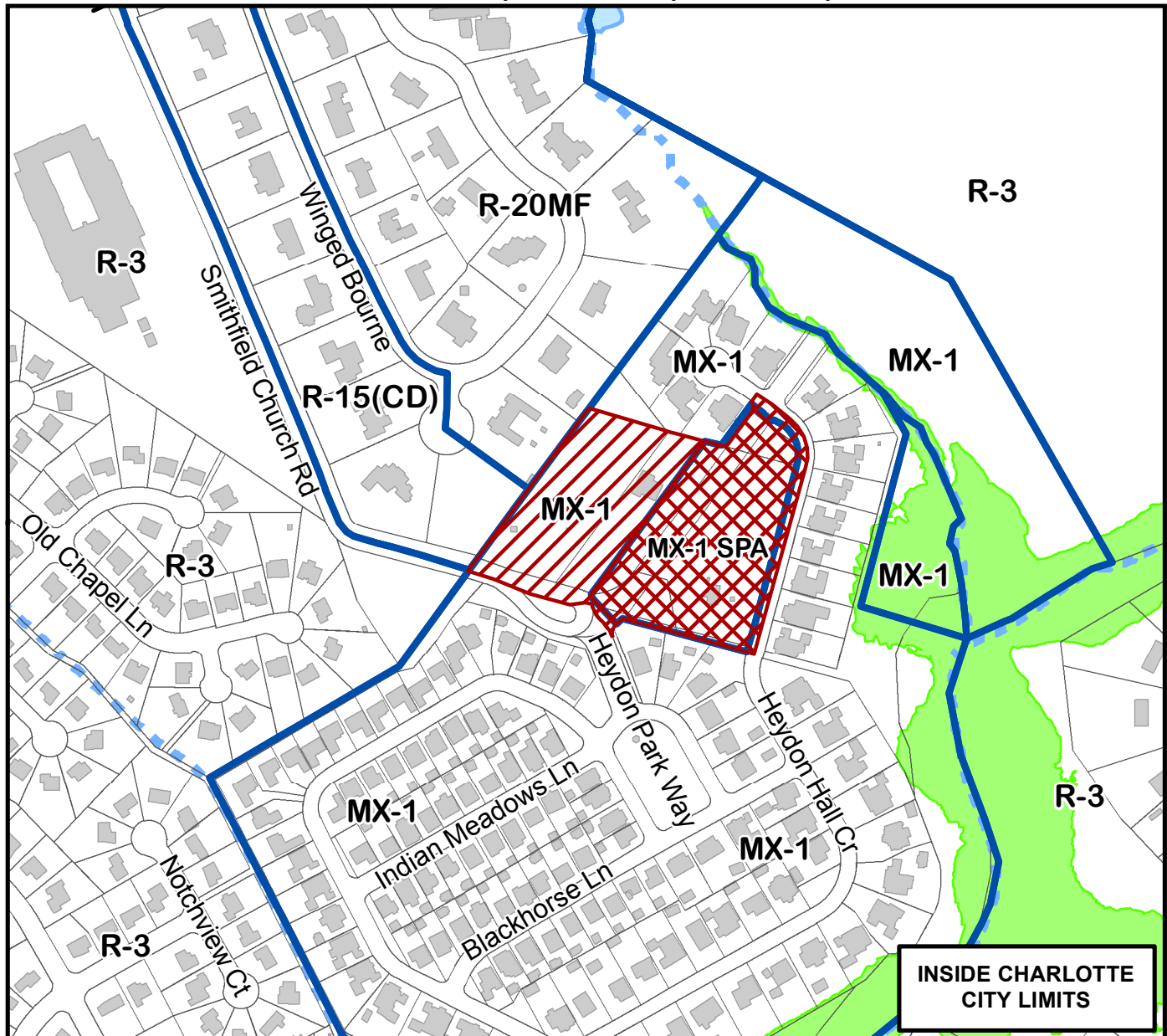
Petition #: **2017-069**

Petitioner: **Heydon Hall II, LLC**

Zoning Classification (Existing): **MX-1 & MX-1 SPA**
(Mixed Use & Mixed Use Site Plan Amendment)

Zoning Classification (Requested): **MX-1 SPA**
(Mixed Use, Site Plan Amendment)

Acreage & Location: Approximately 7 acres located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-27-2017.

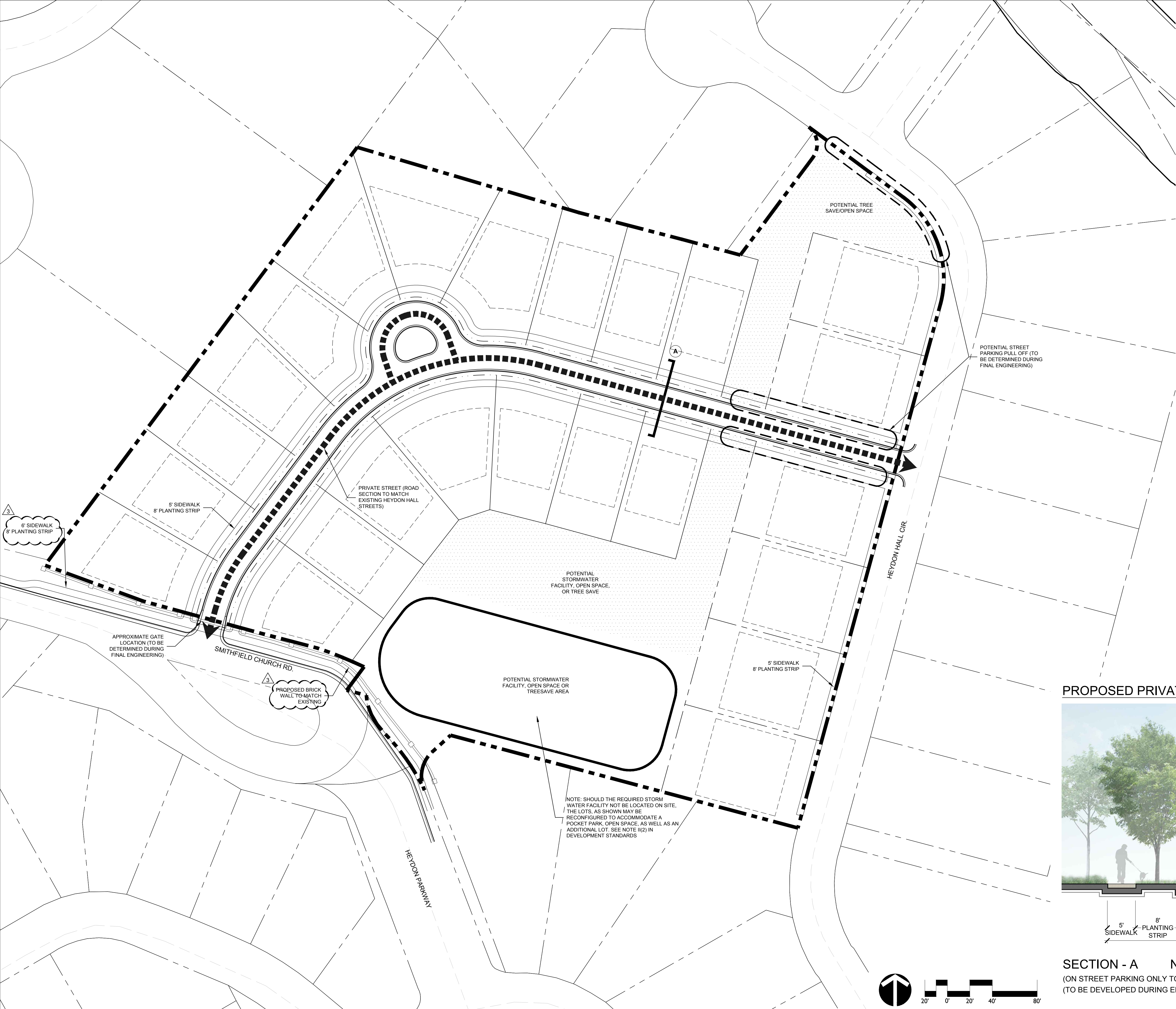
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Feet



Zoning Map #(s)

158

- Requested MX-1 SPA from MX-1
- Requested MX-1 SPA from MX-1 SPA
- Existing Building Footprints
- Existing Zoning Boundaries
- Pedestrian Overlay
- Historic District
- Airport Noise Overlay
- Charlotte City Limits
- Creeks and Streams
- FEMA flood plain
- Watershed
- Lakes and Ponds



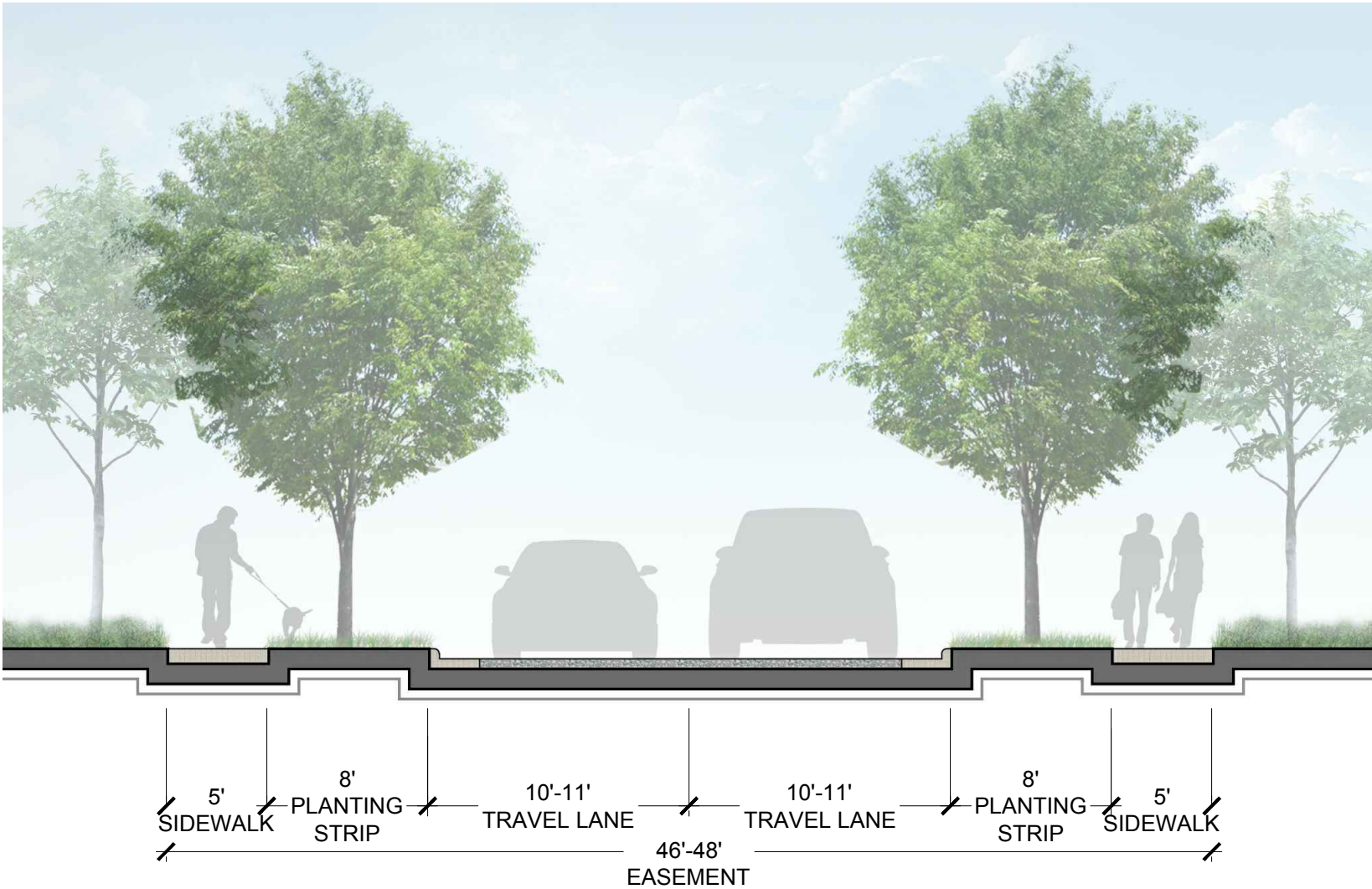
SITE LEGEND

- PROPOSED CIRCULATION
- REZONING LIMITS

SITE DEVELOPMENT DATA

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

PROPOSED PRIVATE STREET



SECTION - A N.T.S. (ON STREET PARKING ONLY TO BE PROVIDED WHERE INDICATED ON SITE PLANS (TO BE DEVELOPED DURING ENGINEERING PHASE))

DEVELOPMENT STANDARDS
PETITION NO. 2017-069
HEYDON HALL II, LLC

Site Development Data:

Acreage: +/- 7.045 AC
Tax Parcels: 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, 209-222-25
Existing Zoning: MX-1 (SPA)
Proposed Zoning: MX-1 (SPA)
Existing Uses: Vacant/Residential
Proposed Uses: Single Family Detached Residential

I. General Provisions:

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Heydon Hall II, LLC (the "Petitioner") to amend the site plan to property located on the north side of Smithfield Church Road where it meets Heydon Park Way, west of Heydon Hall Circle (more specifically, tax parcels 209-222-03, 209-222-09, 209-222-04, 209-222-15, 209-222-16, 209-222-17, 209-222-18, 209-222-19, 209-222-20, 209-222-12, 209-222-13, 209-222-14, 209-222-99, 209-222-21, 209-222-22, 209-222-24, 209-222-25) (the "Site") in the MX-1(SPA) Zoning District.

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points and to ensure that any development of the Site is completed in a manner substantially consistent with existing portions of Heydon Hall.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MX-1 Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or alter in any material respect the Rezoning Plan or these Development Standards or constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. Development Standards:

- Redevelopment shall be limited to single family detached homes and accessory uses as permitted in the MX-1 Zoning District.
- Maximum Density on the Site shall be 24 single-family detached homes. Notwithstanding the foregoing, in the event that a stormwater pond/facility is not located on the Site, the maximum density shall be 25 single-family detached homes.
- The Petitioner shall adhere to the following Lot Standards:
 - Minimum Lot Area: 7,200 SF
 - However, lots abutting Heydon Hall Circle shall have a minimum lot area of 9,600 SF
 - Minimum Lot Width: 60'
 - However, lots on Heydon Hall Circle shall be at least 80' wide.
 - No more than 6 lots shall abut Heydon Hall Circle as depicted on the Rezoning Plan.
 - Minimum Principal Building Setback From Back of Sidewalk: 10'
 - Maximum Principal Building Setback From Back of Sidewalk: 20'
 - Minimum Side Yard: 5'
 - Minimum Rear Yard: 30'
 - Maximum Building Coverage on Lots: 60%

III. Innovative Development Standards:

- The Petitioner seeks the innovative provisions described below in order to support a single family residential development consistent with and integrated with the existing Heydon Hall development:
 - Single family lots shall be permitted to front on private streets.
 - The minimum principal building setback for lots fronting on private streets shall be 10 feet from the back of sidewalk.
 - Minimum corner setback for lots where two private streets intersect to form the corner of the lot shall be 10 feet from the back of sidewalk.
 - Maximum building coverage for detached dwellings shall be 60 percent.

IV. Transportation:

- Vehicular access points shall be limited to one access point on Smithfield Church Road and one access point on Heydon Hall Circle as generally depicted on the Rezoning Plan.
 - The vehicular access point at Smithfield Church Road shall be gated with controlled access in a style similar to the existing Heydon Hall community.
- The two access points shall be connected by a private street, with a road section matching the existing Heydon Hall streets, as shown on the Rezoning Plan.
- The Petitioner shall install a minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk along the Site's frontages on Heydon Hall Circle and the new street to be located within the Site.
- Petitioner shall install a minimum eight (8) foot wide planting strip and minimum six (6) foot wide sidewalk along the Site's frontage on Smithfield Church Road.
- Trees planted 40 feet on center shall be installed within the planting strips.
- Right-of-way dedication and all transportation improvements shall be completed prior to the issuance of the first certificate of occupancy, or phased per the Site's development plans.

V. Architectural Standards/Streetscape and Landscaping:

- General Materials:
 - Houses and garages shall be constructed of 4 sided brick or 4 sided cedar only (with the exception of chimneys) and shall meet the following standards:
 - All soffits, fascia, and trim must be of wood. Aluminum or plastic materials are not allowed.
 - Roofing: No metal or ceramic roofing material is allowed, except on porches, porticos and other attached structures.
 - Steps: steps visible from the street will be of brick or wood.
 - Chimneys: Chimneys will be of brick, stone, or faced in wood.
- Dormers and similar roof level articulations will be covered in the same material as the main roof
- Roofs will be peaked with all sections having at least a 25-degree pitch, or other greater pitch as required by code. No flat roof sections are allowed.
- House Size and Placement
 - All houses on lots abutting Heydon Hall Circle shall face or front Heydon Hall Circle.
- Garages
 - Any detached garage shall be located behind the rear plane of the house located on the lot and as close to the rear property line as is allowed under the Ordinance.
 - Front facing attached garages not on corner lots will have the entire structure of the garage offset from the front plane of the house by at least 3/4 of the depth of the house. Attached garages on corner lots must face 90 degrees from the main front entry door of

- the house.
- Garages will be of four-sided brick or four-sided cedar siding. Metal or plastic siding is not allowed.
 - No outbuildings other than garages are allowed.

6. Driveways

- Driveways will enter from the street in front of the house. No back-entry driveways are allowed.

VI. Design Guidelines for Security Gates, Security Wall and Other Common Features

- Prior to the platting of lots for single-family homes on the Site or the connection of the proposed street to Heydon Hall Circle, Petitioner shall install a minimum 8 foot tall brick wall along those portions of the Site's frontage on Smithfield Church Road that are more particularly depicted on the Rezoning Plan. The wall shall connect to the columns that support the security gate described below in paragraph 2.
- The vehicular access point to and from the Site on Smithfield Church Road shall be secured with a security gate (the "Security Gate") and the Security Gate shall be installed in the location generally depicted on the Rezoning Plan. The Security Gate shall be installed no later than thirty (30) days after the installation of the final lift of asphalt on the new street within the Site.
- Prior to the installation of the Security Gate and contemporaneously with the commencement of any construction activities on the Site (other than the installation of the wall described above in paragraph 1), Petitioner shall install a temporary security gate (the "Temporary Gate") to secure the vehicular access point to and from the Site on Smithfield Church. The vehicular access point to and from the Site on Smithfield Church Road shall serve as the construction entrance and exit for the Site. The Temporary Gate shall remain in place until such time that the Security Gate is installed as described in paragraph 2 above.

- The keypad and remote entry equipment for the Security Gate shall be located within a column.

- At least one pedestrian access door shall be installed in the wall adjacent to the Security Gate (with a passcode entry system) to allow pedestrian access to and from the Site on Smithfield Church Road. The pedestrian access door shall have a side walk located within the Site.

- At least 3 vehicular parking pads shall be installed on the Site adjacent to a street. Each parking pad shall be able to accommodate a minimum of 2 cars.

- Free standing decorative pedestrian scale light fixtures shall be installed along both sides of the new street to be constructed on the Site and on the Site side of Heydon Hall Circle. Additionally, a light fixture shall be located on one corner of each intersection. The maximum spacing of light fixtures shall be 160 feet apart on alternating sides of each street, so that light fixtures on the same side of the street will be approximately 320 feet apart. Additionally a light fixture shall be located on one corner of each intersection, subject to CDOT approval.

VII. Construction Activities:

- Construction activities conducted on the Site on Mondays, Tuesdays, Wednesdays, Thursdays or Fridays may not commence prior to 7:00 AM and must cease by 7:00 PM. Notwithstanding the foregoing, these time restrictions shall not apply to interior construction activities that are conducted within an enclosed building.
- Construction activities conducted on the Site on Saturdays may not commence prior to 8:00 AM and must cease by 6:00 PM. Notwithstanding the foregoing, these time restrictions shall not apply to interior construction activities that are conducted within an enclosed building.
- Construction activities may not be conducted on the Site on Sundays. Notwithstanding the foregoing, these time restrictions shall not apply to interior construction activities that are conducted within an enclosed building.

- Construction vehicles transporting construction workers to and from the Site, personal vehicles of any construction workers and supply truck serving the trades on the Site shall be prohibited from parking on legacy Heydon Hall neighborhood streets or parking pads (streets in existence as of January 1, 2017). For avoidance of doubt, no vehicles may park on Heydon Hall Circle, Heydon Parkway, Indian Meadows or Blackhorse Lane. Additionally, construction vehicles, supply trucks, and personally owned vehicles of construction employees may not park on or along Smithfield Church Road.

- Petitioner shall prohibit construction vehicles serving the Site and vehicles transporting construction workers from utilizing the main entrance gate to Heydon Hall for ingress to and egress from the Site. For avoidance of doubt, the construction entrance and exit access shall be to/from Smithfield Church Road.

VIII. Environmental Features:

- The Petitioner shall comply with the Post Construction Stormwater Ordinance (PCSO) and tree save requirements. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.
- The stormwater pond/facility shall meet the requirements of the PCSO and Charlotte-Mecklenburg BMP Design Manual. No woody vegetation will be allowed on any embankments impounding stormwater. The following measures may be taken as long as they do not conflict with the PCSO, Charlotte-Mecklenburg BMP Design Manual, or any Charlotte-Mecklenburg Land Development Standards:
 - Minimize the depth of the stormwater facility to the greatest extent reasonable within the standards outlined in the PCSO requirements.
 - Maintain gradual slopes, not to exceed 4:1 at the perimeter.
 - The installation of a fence is not expected to be required, and every reasonable effort will be made to avoid the installation of a fence.
 - Exceed required plantings in order to aesthetically enhance this stormwater feature. These plantings will be provided in addition to those required as part of the PCSO.
- The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural Site discharge points.

IX. Irrigation Well

- Petitioner shall install at least one accessible well on the Site that will be conveyed to the Homeowners Association to provide water for the irrigation of the front yards of the lots located on the Site and the common areas located on the Site.

X. Recording of Supplementary Declaration

- Prior to the issuance of a grading permit for the development of the Site, Petitioner shall record in the Mecklenburg County Public Registry a Supplementary Declaration that will subject the Site to the coverage and effect of the Declaration of Covenants, Conditions and Restrictions for Heydon Hall recorded in Book 14813, Page 780 in the Mecklenburg County Public Registry, as amended by a First Amendment recorded in Book 18361, Page 644 in the Mecklenburg County Public Registry.
- The Supplementary Declaration to be recorded by Petitioner shall be the form Supplementary Declaration agreed upon by Petitioner and Heydon Hall Homeowners Association of Mecklenburg, Inc. (the "Association") prior to the approval of this Rezoning Petition, a copy of which is located in the file maintained by the Charlotte-Mecklenburg Planning Department relating to this Rezoning Petition. To obtain a grading permit, Petitioner shall submit to the permitting and/or reviewing authorities a recorded copy of the Supplementary Declaration and a letter from the President of the Association addressed to the Charlotte-Mecklenburg Planning Department confirming that the recorded Supplementary Declaration is identical to the form Supplementary Declaration agreed upon by Petitioner and the Association prior to the approval of this Rezoning Petition. The issuance of the confirmation letter shall not be unreasonably withheld or delayed.

XI. Amendments to Rezoning Plan:

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

XII. Binding Effect of the Rezoning Documents and Definitions:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



Agenda Date: 8/28/2017

Agenda #: 10. File #: 15-6189 Type: Zoning Item

Rezoning Petition 2016-131

Action:

Defer the decision on petition 2016-131 by Halvorsen Development Corporation

- **From UR-2(CD) (urban residential, conditional) and NS (neighborhood services)**
- **To NS SPA (neighborhood services, site plan amendment) and NS (neighborhood services)**

Staff Resource(s):

Ed McKinney, Planning
Laura Harmon, Planning

Explanation

- The petitioner is requesting a deferral of this decision to the September 18, 2017 City Council Zoning Meeting. The deferral will allow an additional community meeting to be scheduled and held prior to the decision.
- The public hearing on this rezoning petition was held on May 15, 2017.
- The property is approximately 1.63 acres located on the northeast corner of Ridge Road and Prosperity Church Road. (Council District 4 - Phipps)
- The petition proposes the development of a vacant parcel in the Prosperity area with up to 5,000 square feet of eating/drinking/entertainment (EDEE) uses or other commercial uses.
- The City Council deferred the decision on this petition to August 28, as requested by the petitioner, on June 19, 2017 since not all Council members were present at the meeting.
- The Zoning Committee found the allowed uses consistent with the *Prosperity Hucks Area Plan*, but inconsistent with the specific recommendations of the plan. However, the petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing.
- The Zoning Committee voted 4-2 to recommend **APPROVAL** of this petition with the modifications noted in the Zoning Committee Recommendation.
- The minority of the Zoning Committee found the petition to not be reasonable and in the public interest because the area is the product of intentional planning and public investment over the last 20 years.
- Staff continues to recommend denial of this petition and agrees with the recommendation of the minority of the Zoning Committee.

Attachment(s)

Zoning Committee Statement of Consistency
Zoning Committee Recommendation

Agenda #: 10.File #: 15-6189 Type: Zoning Item

Staff Analysis
Vicinity Map
Locator Map
Site Plan

To Approve as recommended by the majority of the Zoning Committee:

- ([I move that the](#)) City Council finds the allowed uses **consistent** with the *Prosperity Hucks Area Plan*; however, the petition is **inconsistent** with the specific recommendations of the plan, based in information from the staff analysis and the public hearing, and because:
 - The plan recommends a mix of uses including retail/service, office, institutional, and residential for the area in which the site is located; and
 - The plan contains specific recommendations to create a pedestrian oriented mixed use center in the area.
- ([However, we find](#)) this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:
 - There needs to another restaurant or food facility in the immediate vicinity; and
 - This particular site plan is conducive to have some walk-in traffic; and
 - The plan creates outdoor spaces for people to use.

To Deny:

- ([I move that the](#)) City Council finds the allowed uses **consistent** with the *Prosperity Hucks Area Plan*; however, the petition is **inconsistent** with the specific recommendations of the plan, based in information from the staff analysis and the public hearing, and because:
 - The plan recommends a mix of uses including retail/service, office, institutional, and residential for the area in which the site is located; and
 - The plan contains specific recommendations to create a pedestrian oriented mixed use center in the area.
- ([Therefore, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:
 - The area is the product of intentional planning and public investment over the last 20 years including:
 - Area planning with the *Prosperity Church Road Village Plan* (1999) followed by the *Prosperity Hucks Area Plan* (2015); and
 - New interchanges designed to improve connectivity and to encourage the creation of a pedestrian oriented town center; and
 - New City streets designed to create an interconnected and walkable block pattern; and
 - New community investment through the Comprehensive Neighborhood Improvement Project (CNIP); and
 - The proposed development is inconsistent with the creation of a compact, pedestrian-oriented mixed use center because of the:
 - Scale of the drive-through and parking area:
 - The small building footprint combined with the amount of parking and drive-through uses do not provide the street oriented activity as called for in the area plan; and
 - Driveway access on Prosperity Church Road:
 - The proposed driveway on Prosperity Church Road interrupts the continuous pedestrian and bicycle facilities and the resulting vehicular access may disrupt the function of Prosperity Church Road and the intersection of Ridge Road.

| | |
|---|--|
| REQUEST | Current Zoning: UR-2(CD) (urban residential, conditional) and NS (neighborhood services) Proposed Zoning: NS(SPA) (neighborhood services, site plan amendment) and NS (neighborhood services) |
| LOCATION | Approximately 1.63 acres located on the northeast corner of Ridge Road and Prosperity Church Road. (Council District 4 - Phipps) |
| SUMMARY OF PETITION | The petition proposes the development of a vacant parcel in the Prosperity area with up to 5,000 square feet of eating/drinking/entertainment (EDEE) uses or other commercial uses. |
| PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE | The Gullledge Family, LLC Halvorsen Development Corporation Jeff Brown, Keith MacVean, & Bridget Dixon, Moore & Van Allen |
| COMMUNITY MEETING | Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 25. |
| STATEMENT OF CONSISTENCY | <p>The Zoning Committee found the allowed uses consistent with the <i>Prosperity Hucks Area Plan</i>; however, the petition inconsistent with the specific recommendations of the plan, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends a mix of uses including retail/service, office, institutional, and residential for the area in which the site is located; and • The plan contains specific recommendations to create a pedestrian oriented mixed-use center in the area. <p>However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • There needs to another restaurant or food facility in the immediate vicinity; and • This particular site plan is conducive to have some walk-in traffic; and • The plan creates outdoor spaces for people to use. <p>By a 4-2 vote of the Zoning Committee (motion by Wiggins seconded by McClung).</p> |

**ZONING COMMITTEE
ACTION**

The Zoning Committee voted 4-2 to recommend **APPROVAL** of this petition with the following modifications:

Site and Building Design

1. Provided crosswalks on the northern and eastern legs of the intersection of Ridge Road and Prosperity Church Road.
2. Provided pedestrian curb ramps at the intersection of Old Ridge Road and Prosperity Church Road and at the intersection of Old Ridge Road and Ridge Road. Crosswalks will not be provided because there are not connecting sidewalks along Prosperity Church Road and Ridge Road.
3. Amended the site plan to show the setbacks measured from the future back-of-curb along all street frontages.
4. Renamed "Retaining Wall Perspectives" because the graphics do not appear to show any retaining walls and titled them "Site Exterior Wall Perspectives" and "Site Exterior Perspectives."
5. Amended the elevations to provide a legend to explain what the various items mean.
6. Provided Ordinance required five-foot wide screening between the parking and drive-through lanes and the proposed sidewalk along

Old Ridge Road.

7. Removed the Executive Summary on the "Perspective Views" and annotated the perspectives with the architectural commitments made in notes 4B, C, and F.

Transportation

8. Revised the site plan to show and label the proposed back of curb at 23.5 feet with on-street parking from the existing centerline of Prosperity Church Road.
9. Revised the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT prefers right-of-way dedication from street's centerline to two feet behind back of sidewalk. Alternatively, CDOT will accept right-of-way at back-of-walk or sidewalk utility easement two feet behind back-of-walk. Revised Note 3J accordingly.
10. Clarified the meaning of "negatively impacted" in transportation note 3C related to the cooperation in the event of abandonment of Old Ridge Road by adding that the intent is to provide the petitioner with the opportunity to evaluate any proposed abandonment to assure that abandonment does not create a situation or road configuration that creates a hardship on the operation of the property or eliminate a driveway connection.
11. Widened the proposed driveway to Old Ridge Road from 28 feet to 30 feet to accommodate separate left and right out turning movements.
12. Staff rescinded the request to remove the driveway on Prosperity Church Road because the petitioner revised the site plan to modify the site's proposed driveway on Prosperity Church Road to a channelized right-in only driveway and removed the raised median that created a "kink" in the northbound alignment.
13. Revised the site plan to show and label the proposed back of curb at 18.5 feet in the areas without on-street parking from the existing centerline of Prosperity Church Road.
14. Deleted last portion in parenthesis of note 3G related to pedestrian crossing signals because the condition is not acceptable to CDOT and will be determined during permitting.
15. Added a note to the site plan that "The petitioner will provide a 10-foot wide, 50-foot northbound Prosperity Church Road left turn storage lane with appropriate bay taper."
16. Revised note 3D to remove right-out language.
17. Added note to identify that site will accommodate proper through lane alignment (to be determined during permitting) along Ridge and Prosperity Church frontages widening.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

18. Amended note 4D related to the service side of the building to change "may not" to "shall not."
19. Added a sentence to note 4E related to the open space areas to clarify that the pocket park/plaza areas will be on private property, publically accessible and maintained by the property owner or tenant(s).
20. Specified that low screen walls will be no less than 3.5 feet.
21. Broke note 6B into two notes: one related to compliance with the Tree Ordinance and the other stating the site will comply with the Post Construction Controls Ordinance.

Land Use

22. Removed Professional business from the proposed uses under development data on RZ-1 and 2 and the permitted uses note 2A as it is not a use listed in the Zoning Ordinance.

VOTE

Motion/Second: Wiggins / McClung
 Yeas: Majeed, McClung, Watkins, Wiggins
 Nays: Fryday, Spencer

**ZONING COMMITTEE
DISCUSSION**

Absent: None
Recused: Lathrop

Staff provided a summary of the petition and noted the changes made to the petition since the public hearing. Planning staff explained that the petitioner had addressed most of the remaining issues listed in the Zoning Committee agenda. There were two outstanding issues related to the use and building frontage that remained unresolved and the petitioner had provided a response saying they would not be able to resolve them.

One transportation issue related to the removal of the driveway on Prosperity Church Road remained based on the petitioner's responses. However, during the meeting CDOT staff explained that petitioner had modified the driveway to a right-in only drive and removed the "kink" in the road and these changes resolved the issue.

Planning staff stated that use was consistent with the adopted land use plan but the petition did not meet the plans recommendations for creating a pedestrian oriented mixed-use center.

A commissioner commented that the petitioner has positioned the building at the corner to accommodate walkability. Additionally, the store front and parking are separate from the drive through also lending to walkability. The petitioner is also providing outside open space that can be used as community gathering space. Lastly, the property across Old Ridge Road is vacant and when it is developed and could add to the community gathering space.

A commissioner asked CDOT what the plans were for future street development. CDOT responded that the City and private development have already made a lot of improvements in the area including Benfield Road and Ridge Road. The petitioner is providing improvements to align Ridge Road at Prosperity Church Road intersection and the petitioner has agreed to work with CDOT and the neighboring property in the event of the planned abandonment of Old Ridge Road. A commissioner noted that there was not a lot of walking in the area and asked if Old Ridge Road would be widened. CDOT explained that it would not be widened and reiterated that the long term plan was to abandon Old Ridge Road. CDOT also stated the petitioner is providing left turn lanes on Prosperity Church Road at Old Ridge Road in addition to a number of other transportation improvements.

A commissioner noted that the area needs other eating establishments. The commissioner noted that the double drive through lanes is a good solution to handle the traffic and that in their research they found customers would park and come in and stay at the restaurant.

One commissioner stated they felt the proposal did not support the walkability for the area and another commissioner agreed. That the City has to support plans that promote walkability if we expect land use plans to succeed in creating the pedestrian oriented area. The commissioner asked how often the City makes exceptions to enforce commitment to walkability. Planning staff stated that it can depends on the context but in areas that are focused for planned walkability such as in transit stations staff has stood plan the plan's recommendations.

There was no further discussion.

MINORITY OPINION

We find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

The area is the product of intentional planning and public investment over the last 20 years including:

- Area planning with the Prosperity Church Road Village Plan (1999) followed by the Prosperity Hucks Area Plan (2015); and
- New interchanges designed to improve connectivity and to

- encourage the creation of a pedestrian oriented town center; and
- New city streets designed to create an interconnected and walkable block pattern; and
- New community investment through the Comprehensive Neighborhood Improvement Project (CNIP); and

The proposed development is inconsistent with the creation of a compact, pedestrian-oriented mixed use center because of the:

- Scale of the drive-through and parking area and driveway access on Prosperity Church Road.

STAFF OPINION

Staff disagrees with the recommendation of the majority of the Zoning Committee.

FINAL STAFF ANALYSIS (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows one building, up to 5,000 square feet to be developed on the site.
- Allows the following uses: retail, eating/drinking/entertainment establishments, personal service, general office and medical office. Prohibits automotive service stations with or without a convenience store.
- Only one use with an accessory drive-through window will be allowed on the site and designed so that maneuvering and access will not occur between the building and Ridge Road or Prosperity Church Road.
- Provides access to the site via a right-in drive on Prosperity Church Road and full movement drive on Old Ridge Road. Access to Ridge Road is not allowed.
- Commits that petitioner will cooperate with the City and/or the property owner of the adjoining property to the northeast to re-align/reconfigure the proposed driveway to Old Ridge Road should the alignment be changed. Commits to cooperating in the abandonment and closure of the existing alignment of Old Ridge Road to facilitate redevelopment of the adjoining property provided the petitioner can maintain access to the site from a street that replaces Old Ridge Road and the use is not negatively impacted. Agrees to consider, in the event of abandonment, the portion of Old Ridge Road that would become part of the site to be conveyed and become part of the adjoining property.
- Commits to the construction of a southbound and northbound left turn lanes on Prosperity Church Road at Old Ridge Road, the milling and restriping of Ridge Road and Prosperity Church Road, and the provision of a CATS waiting pad along Prosperity Church Road.
- Provides crosswalks on the northern and eastern legs of the intersection of Ridge Road and Prosperity Church Road and provides pedestrian curb ramps at the intersection of Old Ridge Road and Prosperity Church Road and at the intersection of Old Ridge Road and Ridge Road.
- Specifies building materials and provides building elevations. States that the building will be located at the corner of the intersection of Ridge Road and Prosperity Church Road. Building walls along Ridge Road and Prosperity Church Road will be designed to have store fronts with clear glass facing each street and the building will be designed to have the appearance of a two-story building.
- Commits to providing open and operable building entrances that orient and connect to the sidewalk system along Prosperity Church Road and Ridge Road. If there is more than one tenant then each establishment will have an entrance abutting the street with an operable door, open during business hours.
- Stipulates that the service side of the building will not be oriented to Ridge Road or Prosperity Church Road.
- Commits to provide three improved open space areas: one located between the building and Ridge Road to be used for outdoor dining; another at the intersection of Prosperity Church Road and Old Ridge Road; and the third at the intersection of Ridge Road and Old Ridge Road.
- Screens the proposed parking and drive-through service area with a decorative low wall along Prosperity Church Road and Ridge Road and provides Ordinance required screening along Old Ridge Road.

• Public Plans and Policies

- The *Prosperity Hucks Area Plan* (2015) recommends a mixture of land uses including retail/

- service, office, institutional, and residential. The intent is to create highly integrated and walkable places with a mix of uses and a focus on retail, restaurants, and community gathering space. Commercial uses are intended to provide for vital street-oriented activity within the area. Drive-through facilities are noted as not appropriate beyond approvals already in place.
- Community Design elements of the area plan recommend that development should be compact, pedestrian-oriented, and well-connected internally and to surrounding development; and that new buildings should be oriented toward streets with the majority of parking located to the side or rear of buildings.
 - The Mobility section of the plan calls for the abandonment and removal of Old Ridge Road, with a new replacement street network in a grid-like form. The plan also recommends completion of improvements to Prosperity Church Road and Ridge Road and provision for additional mid-block pedestrian crossings along Ridge Road where appropriate.
 - The Open Space section of the plan calls for the incorporation of plazas, gazebos, courtyards, fountains and play areas into new development. The design should maximize common or shared access and encourage outdoor dining, socializing and gatherings and connect open space areas to existing and planned greenways and open spaces to create an area-wide network.
- **TRANSPORTATION CONSIDERATIONS**
- The site is located at the signalized intersection of a minor and a major thoroughfare. While the proposed parcel does not conform to the street network as envisioned by the area plan and existing conditional plan, the current site plan commits to conforming to the future condition as further development occurs on the adjacent site. The current site plan also commits to the envisioned cross sections for Ridge Road and Prosperity Church Road. Although the petitioner is proposing a driveway along the Prosperity Church Road frontage the petitioner has designed the driveway to be right-in only, reducing its impact on the pedestrian and bicycle environment along the thoroughfare and congestion for the nearby signalized intersection.
 - No issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 2130 trips per day (based on a 14,820-square foot drug store and 4,500-square foot bank, each with accessory drive-through windows. Note: These entitlements are only possible if Old Ridge Road is abandoned).
 - Proposed Zoning: 2480 trips per day (based on 5,000-square foot EDEE with drive-through. Note: These entitlements are possible if Old Ridge Road is abandoned or if it remains).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located at the intersection of Ridge Road and Prosperity Church Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Ridge Road.
- **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Land Use

1. Amend the site plan to prohibit eating/drinking/entertainment establishments with accessory

drive-through service windows

Site and Building Design

2. Revise the proposed building to have a greater amount of street frontage to support the desired pedestrian environment.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311

| | |
|---|--|
| REQUEST | Current Zoning: UR-2(CD) (urban residential, conditional) and NS (neighborhood services) Proposed Zoning: NS(SPA) (neighborhood services, site plan amendment) and NS (neighborhood services) |
| LOCATION | Approximately 1.63 acres located on the northeast corner of Ridge Road and Prosperity Church Road. (Council District 4 - Phipps) |
| SUMMARY OF PETITION | The petition proposes the development of a vacant parcel in the Prosperity area with up to 5,000 square feet of eating/drinking/entertainment (EDEE) uses or other commercial uses. |
| PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE | The Gullledge Family, LLC Halvorsen Development Corporation Jeff Brown, Keith MacVean, & Bridget Dixon, Moore & Van Allen |
| COMMUNITY MEETING | Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 25. |

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition.

Plan Consistency

The petition is consistent with the recommendation for a mix of uses including retail/service, office, institutional, and residential for the area in which the site is located. However, the petition is inconsistent with the specific recommendations of the plan to create a pedestrian oriented mixed use center in this area.

Rationale for Recommendation

- The area is the product of intentional planning and public investment over the last 20 years including:
 - Area planning with the *Prosperity Church Road Village Plan* (1999) followed by the *Prosperity Hucks Area Plan* (2015).
 - New interchanges designed to improve connectivity and to encourage the creation of a pedestrian oriented town center.
 - New City streets designed to create an interconnected and walkable block pattern. (\$15.9 million)
 - New community investment through the Comprehensive Neighborhood Improvement Project (CNIP). (\$30 million)
- The proposed development is inconsistent with the creation of a compact, pedestrian-oriented mixed use center because of:
 - Scale of the drive-through and parking area:
The small building footprint combined with the amount of parking and drive-through uses do not provide the street oriented activity as called for in the area plan.
 - Driveway access on Prosperity Church Road:
The proposed driveway on Prosperity Church Road interrupts the continuous pedestrian and bicycle facilities and the resulting vehicular access will disrupt the function of Prosperity Church Road and the intersection of Ridge Road.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows one building, up to 5,000 square feet to be developed on the site.
- Allows the following uses: retail, eating/drinking/entertainment establishments, personal service, general office and medical office. Prohibits automotive service stations with or without a convenience store.
- Only one use with an accessory drive-through window will be allowed on the site and designed

so that maneuvering and access will not occur between the building and Ridge Road or Prosperity Church Road.

- Provides access to the site via a right-in/right-out drive on Prosperity Church Road and full movement drive on Old Ridge Road. Access to Ridge Road is not allowed.
- Commits that petitioner will cooperate with the City and/or the property owner of the adjoining property to the northeast to re-align/reconfigure the proposed driveway to Old Ridge Road should the alignment be changed. Commits to cooperating in the abandonment and closure of the existing alignment of Old Ridge Road to facilitate redevelopment of the adjoining property provided the petitioner can maintain access to the site from a street that replaces Old Ridge Road and the use is not negatively impacted. Agrees to consider, in the event of abandonment, the portion of Old Ridge Road that would become part of the site to be conveyed and become part of the adjoining property.
- Commits to the construction of a southbound left turn lane on Prosperity Church Road at Old Ridge Road, the milling and restriping of Ridge Road and Prosperity Church Road, and the provision of a CATS waiting pad along Prosperity Church Road.
- Specifies building materials and provides building elevations. States that the building will be located at the corner of the intersection of Ridge Road and Prosperity Church Road. Building walls along Ridge Road and Prosperity Church Road will be designed to have store fronts with clear glass facing each street and the building will be designed to have the appearance of a two-story building.
- Commits to providing open and operable building entrances that orient and connect to the sidewalk system along Prosperity Church Road and Ridge Road. If there is more than one tenant then each establishment will have an entrance abutting the street with an operable door, open during business hours.
- Stipulates that the service side of the building will not be oriented to Ridge Road or Prosperity Church Road.
- Commits to provide three improved open space areas: one located between the building and Ridge Road to be used for outdoor dining; another at the intersection of Prosperity Church Road and Old Ridge Road; and the third at the intersection of Ridge Road and Old Ridge Road.
- Screens the proposed parking and drive-through service area with a decorative low wall along Prosperity Church Road and Ridge Road.
- **Existing Zoning and Land Use**
 - Petition 2008-081 rezoned the subject site plus property to the north, across Old Ridge Road, to NS (neighborhood services) and UR-2(CD) (urban residential (conditional)). Most of the site is zoned NS (neighborhood services). The approved site plan proposed the abandonment of Old Ridge Road replacing it with a grid-like street network parallel to Ridge Road and Prosperity Church Road. The site plan allowed for retail uses including a pharmacy and a bank branch, each with associated drive-through windows. Buildings were shown along the sidewalk edge of the surrounding streets with parking and drive-through uses to the side and rear of the buildings. A townhome development was proposed in the UR-2(CD) portion of the plan north of the proposed street parallel to Ridge Road, north of the site.
 - The majority of the property is zoned NS, with a small corner at the intersection of Prosperity Church Road and Old Ridge Road zoned UR-2(CD). The property is vacant.
 - To the west directly across Prosperity Church Road from the subject site is a mixed use development on 33.8 acres zoned CC (commercial center) with a mix of apartment types under construction and retail/commercial uses, including a Publix supermarket, surrounding an open plaza space.
 - To the south across Ridge Road is the Shoppes at Highland Creek shopping center, including a Harris Teeter anchor zoned NS (neighborhood services) in 2000, and a gasoline station pad site, zoned CC (commercial center) in 1995. Diagonally across Ridge Road and Prosperity Church Road to the southwest is a Rite Aid Pharmacy and an Aldi food market zoned CC (commercial center) in 2001.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2017-28 rezoned 0.77 acres located at the southeast corner of the intersection of Ridge Road and Brice Knoll Lane, west of the site, from CC to NS to allow a 4,500-square foot building for uses permitted in the NS (neighborhood service) district. An accessory drive-through window is only permitted in association with a personal service use.
 - Petition 2016-055 rezoned 2.52 acres located south of I-485 and west of Prosperity Church Road, south of the subject site, to MUDD-O (mixed use development, optional) to allow 17,500 square feet of retail/ commercial uses and 101,000 square feet of climate controlled self-storage.
 - Petition 2016-001 rezoned 3.65 acres located on the south side of Johnston-Oehler Road east of

Prosperity Church Road, south of the subject site, to NS SPA (neighborhood services, site plan amendment) to allow 49,000 square feet of retail and/or office use in addition to existing office and retail uses to remain.

- Petition 2013-094 rezoned 33.841 acres located just west of the subject site, across Prosperity Church Road, to CC (commercial center) and CC SPA (commercial center, site plan amendment) to allow a mix of uses including up to 100,000 square feet of retail/ commercial uses, and up to 292 residential dwelling units.
- Petition 2013-072 rezoned 5.94 acres located on the southwest corner of Eastfield Road and Prosperity Church Road, north of the subject site, to NS (neighborhood services) to allow 22,000 square feet of retail/commercial uses.
- **Public Plans and Policies**
 - The *Prosperity Hucks Area Plan* (2015) recommends a mixture of land uses including retail/ service, office, institutional, and residential. The intent is to create highly integrated and walkable places with a mix of uses and a focus on retail, restaurants, and community gathering space. Commercial uses are intended to provide for vital street-oriented activity within the area. Drive-through facilities are noted as not appropriate beyond approvals already in place.
 - Community Design elements of the area plan recommend that development should be compact, pedestrian-oriented, and well-connected internally and to surrounding development; and that new buildings should be oriented toward streets with the majority of parking located to the side or rear of buildings.
 - The Mobility section of the plan calls for the abandonment and removal of Old Ridge Road, with a new replacement street network in a grid-like form. The plan also recommends completion of improvements to Prosperity Church Road and Ridge Road and provision for additional mid-block pedestrian crossings along Ridge Road where appropriate.
 - The Open Space section of the plan calls for the incorporation of plazas, gazebos, courtyards, fountains and play areas into new development. The design should maximize common or shared access and encourage outdoor dining, socializing and gatherings and connect open space areas to existing and planned greenways and open spaces to create an area-wide network.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the signalized intersection of a minor and a major thoroughfare. While the proposed parcel does not conform to the street network as envisioned by the area plan and existing conditional plan, the current site plan commits to conforming to the future condition as further development occurs on the adjacent site. The current site plan also commits to the envisioned cross sections for Ridge Road and Prosperity Church Road. However, CDOT does not support and continues to request the removal of the proposed site driveway on Prosperity Church Road because this driveway does not support Village Center goals for uninterrupted pedestrian and bicycle environment along the thoroughfare and can cause congestion for the nearby signalized intersection.
 - See Outstanding Issues, Note 9-11.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 2130 trips per day (based on a 14,820-square foot drug store and 4,500-square foot bank, each with accessory drive-through windows. Note: These entitlements are only possible if Old Ridge Road is abandoned).
 - Proposed Zoning: 2480 trips per day (based on 5,000-square foot EDEE with drive-through. Note: These entitlements are possible if Old Ridge Road is abandoned or if it remains).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing eight-inch water distribution main located at the intersection of Ridge Road and Prosperity Church Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Ridge Road.
- **Engineering and Property Management:**

- **Arborist:** No issues.
- **Erosion Control:** No issues.
- **Land Development:** No issues.
- **Storm Water Services:** See Requested Technical Revisions, Note 16.
- **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

1. Provide crosswalks on the northern and eastern legs of the intersection of Ridge Road and Prosperity Church Road.
2. Provide pedestrian crossings at the intersection of Old Ridge Road and Prosperity Church Road and at the intersection of Old Ridge Road and Ridge Road.
3. Amend the site plan to show the setbacks measured from the future back of curb along all street frontages.
4. Provide screening between the parking and drive-through service area and Old Ridge Road.
5. Annotate the elevations to point out key architectural commitments made in notes 4B, C and F.
6. Remove "Executive Summary" information from the "Perspective Views" and provide notes that describe elements that the perspectives are committing to or annotate the elevations beyond building materials.
7. Remove "Retaining Wall Perspectives" because the graphics do not appear to show any retaining walls.
8. Amend the elevations to write out the labeled elements or provide a legend to explain what the various items mean. For example what is ST-1, T/Band, etc.

Transportation

9. Revise the site plan to remove the site's proposed driveway on Prosperity Church Road. CDOT does not support this driveway or adding a raised median on Prosperity Church Road and creating a "kink" in the street's northbound alignment.
10. Revise the site plan to show and label the proposed back of curb at 18.5 feet without on-street parking and 23.5 feet with on-street parking from the existing centerline of Prosperity Church Road.
11. Revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT prefers right of way dedication from street's centerline to two feet behind back of sidewalk. Alternatively, CDOT will accept right of way at back of walk or sidewalk utility easement two feet behind back of walk. Revise Note 3H accordingly.
12. Clarify "negatively impacted" in transportation note 3C related to the cooperation in the event of abandonment of Old Ridge Road.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

13. Amend note 4D related to the service side of the building to change "may not" to "shall not."
14. Add a sentence to note 4E related to the open space areas to clarify that the pocket park/plaza areas will be on private property, publically accessible and maintained by the property owner or tenant(s).
15. Specify that low screen walls will be no less than 3.5 feet.
16. Break note 6B into two notes: one related to compliance with the Tree Ordinance and the other stating the site will comply with the Post Construction Controls Ordinance.

Land Use

17. Remove Professional business from the proposed uses under development data on RZ-1 and 2 and the permitted uses note 2A as it is not a use listed in the Zoning Ordinance.

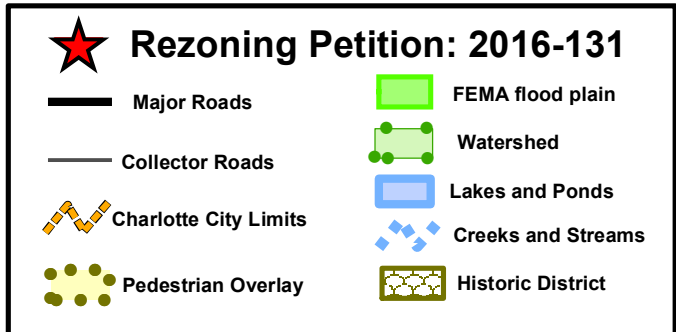
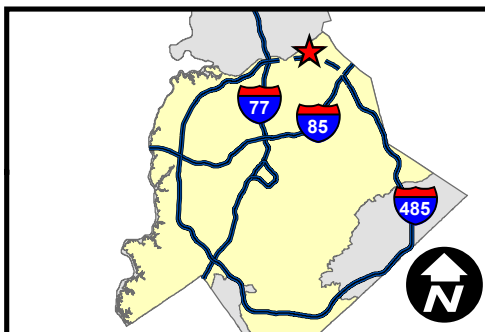
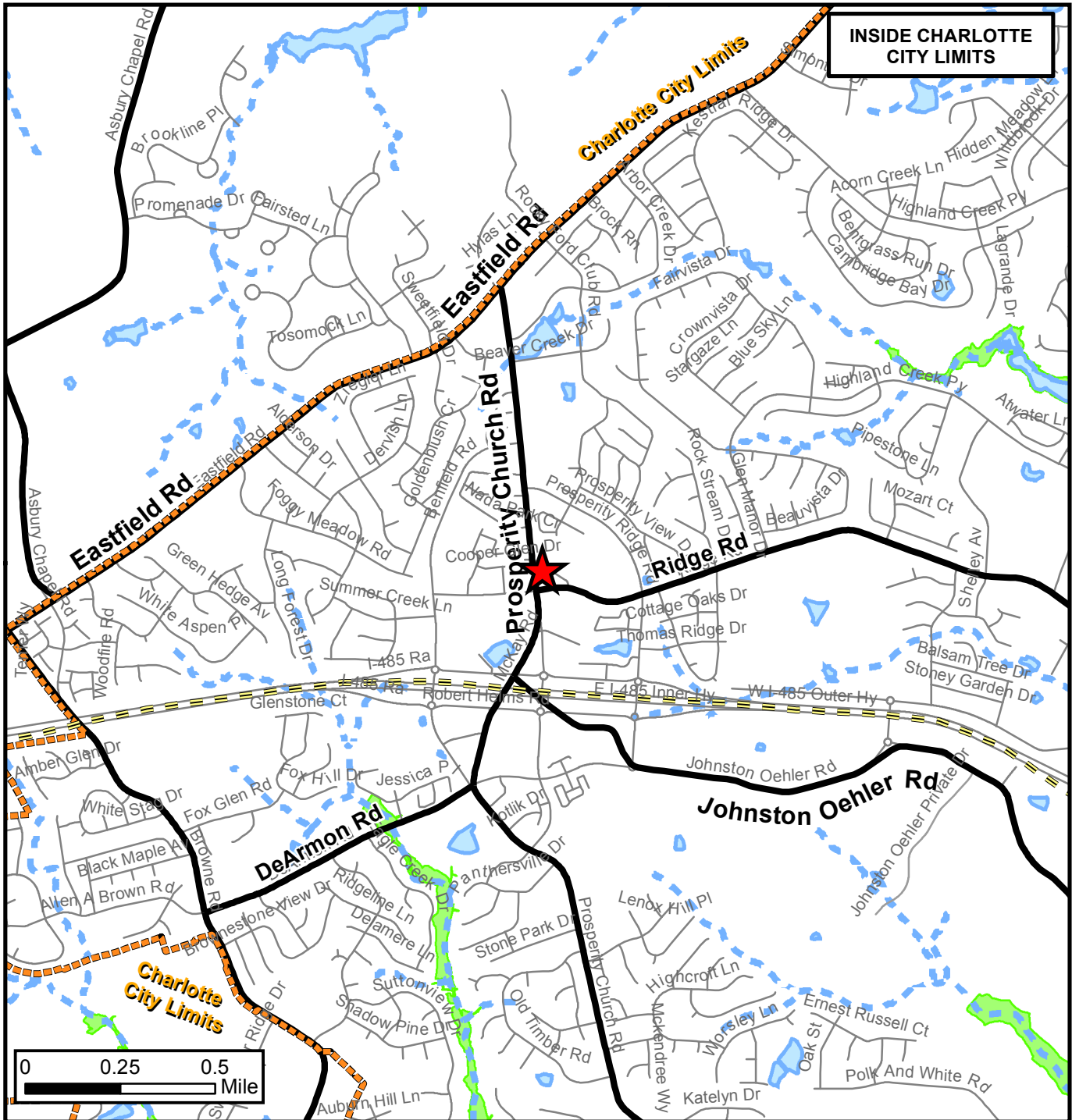
Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review

- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: John Kinley (704) 336-8311

Acres & Location : Approximately 1.63 acres located on northeast corner at the intersection of Ridge Road and Prosperity Church Road.



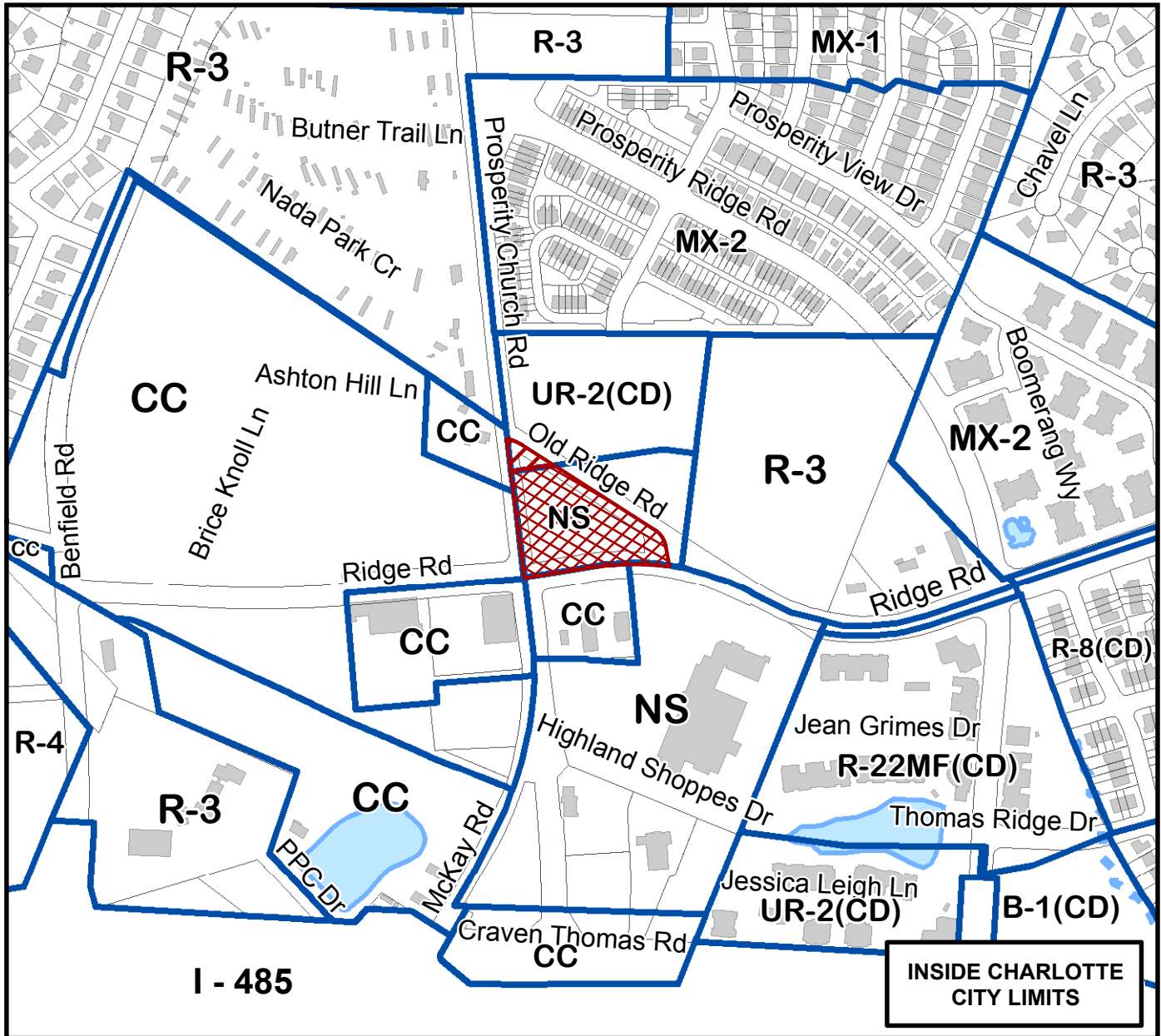
Petition #: **2016-131**

Petitioner: **Halvorsen Development Corporation**

Zoning Classification (Existing): **UR-2(CD) & NS**
(Urban Residential, Conditional & Neighborhood Services)

Zoning Classification (Requested): **NS SPA & NS**
(Neighborhood Services & Neighborhood Services, Site Plan Amendment)

Acreage & Location: Approximately 1.63 acres located on northeast corner at the intersection of Ridge Road and Prosperity Church Road.



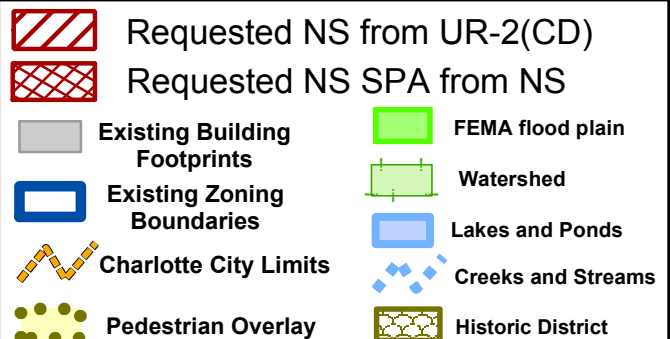
Map Produced by the Charlotte-Mecklenburg Planning Department, 7-29-2016.

0 150 300 600 900 1,200 Feet



Zoning Map #s

38, 39





Perspective View - Play Area

Clear glass facing Prosperity Church Road showing views of the Dining room and Play area at the pedestrian level

Taller entrance tower and parapet height to create the appearance of a two-story building

Clear glass facing Ridge Road showing views of the Dining room and Play Area at the pedestrian level

Customer Entrance facing Ridge Road



Perspective View - Drive-Thru

Clear glass facing Prosperity Church Road showing views of the Dining room



Perspective View - Service Entrance

Taller entrance tower and parapet height to create the appearance of a two-story building

Customer Entrance facing Ridge Road

Clear glass facing Ridge Road showing views of the Dining room and Play Area at the pedestrian level

Building Perspective Views

REVISED 06/01/2017

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom





Perspective View - East Plaza



Perspective Views - North Plaza



Outdoor Plazas

05/11/2017

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom





Perspective View - Street Level View



Perspective View - Street Level View

05/11/2017

Site Exterior Wall Perspectives -1

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom





Perspective View - Street Level View



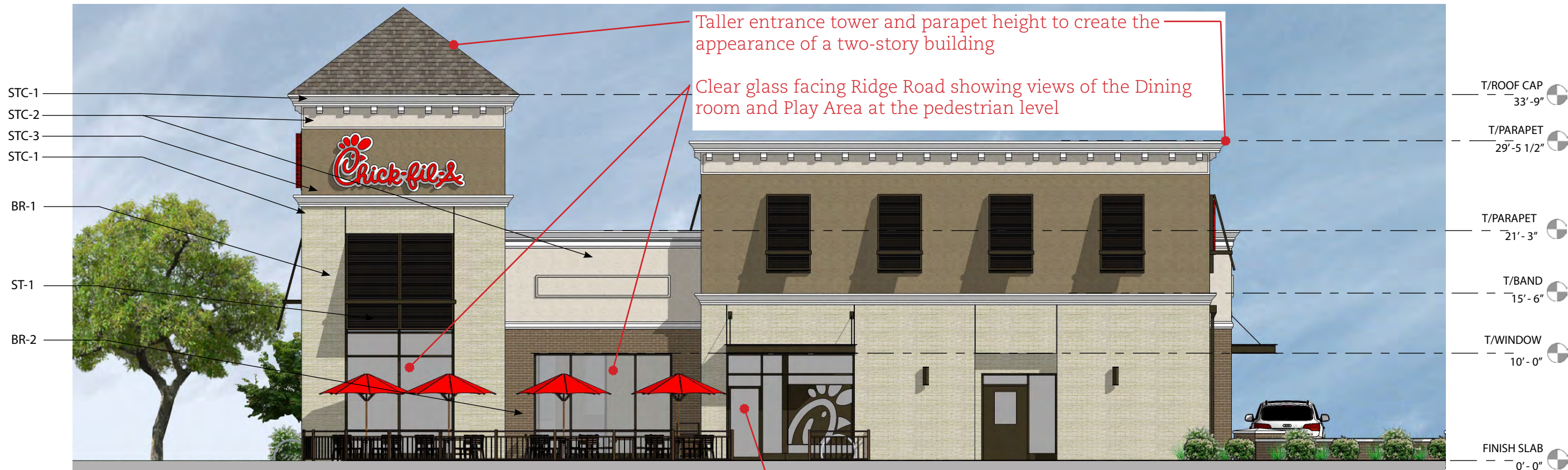
Perspective View - Street Level View

05/11/2017

Site Exterior Perspectives - 2

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom





Elevation - Entry & Service Yard facing Ridge Road

Customer Entrance facing Ridge Road

| EXTERIOR FINISHES LEGEND | |
|--------------------------|--|
| STC-1 | STUCCO COLOR #1 SHERWIN WILLIAMS - #SW7757 'HIGH REFLECTIVE WHITE' |
| STC-2 | STUCCO COLOR #2 SHERWIN WILLIAMS - #SW7631 'CITY LOFT' |
| STC-3 | STUCCO COLOR #3 SHERWIN WILLIAMS - #SW2820 'DOWNING EARTH' |
| BR-1 | BRICK # 1 (MODULAR SIZE) GENERAL SHALE - SMOKE GRAY VELOUR |
| BR-2 | BRICK # 2 (MODULAR SIZE) GENERAL SHALE - GRAYSTONE VELOUR |
| ST-1 | STOREFRONT YKK - YES 45 COLOR - DARK BRONZE (MATTE) |
| BAND | FIBERGLASS TRIM EDON CORPORATION COLOR - WHITE |



Elevation - Entry facing parking lot



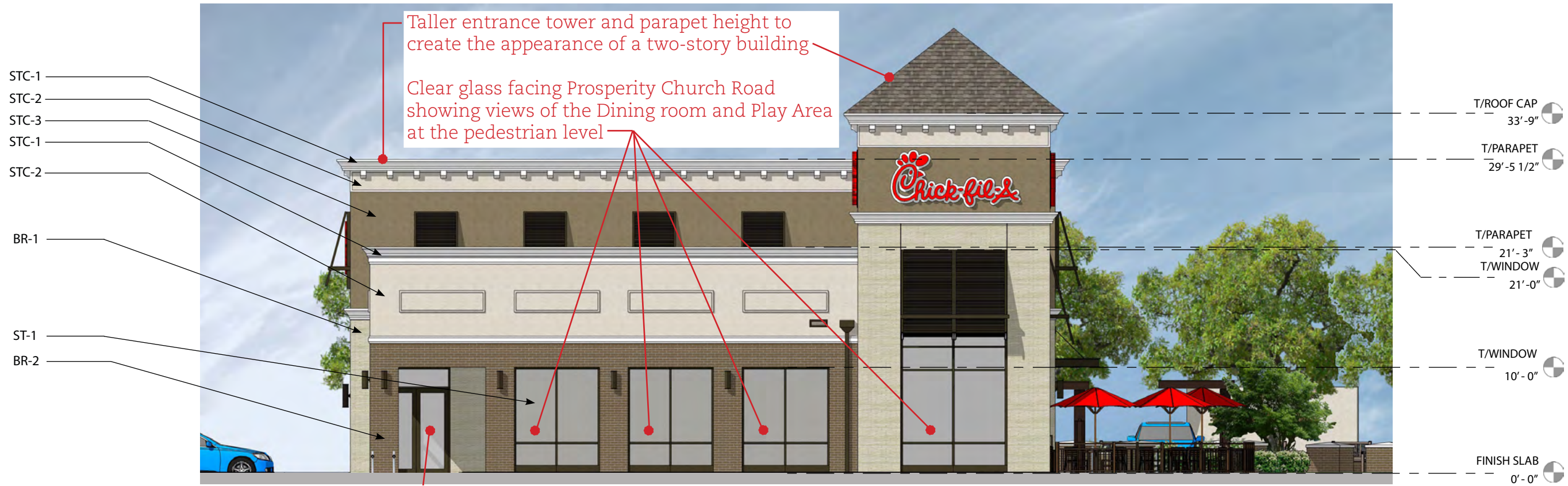
Exterior Elevations

REVISED 06/01/2017

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom



| EXTERIOR FINISHES LEGEND | |
|--------------------------|--|
| (STC-1) | STUCCO COLOR #1 SHERWIN WILLIAMS - #SW7757 'HIGH REFLECTIVE WHITE' |
| (STC-2) | STUCCO COLOR #2 SHERWIN WILLIAMS - #SW7631 'CITY LOFT' |
| (STC-3) | STUCCO COLOR #3 SHERWIN WILLIAMS - #SW2820 'DOWNING EARTH' |
| (BR-1) | BRICK # 1 (MODULAR SIZE) GENERAL SHALE - SMOKE GRAY VELOUR |
| (BR-2) | BRICK # 2 (MODULAR SIZE) GENERAL SHALE - GRAYSTONE VELOUR |
| (ST-1) | STOREFRONT YKK - YES 45 COLOR - DARK BRONZE (MATTE) |
| (BAND) | FIBERGLASS TRIM EDON CORPORATION COLOR - WHITE |



Taller entrance tower and parapet height to create the appearance of a two-story building

Clear glass facing Prosperity Church Road showing views of the Dining room and Play Area at the pedestrian level

Customer Entrance facing Ridge Road

Exterior Elevations



REVISED 06/01/2017

03998 Prosperity Church, Charlotte, NC, SO8H-SQ-LARGE Custom

HALVORSEN DEVELOPMENT CORPORATION
DEVELOPMENT STANDARDS
(6/05/17)
REZONING PETITION NO. 2016-131

SITE DEVELOPMENT DATA:

- **ACREAGE:** ± 1.623 ACRES
- **TAX PARCEL #:** 029-312-01
- **EXISTING ZONING:** UR-2(CD) AND NS
- **PROPOSED ZONING:** NS AND NS(SPA)
- **EXISTING USES:** VACANT
- **PROPOSED USES:** RETAIL, PERSONAL SERVICE, EDEE (RESTAURANTS), AND GENERAL AND MEDICAL OFFICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).
- **PROHIBITED USES:** THE FOLLOWING USE IS NOT PERMITTED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA.
- **MAXIMUM BUILDING HEIGHT:** AS ALLOWED BY THE ORDINANCE.
- **PARKING:** PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

A. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HALVORSEN DEVELOPMENT CORPORATION (“PETITIONER”) TO ACCOMMODATE THE DEVELOPMENT OF A COMMERCIAL BUILDING WITH UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA OF USES ALLOWED IN THE NS ZONING DISTRICT ON APPROXIMATELY 1.623 ACRE SITE LOCATED AT 5920 PROSPERITY CHURCH ROAD (THE “SITE”).

B. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE “ORDINANCE”). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING CLASSIFICATION SHALL GOVERN.

C. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE “DEVELOPMENT/SITE ELEMENTS”) SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE: MINOR AND DON’T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER’S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

A. THE SITE MAY BE DEVELOPED WITH UP TO 5,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, EDEE (RESTAURANTS), PERSONAL SERVICE USES, AND GENERAL AND MEDICAL OFFICE USES AS ALLOWED IN THE NS ZONING DISTRICT, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.

B. ONLY ONE USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW WILL BE ALLOWED ON THE SITE. THE PROPOSED ACCESSORY DRIVE-THROUGH WINDOW WILL BE DESIGNED SO THAT MANEUVERING AND ACCESS TO ACCESSORY DRIVE-THROUGH WINDOW WILL NOT OCCUR BETWEEN THE PROPOSED BUILDING AND RIDGE ROAD OR PROSPERITY CHURCH ROAD.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE OR STRUCTURED PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED) AND OUTDOOR SEATING OR SERVICE AREAS (PARKING WILL BE PROVIDED FOR OUTDOOR SEATING AREAS ASSOCIATED WITH A RESTAURANT).

C. THE FOLLOWING USE IS NOT ALLOWED ON THE SITE: AUTOMOTIVE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE.

D. THE SETBACK ALONG EACH OF THE ABUTTING PUBLIC STREETS (RIDGE ROAD, PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD) WILL BE 14 FEET AS MEASURED FROM THE FUTURE BACK OF CURB, AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. ACCESS AND TRANSPORTATION:

A. VEHICULAR ACCESS TO THE SITE WILL BE FROM PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. VEHICULAR ACCESS TO RIDGE ROAD WILL NOT BE ALLOWED.

B. THE PETITIONER AGREES TO COOPERATE WITH THE CITY AND/OR THE ADJOINING PROPERTY OWNER TO RE-ALIGN/RECONFIGURE THE PROPOSED DRIVEWAY TO OLD RIDGE ROAD SHOULD THE CURRENT ALIGNMENT OF OLD RIDGE ROAD BE CHANGED.

C. THE PETITIONER AGREES TO COOPERATE IN THE ABANDONMENT AND CLOSURE OF EXISTING OLD RIDGE ROAD TO FACILITATE THE REDEVELOPMENT OF THE ADJOINING PROPERTY AS LONG AS THE PETITIONER CAN MAINTAIN ACCESS TO THE SITE FROM THE PUBLIC OR PRIVATE STREET THAT REPLACES OLD RIDGE ROAD AND THE EXISTING USE IS NOT NEGATIVELY IMPACTED. THE PETITIONER’S INTENT IS TO ALLOW THE PETITIONER TO EVALUATE THE PURPOSE FOR THE ABANDONMENT TO ASSURE THAT THE REUSE AND RECONFIGURATION OF THE RIGHT-OF-WAY FOR OLD RIDGE ROAD DOES NOT CREATE A SITUATION OR ROAD CONFIGURATION THAT CREATES A HARDSHIP ON THE OPERATION OF THE PROPERTY OR ELIMINATE THE ACCESS DRIVEWAY CONNECTION TO OLD RIDGE ROAD. THE PETITIONER AGREES TO CONSIDER AS PART OF THE ABANDONMENT OF THE OLD RIDGE ROAD RIGHT-OF-WAY ALLOWING THE PORTION OF OLD RIDGE ROAD RIGHT-OF-WAY THAT WOULD BECOME PART OF THE SITE TO BE CONVEYED AND BECOME PART OF THE ADJOINING PROPERTY.

D. THE PROPOSED DRIVEWAY TO PROSPERITY CHURCH ROAD WILL BE LIMITED TO A RIGHT-IN ONLY DRIVEWAY. THE PETITIONER WILL CONSTRUCT A MEDIAN IN PROSPERITY CHURCH ROAD AS GENERALLY DEPICTED TO CREATE THE RIGHT-IN ONLY DRIVEWAY.

E. THE PETITIONER WILL CONSTRUCT A SOUTHBOUND LEFT TURN LANE WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER ON PROSPERITY CHURCH ROAD TO OLD RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

F. THE PETITIONER WILL CONSTRUCT A NORTHBOUND 10-FOOT WIDE LEFT TURN LANE WITH 50 FEET OF STORAGE AND APPROPRIATE TAPER ON PROSPERITY CHURCH ROAD TO COOPER GLEN DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.

G. THE PETITIONER WILL WORK WITH CDOT TO ACCOMMODATE PROPER THROUGH LANE ALIGNMENT ALONG THE SITE’S FRONTAGE ON RIDGE ROAD AND PROSPERITY CHURCH ROAD AS PART OF THE PROPOSED WIDENING. THE ALIGNMENT TO BE DETERMINED DURING LAND DEVELOPMENT PERMITTING PROCESS FOR THE SITE.

H. THE PETITIONER WILL MILL AND RESTRIPE RIDGE ROAD AND PROSPERITY CHURCH ROAD FOR THE FULL WIDTH OF THE ROADWAY ALONG THE SITE’S FRONTAGE. AS GENERALLY DEPICTED ON REZONING PLAN

I. THE PETITIONER WILL PROVIDE PEDESTRIAN CROSSWALKS ON THE EASTERN AND NORTHERN LEGS OF THE INTERSECTION OF RIDGE ROAD AND PROSPERITY CHURCH ROAD.

J. THE PETITIONER WILL PROVIDE CURB RAMPS FOR PEDESTRIANS TO CROSS THE SOUTHERN AND EASTERN APPROACHES OF THE PROSPERITY CHURCH ROAD/OLD RIDGE ROAD INTERSECTION. THE PETITIONER WILL ALSO PROVIDE CURB RAMPS FOR PEDESTRIANS TO CROSS THE NORTHERN AND WESTERN APPROACHES OF THE RIDGE ROAD/OLD RIDGE ROAD INTERSECTION.

K. THE PROPOSED ROADWAY IMPROVEMENTS WILL BE CONSTRUCTED AND APPROVED BEFORE THE SITE’S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER RESERVES THE RIGHT TO POST A LETTER OF CREDIT FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY.

L. THE PETITIONER WILL CONVEY VIA A FEE SIMPLE DEED TO THE CITY OF CHARLOTTE 50 FEET OF RIGHT-OF-WAY FROM THE EXISTING CENTER LINE OF RIDGE ROAD, AND WILL CONVEY 35 FEET FROM THE EXISTING CENTER LINE OF PROSPERITY CHURCH ROAD. IF THE RIGHT-OF-WAY PROVIDED IS LESS THAN TWO (2) FEET BEHIND THE PROPOSED SIDEWALK THE PETITIONER WILL PROVIDE A UTILITY EASEMENT THAT PROVIDES UP TO A TWO (2) FOOT UTILITY EASEMENT BEHIND THE PROPOSED SIDEWALK. THE ADDITIONAL RIGHT-OF-WAY AND UTILITY EASEMENT, IF REQUIRED, ALONG EACH OF THESE PUBLIC STREETS WILL BE CONVEYED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING CONSTRUCTED ON THE SITE.

M. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

N. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

4. ARCHITECTURAL STANDARDS:

A. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, EIFS, DECORATIVE BLOCK, ARCHITECTURAL METAL PANELS AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

B. THE PROPOSED BUILDING WILL BE LOCATED AT THE CORNER OF PROSPERITY CHURCH ROAD AND RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE BUILDING WALLS ALONG RIDGE ROAD AND PROSPERITY CHURCH ROAD WILL BE DESIGNED TO HAVE STORE FRONTS WITH CLEAR GLASS FACING EACH STREET AS GENERALLY DEPICTED ON THE ATTACHED BUILDING ELEVATIONS.

C. THE GROUND FLOOR OF THE BUILDING FACING PROSPERITY CHURCH ROAD AND RIDGE ROAD, WILL HAVE BUILDING ENTRANCE THAT ORIENTS AND CONNECTS TO THE SIDEWALK SYSTEM ALONG PROSPERITY CHURCH ROAD AND RIDGE ROAD (IF MORE THAN ONE COMMERCIAL ESTABLISHMENT IS CONSTRUCTED EACH ESTABLISHMENT SHALL HAVE AN ENTRANCE TO THE ABUTTING PUBLIC STREET AND EACH ENTRANCE WILL BE AN OPERABLE PEDESTRIAN DOOR). THE ENTRANCES TO THE SIDEWALKS ALONG THE ABUTTING STREETS WILL BE OPEN AND OPERABLE DURING THE BUSINESS HOURS OF THE ASSOCIATED USE.

D. THE SERVICE SIDE OF THE BUILDING SHALL NOT BE ORIENTED TO RIDGE ROAD OR PROSPERITY CHURCH ROAD.

E. THE PETITIONER WILL PROVIDE THREE (3) IMPROVED OPEN SPACE AREAS ON THE SITE. ONE AREA WILL BE LOCATED BETWEEN THE PROPOSED BUILDING AND RIDGE ROAD (OUTDOOR DINING AREA FOR RESTAURANT), ANOTHER AT THE INTERSECTION OF RIDGE ROAD AND OLD RIDGE ROAD, AND THIRD OPEN SPACE AREA AT THE INTERSECTION OF PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THESE OPEN SPACE AREAS WILL BE IMPROVED WITH SITTING AREAS, LANDSCAPING, AND OTHER AMENITIES. THESE OPEN SPACE AREAS WILL BE LOCATED OUTSIDE OF THE SETBACK AND THE FUTURE RIGHT-OF-WAY FOR EACH OF THE ABUTTING PUBLIC STREETS. THE IMPROVED OPEN SPACES AREAS WILL BE LOCATED ON PRIVATE PROPERTY, PUBLICLY ACCESSIBLE (THE OUTDOOR DINING AREA WILL BE ACCESSIBLE DURING OPERATING HOURS), AND MAINTAINED BY THE PETITIONER.

F. THE PROPOSED BUILDING WILL BE DESIGNED TO HAVE THE APPEARANCE OF A TWO STORY BUILDING AS GENERALLY DEPICTED ON THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS.

5. STREETScape, BUFFERS, YARDS AND LANDSCAPING:

A. ALONG THE SITE’S FRONTAGE ON EACH OF THE ABUTTING PUBLIC STREETS (RIDGE ROAD, PROSPERITY CHURCH ROAD AND OLD RIDGE ROAD) THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN AND AS REQUIRED BY THE APPROVED PROSPERITY HUCKS AREA PLAN.

B. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS THE PROPOSED BUILDING ON THE SITE TO THE SIDEWALK ALONG EACH OF THE ABUTTING PUBLIC STREETS IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

C. THE PETITIONER WILL PROVIDE A LOW (3.5 FOOT HIGH) DECORATIVE MASONRY WALL ALONG PROSPERITY CHURCH ROAD AND RIDGE ROAD TO SCREEN PARKING AREAS AND DRIVE-THRU AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN. SCREENING ALONG OLD RIDGE ROAD WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE AS GENERALLY DEPICTED ON THE REZONING PETITION.

D. ABOVE-GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW.

E. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

6. ENVIRONMENTAL FEATURES:

A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

B. THE SITE WILL COMPLY WITH THE TREE ORDINANCE

C. THE SITE IS LOCATED IN A DESIGNATED MIXED-USE CENTER AS A RESULT THE PETITIONER MAY UTILIZE THE TREE SAVE OPTIONS AVAILABLE TO SITE’S THAT ARE PART OF A DESIGNATED MIXED-USE CENTER.

SIGNAGE:

A. AS REQUIRED BY ORDINANCE.

8. LIGHTING:

A. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

B. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 26 FEET IN HEIGHT.

9. CATS PASSENGER WAITING PAD:

A. THE PETITIONER WILL PROVIDE WITHIN THE PROSPERITY CHURCH ROAD RIGHT-OF-WAY, A PASSENGER WAITING PAD PER THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL (CLDSM) STD. 60.01B. THE LOCATION OF THE PASSENGER WAITING PAD TO BE COORDINATED WITH CATS DURING THE LAND DEVELOPMENT APPROVAL PROCESS. THE WAITING PAD WILL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

10. AMENDMENTS TO THE REZONING PLAN:

A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

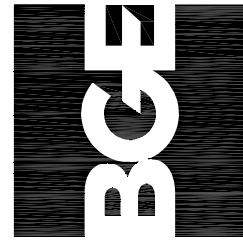
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

PETITION NO. 2016-131
FOR PUBLIC HEARING

HALVORSEN DEVELOPMENT

RIDGE ROAD TRACT III
STANDARDS PETITION NO: 2016-131

RZ-2



BROWN & GAY ENGINEERS, INC.
121 W. TRADE STREET, SUITE 100
CHARLOTTE, NC 28202
www.bgeinc.com



Agenda Date: 8/28/2017

Agenda #: 11. **File #:** 15-6130 **Type:** Public Hearing Item

Public Hearing to Extend the 2010 General Obligation Bond Authorization

Action:

- A. Conduct a public hearing regarding the extension of the General Obligation Bond authorization, approved for seven years in November 2010, and**
- B. Adopt the orders to extend the 2010 General Obligation Bond authorization for three additional years.**

Staff Resource(s):

Randy Harrington, Management and Financial Services
Mike Davis, Engineering and Property Management

Explanation

- On November 2, 2010, voters approved a bond referendum authorizing the issuance of \$156.6 million in street bonds and \$32 million in neighborhood improvement bonds, which expire on November 2, 2017.
- Approximately \$96 million street bonds and \$2 million neighborhood bonds of the 2010 authorized bonds remained unissued as of June 30, 2017.
- At the July 24, 2017 Business meeting, City Council authorized the City Manager to apply to the Local Government Commission (LGC) for an extension to the 2010 general obligation bond authorization.
- On August 1, 2017, the LGC authorized City Council to extend the expiration date to November 2, 2020.
- This action adopts orders to extend the expiration date for street and neighborhood general obligation bonds.

Fiscal Note

Funding: Municipal Debt Service Fund

Attachment(s)

Bond Orders
Presentation

EXTRACTS FROM MINUTES OF CITY COUNCIL

* * *

A Regular Meeting of the City Council of the City of Charlotte, North Carolina was duly held in the Meeting Chamber at the Charlotte-Mecklenburg Government Center in Charlotte, North Carolina, the regular place of meeting, at _____ p.m. on August 28, 2017:

Members Present:

Members Absent:

* * * * *
* * *

Councilmember _____ introduced the following orders, a summary of which had been provided to each Councilmember, copy of which was available with the City Council and which was read by title:

**EXTENSION OF BOND ORDER AUTHORIZING THE ISSUANCE OF \$156,600,000
GENERAL OBLIGATION PUBLIC IMPROVEMENTS BONDS OF THE CITY OF
CHARLOTTE, NORTH CAROLINA**

WHEREAS, on August 23, 2010 the City Council of the City of Charlotte, North Carolina (the “City Council”) adopted a bond order (the “Public Improvements Bond Order”) authorizing \$156,600,000 General Obligation Public Improvements Bonds of the City of Charlotte, North Carolina (the “City”) to pay the capital costs of constructing, reconstructing, enlarging, extending and improving certain streets, including streets and roads constituting a part of the State highway system or otherwise the responsibility of the State and including the cost of related studies, streetscape and pedestrian improvements, relocation of utilities, plans and design; acquiring, constructing, reconstructing, widening, extending, paving, resurfacing, grading or improving streets, roads, intersections, parking lots and bicycle paths; acquiring, constructing, reconstructing or improving sidewalks, curbs, gutters, drains, bridges, overpasses, underpasses and grade crossings and providing related landscaping, lighting and traffic controls, signals and markers; and the acquisition of land and rights-of-way in land required therefor; and

WHEREAS, the Public Improvements Bond Order took effect upon its approval by the voters of the City at a referendum on November 2, 2010;

WHEREAS, as permitted by the Local Government Bond Act, the City applied to the Local Government Commission to extend the Public Improvements Bond Order from seven years to 10 years after November 2, 2010;

WHEREAS, the Local Government Commission formally approved the City’s request for a three-year extension of the Public Improvement Bond Order on August 1, 2017; and

WHEREAS, the City Council held a public hearing on August 28, 2017 on the question of whether the maximum time period for issuing bonds under the Public Improvements Bond Order should be extended from seven years to 10 years after November 2, 2010;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA, AS FOLLOWS:

Section 1. The maximum time period for issuing bonds under the Public Improvements Bond Order has been extended from seven years to 10 years after November 2, 2010.

Section 2. This order will take effect 30 days after its publication.

EXTENSION OF BOND ORDER AUTHORIZING THE ISSUANCE OF \$32,000,000 GENERAL OBLIGATION NEIGHBORHOOD IMPROVEMENT BONDS OF THE CITY OF CHARLOTTE, NORTH CAROLINA

WHEREAS, on August 23, 2010 the City Council of the City of Charlotte, North Carolina (the “City Council”) adopted a bond order (the “*Neighborhood Improvements Bond Order*”) authorizing \$32,000,000 General Obligation Neighborhood Improvements Bonds of the City of Charlotte, North Carolina (the “City”) to pay the capital costs of infrastructure improvements in various neighborhoods of the City, including the cost of related studies, plans and design; acquiring, constructing, reconstructing, improving, installing or providing curbs, gutters, storm drainage and sidewalks; paving, resurfacing, grading or improving streets, roads and intersections; and providing related landscaping and lighting and acquiring any necessary equipment, land, interests in land and rights-of-way therefor; and

WHEREAS, the Neighborhood Improvements Bond Order took effect upon its approval by the voters of the City at a referendum on November 2, 2010;

WHEREAS, as permitted by the Local Government Bond Act, the City applied to the Local Government Commission to extend the Neighborhood Improvements Bond Order from seven years to 10 years after November 2, 2010;

WHEREAS, the Local Government Commission formally approved the City’s request for a three-year extension of the Neighborhood Improvement Bond Order on August 1, 2017; and

WHEREAS, the City Council held a public hearing on August 28, 2017 on the question of whether the maximum time period for issuing bonds under the Neighborhood Improvements Bond Order should be extended from seven years to 10 years after November 2, 2010;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA, AS FOLLOWS:

Section 1. The maximum time period for issuing bonds under the Neighborhood Improvements Bond Order has been extended from seven years to 10 years after November 2, 2010.

Section 2. This order will take effect 30 days after its publication.

CITY OF CHARLOTTE) ss:

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the ____ day of _____, 2017.

City Clerk
City of Charlotte, North Carolina



Changing Climate for Construction

City Council Dinner Meeting
July 24, 2017



Outline

Purpose

Inform Council of the changing climate for completing CIP projects.

Action Requested by Council

Consider approving an application to the Local Government Commission for an extension of the 2010 bond authorization.

Outline

- Overview of CIP
- Market Effects on Construction Costs
- Looking Ahead



Charlotte's Successful History Project Completion



- Generally every 2 years
- Historically strong voter support (60-70%)
- Seek opportunities to use grants and funding partners to supplement CIP funds
- 2008-2017 has been a turbulent period in the real estate and construction market



3



CIP Project Completion Activities

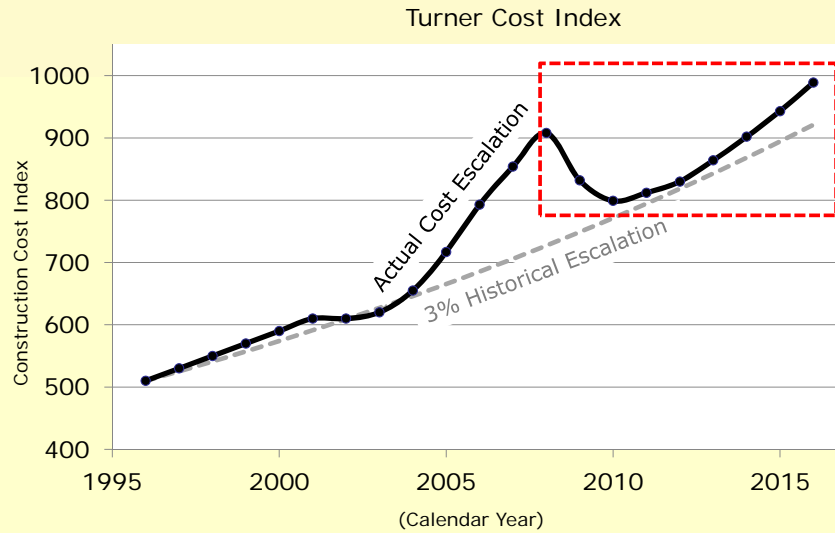
- Engineering & Property Management delivers projects:
 - Project Identification
 - Community Engagement
 - Surveying
 - Design
 - Real Estate Acquisition
 - Utility Relocation
 - Contract Development
 - Construction



4



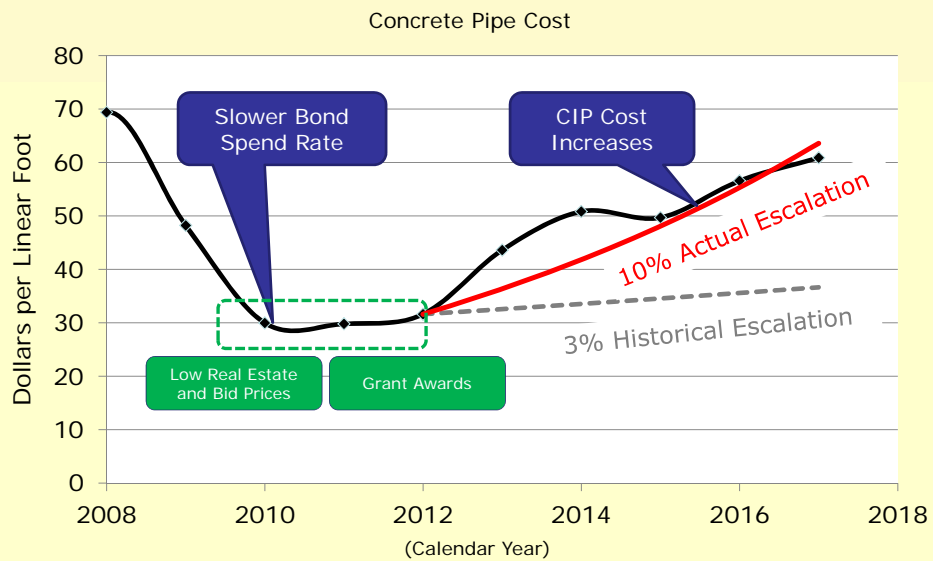
National Trend in Construction Costs



5



Charlotte's Trend in Construction Costs



6



2010 Bond Authorization

Extension Needed for 2010 Bonds

Bond authorizations are good for 7 years in NC.

Extending bond authorization require approval by Local Government Commission (LGC)

2010 Bond Value

- \$188.6M Authorized by Voters
- \$90.3M Utilized for CIP Projects
- \$98.3M will expire on November 2, 2017 without LGC extension.

Reasons

- 1) Excellent bid prices
- 2) \$34 M in grant funding towards projects

7



LGC Bond Extension

LGC Extension of Bond Authorization

- Lasts for 3 years
- Does not adversely impact City's AAA Bond Rating
- Not an uncommon practice for cities, counties, and school systems across NC
- Requires Council authorization to apply and a public hearing to be held.

8



Bond Extension Timeline

| Date | Requested Actions |
|---------------------|---|
| Tonight | Authorize staff to submit application to LGC Schedule a public hearing |
| August 1 | LGC meets to consider application |
| By August 22 | Publish notice of public hearing |
| August 28 | Public hearing |
| September / October | LGC approval |

9



Competitive Construction Market



CIP Projects are competing with a booming construction market.

Cost for Real Estate, Materials, and Labor are rising rapidly.





Impacts of Rising Costs

We anticipate higher construction costs than initially expected due to:

- Higher land acquisition costs
- Fewer bidders on CIP projects
- Contractors paying higher wages to retain labor
- Bids containing a price premium on cost uncertainty

Industry predictions for construction cost escalations expected to be 8-10% per year over the next two years.

11



Next Steps

Next Steps

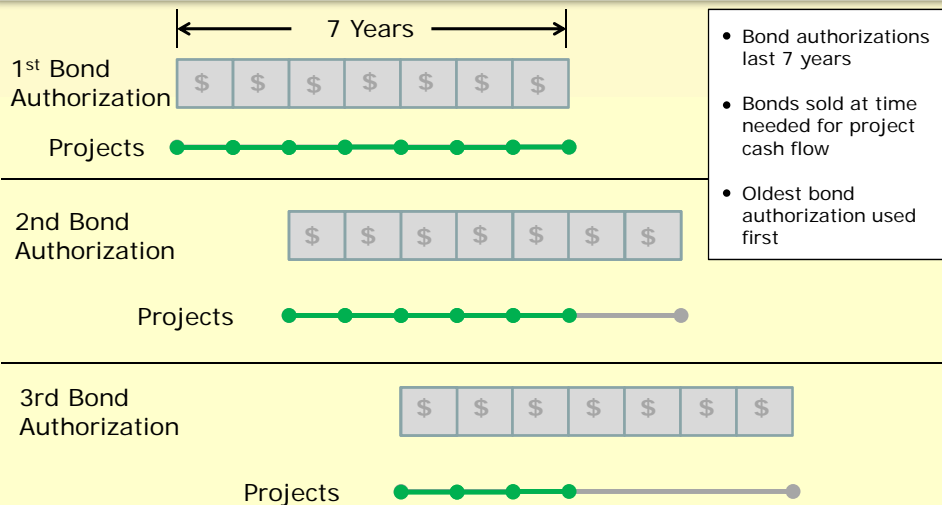
- 1) Adjustments to CIP to reconcile projects expected to be over current budget estimates.
 - No changes in project prioritization or schedule
 - Any changes to project budgets will require Council approval
- 2) Accelerate delivery schedule for all CIP projects

12

RESOURCE SLIDES BELOW

13

Bond Utilization, Generally



14



Recent Bond Authorization Extensions in NC

| Issuer | Purpose | Extended To |
|--------------------|----------------------|-------------|
| Cary | Wastewater | 5/3/2015 |
| Greensboro | Fire Station | 11/7/2016 |
| | Economic Development | 11/7/2016 |
| | Library | 11/7/2016 |
| | Parks & Recreation | 11/7/2016 |
| Carteret County | Schools | 11/8/2015 |
| Durham County | Schools | 11/6/2017 |
| | Community College | 11/6/2017 |
| Gaston County | Schools | 11/6/2017 |
| Guilford County | Schools | 5/6/2018 |
| | Community College | 5/6/2018 |
| | Jail | 5/6/2018 |
| Lincoln County | Schools | 5/6/2018 |
| Mecklenburg County | Schools | 11/6/2017 |
| | Recreation | 11/4/2018 |
| Wake County | Library | 10/9/2017 |

15



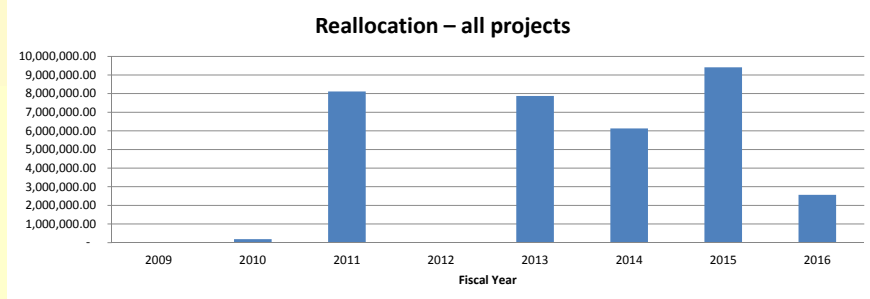
2006-2016 Bond Referenda

| (in \$ millions) | 2006 | 2008 | 2010 | 2014 | 2016 |
|------------------|-------|-------|-------|-------|-------|
| Transportation | 85.2 | 170.2 | 156.6 | 111.0 | 158.4 |
| Neighborhoods | 25.0 | 47.0 | 32.0 | 20.0 | 45.0 |
| Housing | 10.0 | 10.0 | 15.0 | 15.0 | 15.0 |
| Total | 120.2 | 227.2 | 203.6 | 146.0 | 218.4 |

16



Funds Reallocated Through Project Savings



Savings Reallocated by Bond Year - All Projects

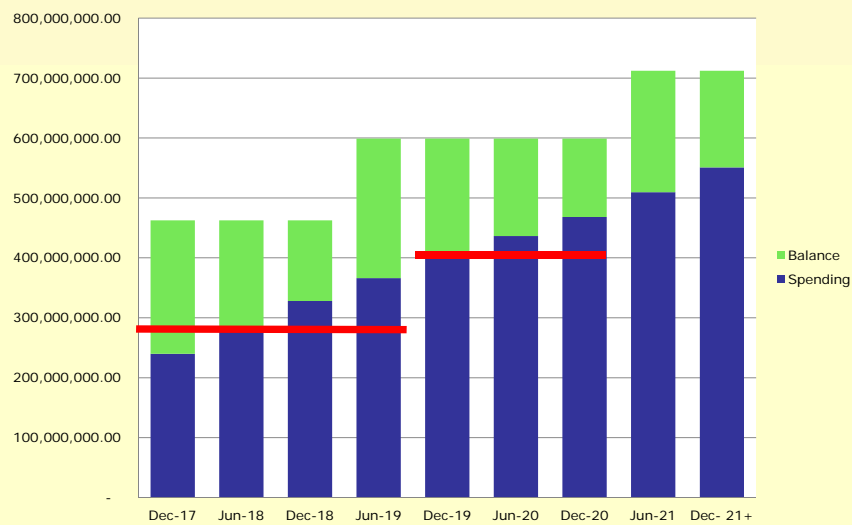
| Fiscal Year | Total Savings Reallocated |
|--------------|---------------------------|
| 2009 | - |
| 2010 | 185,545.00 |
| 2011 | 8,118,374.75 |
| 2012 | - |
| 2013 | 7,877,525.17 |
| 2014 | 6,132,509.74 |
| 2015 | 9,416,592.77 |
| 2016 | 2,567,483.96 |
| Total | \$34,298,031.39 |

Total savings reallocated in EPM street bond projects

17



Street Bonds Projected Spending vs Unexpended Balance



18



2010 CIP Transportation Projects

| 2010 Named* Projects | Status |
|---|--------------------|
| Ballantyne Commons / Elm | Complete |
| Brevard / 8 th | Complete |
| Idlewild Widening | Complete |
| Scaleybark / South | Complete |
| Johnston Oehler Farm-to-Market Conversion | Landscaping |
| McKee / Providence | Utility Relocation |
| Beatties Ford Widening | Bid |
| North Tryon Redevelopment | Bid |
| Oakdale Farm-to-Market Conversion | Bid |
| Arrowood / Nations Ford | Bid |

* Does not include projects implemented through recurring programs

19



Upcoming Building Projects

Currently Funded

- Joint Communications Center
- Central Division CMPD Station
- South Division CMPD Station
- Fire Station near Clanton & I-77
- The LINK

FY19 funding

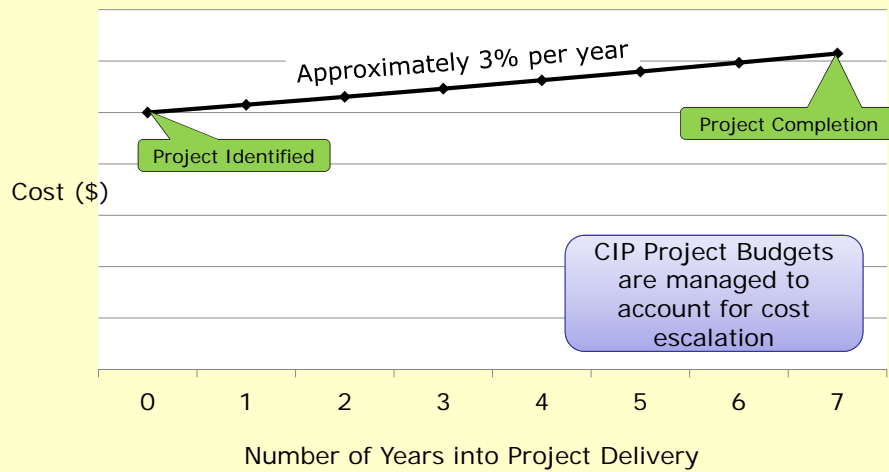
- NE Equipment Maintenance Shop
- University City CMPD Division Station
- Independence CMPD Division Station
- Fire Station near Colony & Selwyn

20



Normal Construction Cost Escalation

Construction Cost Over Time



21



Agenda Date: 8/28/2017

Agenda #: 12. File #: 15-6222 Type: Public Hearing Item

Allstate Insurance Company Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a Business Investment Grant to Allstate Insurance Company, and**
- B. Approve the City's share of a Business Investment Grant to Allstate Insurance Company for a total estimated amount of \$741,539 over five years.**

Staff Resource(s):

Patrick Mumford, Economic Development

Kevin Dick, Economic Development

Explanation

- On August 9, 2017, Allstate Insurance Company announced its selection of Charlotte for a capital investment of \$34.7 million to expand and establish a major regional operations center in Charlotte.
- Staff is requesting City Council approve a Business Investment Grant estimated to be \$741,539 over five years. Mecklenburg County's share is estimated at \$701,986.
 - On July 24, 2017, the City Council, in Closed Session, indicated its intent to approve a Business Investment Grant to Allstate.
 - On August 2, 2017, the Mecklenburg County Board of Commissioners, in Closed Session, indicated its intent to approve a Business Investment Grant to Allstate.
 - The total City/County combined grant is estimated to be \$1,443,525 over five years.
 - In addition to the grant for the expansion, the State of North Carolina also approved a Job Development Investment Grant in the amount of \$16.8 million and \$3,150,000 in community college training funds.
- In addition to the \$34.7 million capital investment, Allstate has committed to:
 - A minimum of 2,000 jobs to be hired locally over five years with an average wage of \$46,813 (94% of regional average wage)
 - 1,444 current employees in Charlotte to be retained for the term of the grant
- Additional benefits also include:
 - Workforce development partnerships and relationships with the company can be utilized to connect talent to available positions
 - The project's alignment with:
 - City Values and Winning Cities characteristics

Agenda #: 12.File #: 15-6222 Type: Public Hearing Item

- Letter to the Community (Good Paying Jobs)
- Equitable Economic Development and Economic Opportunity
 - Diversity of jobs on proposed project
 - Job retention through corporate expansion
 - Growth industry with significant job and contracting opportunities

Background

- Headquartered in Northbrook, Illinois, Allstate was founded in 1931, after a spin-off with Sears and Roebuck. The company provides hazard insurance and other financial products and services through the Allstate, Esurance, Encompass and Answer financial brands. The company currently employs 1,444 people at its Charlotte operations center at 7345 IBM Drive in North Charlotte (District 4).
 - Company plans to lease additional office space or build-to-suit at the company's current location on IBM Drive (Innovation Park) or an alternative site located near a light rail station. The company will also lease office space in the uptown area.
 - All prospective locations are expected to be within the Business Investment Zone.

Business Investment Grant

- Request meets the City Council approved criteria for a five-year, 90 percent local business expansion grant.
- The general terms and conditions of this grant include:
 - The company will be asked to coordinate job fairs and recruitment events for both temporary and permanent jobs with the City and County. Community organizations and residents will receive ample notice of these employment activities in addition to training opportunities with City job training and placement partnerships.
 - Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.
 - Property taxes due from Allstate must be paid before a grant payment is made.
 - If Allstate removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
 - If Allstate moves the investment from Charlotte within five years of the end of the Business Investment Program (BIP) grant term, a portion of the grant must be repaid as follows:
 - Within One Year of the end of the BIP Term - 90 percent of grant payments
 - Within Two Years of the end of the BIP Term - 75 percent of grant payments
 - Within Three Years of the end of the BIP Term - 60 percent of grant payments
 - Within Four Years of the end of the BIP Term - 45 percent of grant payments
 - Within Five Years of the end of the BIP Term - 30 percent of grant payments

Fiscal Note

Funding: Business Investment Grant



City of Charlotte

Charlotte-Mecklenburg
Government Center
600 East 4th Street
Charlotte, NC 28202

Agenda Date: 8/28/2017

Agenda #: 13. **File #:** 15-6176 **Type:** Policy Item

City Manager's Report



Agenda Date: 8/28/2017

Agenda #: 14. File #: 15-5971 Type: Business Item

City Attorney's Compensation

Action:

Consider a 2017 Compensation Adjustment for the City Attorney.

Staff Resource(s):

Cheryl Brown, Human Resources

Explanation

- On August 28, 2017, the Mayor and City Council met to conduct the City Attorney's performance evaluation and discuss a potential compensation adjustment.
- The Mayor and City Council evaluated the City Attorney's FY 2017 performance and effectiveness in four criteria, as follows:
 - Advisor to the Mayor and City Council,
 - Representation of the City's interests,
 - Assistance to City Manager and staff, and
 - Management of special projects.
- The Human Resources Director assisted the Mayor and City Council on the details associated with the City Attorney's compensation.



Agenda Date: 8/28/2017

Agenda #: 15.File #: 15-6079 Type: Appointment

Appointments to the Charlotte Tree Advisory Commission

Action:

Vote on blue ballots and return to Clerk at dinner.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning immediately and ending September 16, 2019.
- One appointment for a partial term beginning immediately and ending December 13, 2017, then followed by a full three-year term until December 12, 2020.
 - Diatra Fullwood, nominated by Council members Kinsey, Lyles and Mitchell
 - Mary Jo Shepherd, nominated by Council members Ajmera, Eiselt, Phipps and Smith
 - J. Mark Smith, nominated by Council members Driggs and Phipps

Attachment(s)


Charlotte Tree Advisory Commission Applicants




City of Charlotte, NC

CHARLOTTE TREE ADVISORY COMMISSION


BOARD DETAILS




OVERVIEW



SIZE 12 Seats



TERM LENGTH 3 Year




TERM LIMIT 2 Terms

The mission of the Charlotte Tree Advisory Commission (CTAC) is to achieve community-wide recognition that trees and landscaping are an integral part of our quality of life, and it is the responsibility of all citizens to provide for and protect our urban forest environment.

CTAC serves to advocate for the preservation and ongoing renewal of Charlotte's urban forest and landscape; to educate the citizens of Charlotte about the importance of trees and landscaping as they pertain to our quality of life; and, to advise and support City Council and assist City leaders on issues affecting Charlotte's urban forest. CTAC also reviews and makes recommendations regarding the Charlotte Tree Ordinance.

| | |
|---------------------|-----|
| BOARD DOCUMENT (2) | N/A |
| BOARD DOCUMENTS (3) | N/A |











| | | |
|--|------------------------|---|
|  <p>DETAILS</p> | COMMITTEE MEMBERS | 12 Members (3 by Mayor, 7 by Council, 2 Ex-Officio members - representatives from the City Engineering & Property Management Department) |
| | MEMBERSHIP | <p>A majority of the membership should be residents of the City of Charlotte.</p> <p>Appointees are subject to City Council's Attendance and Anti-Harassment Policies and Code of Ethics, Gift Policy and Disclosure Requirements for members of boards.</p> |
| | MEETING INFORMATION | <p>Meeting Day: 3rd Tuesday, monthly</p> <p>Meeting Time: 5:00 p.m.</p> <p>Meeting Location: Government Center Building (600 East 4th Street)</p> <p>Time Commitment: 3 to 15 hours monthly</p> |
| | ADDITIONAL INFORMATION | <p>Website: http://charlottenc.gov/Engineering/LandscapeManagement/Trees/Pages/CTAC.aspx</p> <p>Tree Ordinance: http://charlottenc.gov/ld/treeordinance/Pages/default.aspx</p> <p>City Code of Ordinances – Chapter 21 - Trees: https://www.municode.com/library/nc/charlotte/codes/code_of_ordinances?nodeId=PTIIICOR_CH21TR</p> |
| | BOARD HISTORY | |
| | BOARD DOCUMENTS | N/A |



City of Charlotte, NC

CHARLOTTE TREE ADVISORY COMMISSION

BOARD ROSTER

| | | |
|---|---|---|
|  | JAY D BANKS 1st Term Dec 12, 2016 - Dec 13, 2019 | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by Mayor |
|  | CHRIS BREEDLOVE 1st Term Mar 01, 2016 - Feb 28, 2019 | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by City Council |
|  | JHERMEL GOSS Partial Term May 18, 2017 - Dec 13, 2019 | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by Mayor Dais Seat None |
|  | KIM V HOMBS 1st Term Dec 14, 2016 - Dec 13, 2019 | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by Mayor |
|  | ROBBIE KIRK 1st Term Oct 10, 2016 - Dec 13, 2018 | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by City Council |
|  | STAFF MEMBER 1st Term N/A - N/A | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by Engineering & Property Management No Recruitment |
|  | STAFF MEMBER 1st Term N/A - N/A | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by Engineering & Property Management No Recruitment |
|  | KIMBERLY SANDERS 1st Term Jan 11, 2016 - Dec 13, 2018 | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by City Council |
|  | ALEXANDER VUCHNICH 2nd Term Dec 18, 2016 - Dec 17, 2019 | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by City Council Dais Seat None |
|  | JEFFREY WELLS 1st Term Dec 14, 2014 - Dec 13, 2017 | Office Government Center Building, 600 E 4th Street Position Board Member Category None Appointed by City Council |



VACANCY

Office Government Center Building, 600 E 4th Street
Position Board Member
Category None
Appointed by City Council
Dais Seat m hughes



VACANCY

Office Government Center Building, 600 E 4th Street
Position Board Member
Category None
Appointed by City Council
Dais Seat j zuyus

Profile

Diatra _____ Fullwood _____
First Name Last Name

diatra.fullwood@visitcharlotte.com _____
Email Address

715 Parkside Terrace Lane _____
Street Address Suite or Apt

Charlotte _____ NC 28202
City State Postal Code

Is your mailing address the same as your home address?

☐ Yes ☐ No

If your home address differs from your mailing address, please provide your home address in the field below:

Mobile: (704) 507-2369 _____ Home: _____
Primary Phone Alternate Phone

What district do you live in? *

☒ District 1

Ethnicity

☒ African American

Political Party

☒ Democrat

Gender

☒ Female

10/08/1966 _____
Date of Birth

Diatra Fullwood

Page 1 of 5

Are you a registered voter of Mecklenburg County?

☒ Yes ☐ No

List any boards you are currently serving on:

List any boards you have served on in the past:

Have you completed the City's Civic Leadership Academy?

☐ Yes ☐ No

If you answered "Yes" to question above - When did you complete the academy?

Which Boards would you like to apply for?

Charlotte Tree Advisory Commission: Submitted

Why are you interested in serving on these boards/ committees?

I'm currently a member of the Charlotte Garden Club. Through some of our members and speakers, Charlotte's tree canopy has become of interest to me. I also have an interest in Horticulture; therefore, being on this commission will allow me to learn while being an advocate.

Please describe any background or abilities that qualify you to serve on these boards/ committees.

Charlotte Regional Visitors
Authority _____
Current Employer:

7 _____
Years in current position:

Visitor Information Center Manager
Job Title:

Diatra Fullwood

Page 2 of 5

Brief description of duties:

I manage a staff of 12 at Charlotte Douglas International Airport's Visitor Center. We provide information to passengers visiting Charlotte and the surrounding area about accommodations, what to see, where to go and where to eat. Since we're located in the airport, we provide airport and airline information such as flight (arrival and departure) information, transportation, etc.

Other employment history:

Prior to my work at the Visitor Info Center, I managed the Executive Dining Room at Wachovia (currently Wells Fargo). A position at the Charlotte Coliseum on Tyvola Road is what brought me to Charlotte over 20 years ago.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

☐ Yes ☒ No

If yes, please explain complete disposition:**Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed?**

☐ Yes ☒ No

If yes, please explain conflict:**Education:**

☒ College

If you selected 'Other' for education, please specify below:

Additional Education History:

None

Spouse's Name:

Diatra Fullwood

Page 3 of 5

Spouse's Employer

Spouse's Job Title

How did you find out about the Charlotte Boards and Commissions vacancies? *

☒ Recruited by current Committee Member

If you selected 'Other', please explain:

Board Specific Questions

If you selected 'Other' please explain

Boards /Commissions Disclaimer

I certify that the information provided in this application is true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all information contained herein. I further authorize all persons having information concerning my qualifications to release information to city representatives and release such persons from all liability for any damages connected with the release of such information. I also release and discharge the City of Charlotte from any claims and damages, losses, liabilities, costs, expenses or any other charges or complaints arising out of the City's use of any information provided pursuant to this release. I understand and agree that any misstatement will be cause for my removal from any board or committee. By submitting this application, I agree to adhere to all city policies pertaining to boards and commissions, including attendance. I understand that affixing my name in this form is deemed an electronic signature that has the effect of a written signature and will be presumed a valid signature, absent notification otherwise. I hereby acknowledge that this application and information provided herein may constitute a public record, and as such, may be released in accordance with all applicable public record laws.

Diatra Fullwood

Page 4 of 5

Please check this box after reading the above disclosure statement:

☐ I Agree

Please type your name below:

Profile

Mary Jo _____
First Name

Shepherd _____
Last Name

mjshephe9@gmail.com _____
Email Address

6908 Yorktowne Drive _____
Street Address

Charlotte _____
City

NC _____
State

28226 _____
Postal Code

Is your mailing address the same as your home address?

☒ Yes ☐ No

If your home address differs from your mailing address, please provide your home address in the field below:

Mobile: (704) 578-6772 _____
Primary Phone

Business: (704) 687-7365 _____
Alternate Phone

What district do you live in? *

☒ District 5

Ethnicity

- ☐ Asian or Pacific Islander
☐ African American
☐ American Indian/Alaskan Native Aleutian
☐ Hispanic
☐ Caucasian/Non-Hispanic
☐ Other
☐ Unknown
☐ Prefer not to Answer

Political Party

- ☐ Democrat
☐ Republican
☐ Libertarian
☐ Independent
☐ Other
☐ Prefer Not to Say

Gender

☒ Female

01/04/1969 _____
Date of Birth

Are you a registered voter of Mecklenburg County?

☒ Yes ☐ No

List any boards you are currently serving on:

List any boards you have served on in the past:

Have you completed the City's Civic Leadership Academy?

☐ Yes ☒ No

If you answered "Yes" to question above - When did you complete the academy?

Which Boards would you like to apply for?

Business Advisory Committee (E): Submitted
Historic Landmarks Commission (O): Submitted
Neighborhood Matching Grants Fund: Submitted
Charlotte Tree Advisory Commission: Submitted

Why are you interested in serving on these boards/ committees?

I am interested in using my skills and knowledge of Charlotte to improve Charlotte's economic growth and future potential.

Please describe any background or abilities that qualify you to serve on these boards/ committees.

As a lifelong citizen of Charlotte and Mecklenburg county I have a vested interest in seeing the community grow and prosper. I am a university lecturer at UNC Charlotte in the Department of Political Science and Public Administration where I research public policy and public administration issues.

UNC Charlotte

Current Employer:

4-5

Years in current position:

Lecturer

Job Title:

Brief description of duties:

I am a university lecturer where I study rules and regulatory issues facing policy implementation. I have experience researching urban governance and economic development.

Other employment history:

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

☐ Yes ☒ No

If yes, please explain complete disposition:

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed?

☐ Yes ☒ No

If yes, please explain conflict:

Education:

☒ Graduate School

If you selected 'Other' for education, please specify below:

Additional Education History:

Spouse's Name:

Spouse's Employer

Spouse's Job Title

How did you find out about the Charlotte Boards and Commissions vacancies? *

☒ City of Charlotte Website

If you selected 'Other', please explain:

Board Specific Questions

Question applies to Business Advisory Committee (E).

Which industry sector, if any, do you fall under *

☒ None of the Above

Mary Jo Shepherd

Please type your name below:

Question applies to Neighborhood Matching Grants Fund.

Which category, if any, do you fall under? *

☒ Neighborhood representative

If you selected 'Other' please explain

Boards /.Commissions Disclaimer

I certify that the information provided in this application is true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all information contained herein. I further authorize all persons having information concerning my qualifications to release information to city representatives and release such persons from all liability for any damages connected with the release of such information. I also release and discharge the City of Charlotte from any claims and damages, losses, liabilities, costs, expenses or any other charges or complaints arising out of the City's use of any information provided pursuant to this release. I understand and agree that any misstatement will be cause for my removal from any board or committee. By submitting this application, I agree to adhere to all city policies pertaining to boards and commissions, including attendance. I understand that affixing my name in this form is deemed an electronic signature that has the effect of a written signature and will be presumed a valid signature, absent notification otherwise. I hereby acknowledge that this application and information provided herein may constitute a public record, and as such, may be released in accordance with all applicable public record laws.

Please check this box after reading the above disclosure statement:

☒ I Agree

Profile

J. Mark

First Name

Smith

Last Name

m.smith@edInc.com

Email Address

1100 Rocky River Road West

Street Address

Suite or Apt

Charlotte

City

NC

State

28213

Postal Code

Is your mailing address the same as your home address?☒ Yes ☐ No**If your home address differs from your mailing address, please provide your home address in the field below:**

Business: (704) 597-2193

Primary Phone

Business: (704) 598-7202

Alternate Phone

What district do you live in? *☒ District 4**Ethnicity**☒ Caucasian/Non-Hispanic**Political Party**☒ Prefer Not to Say**Gender**☒ Male

09/05/1961

Date of Birth

J. Mark Smith

Page 1 of 5

Are you a registered voter of Mecklenburg County?☒ Yes ☐ No**List any boards you are currently serving on:****List any boards you have served on in the past:****Have you completed the City's Civic Leadership Academy?**☐ Yes ☐ No

If you answered "Yes" to question above - When did you complete the academy?

Which Boards would you like to apply for?

Charlotte Tree Advisory Commission: Submitted

Why are you interested in serving on these boards/ committees?

I am passionate about sustainability and the city's landscape. I want to share my 40 years' experience working with urban and community landscape and provide leadership in my field of expertise. I have noticed from years of maintaining landscapes that there was an incredible amount of waste in traditional design, so I have set out to help innovative thinkers improve the environment.

Please describe any background or abilities that qualify you to serve on these boards/ committees.

Over 40 years experience in Landscape Maintenance and Management Founder, Carolina Green Industry Network Fully Licensed Landscape Contractor & General Contractor Author, Design with the End In Mind Developed and trademarked E-design™ a strategic landscape plan that is both economically and environmentally sound. Combining sophisticated land use analysis, with plant life cycle data, we create a customized design and a maintenance schedule that requires less time and fewer natural resources. The analysis includes but is not limited to stakeholder interviews, budgeting, landscape value creation assessment, plant life cycle analysis, and long term service prediction (of labor and equipment usage). Superior curb appeal is created and maintained with lower property management and landscape maintenance costs. Additionally, the common practice of wasting water and creating excessive air pollutants is eliminated. Member of Greater Charlotte Apartment Association and serve on numerous boards. Own and manage Environmental Design Landscape, Inc. (www.edInc.com)

J. Mark Smith

Page 2 of 5

Environmental Design Landscape,
Inc

Current Employer:

19

Years in current position:

Owner/President

Job Title:

Brief description of duties:

Own and manage a landscape company that specializes in the multi-family and commercial markets.

Other employment history:

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

☐ Yes ☒ No

If yes, please explain complete disposition:

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed?

☐ Yes ☒ No

If yes, please explain conflict:

Education:

☒ Other

If you selected 'Other' for education, please specify below:

Additional Education History:

Born and raised in North Carolina, I attended classes in a formal institution but quickly developed interests outside of traditional continuing education, such as Jim Rohn's business and life philosophy, Strategic Coach Inc. Mastery level of practical thinking and tools, as well as Enlighten Million Wealth Institute led by Mark Victor Hansen. I have earned professional designations such as Certified Landscape Professional and Certified Plant Professional, and hold North Carolina General Contractor License, Landscape Contractor License and held a Irrigation Contractor license. At the core, I am an entrepreneur with a greater good mission to transform the real estate and service industries. Married with four children ages 10-20, I enjoy spending time with family, gardening and racing mountain bikes.

Michelle Smith

Spouse's Name:

Environmental Design Landscape,
Inc.

Spouse's Employer

Director of Business Development

Spouse's Job Title

How did you find out about the Charlotte Boards and Commissions vacancies? *

☒ Social Media

If you selected 'Other', please explain:

Board Specific Questions

If you selected 'Other' please explain

Boards /.Commissions Disclaimer

I certify that the information provided in this application is true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all information contained herein. I further authorize all persons having information concerning my qualifications to release information to city representatives and release such persons from all liability for any damages connected with the release of such information. I also release and discharge the City of Charlotte from any claims and damages, losses, liabilities, costs, expenses or any other charges or complaints arising out of the City's use of any information provided pursuant to this release. I understand and agree that any misstatement will be cause for my removal from any board or committee. By submitting this application, I agree to adhere to all city policies pertaining to boards and commissions, including attendance. I understand that affixing my name in this form is deemed an electronic signature that has the effect of a written signature and will be presumed a valid signature, absent notification otherwise. I hereby acknowledge that this application and information provided herein may constitute a public record, and as such, may be released in accordance with all applicable public record laws.

Please check this box after reading the above disclosure statement:

☐ I Agree

Please type your name below:



Agenda Date: 8/28/2017

Agenda #: 16. **File #:** 15-6083 **Type:** Appointment

Appointments to the Historic District Commission

Action:

Vote on blue ballots and return to Clerk at dinner.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term in the Business Operator of Dilworth category beginning July 1, 2017 and ending June 30, 2020.
 - John Phares, nominated by Council members Driggs, Eiselt, Kinsey, Lyles, and Phipps.

Attachment(s)

Historic District Commission Applicants



HISTORIC DISTRICT COMMISSION (O/E)

BOARD DETAILS



OVERVIEW



SIZE 12 Seats



TERM LENGTH 3 Year



TERM LIMIT 2 Terms

The Historic District Commission (HDC) serves to ensure the preservation of any areas, structures, site and objects that are significant elements of the cultural, social, economic, political, or architectural history of Charlotte and to safeguard the heritage of the city through the preservation and conservation of historical areas for the education, pleasure, and enhancement of the residents of the City.



DETAILS

COMMITTEE MEMBERS

12 Members (4 by Mayor-2 At-large, 1 Planning Commission Recommendation, and 1 Resident Owner-Wilmore; 8 by Council-2 At-large, 1 Business Operator-Dilworth, 1 Resident Owner-Dilworth, 1 Resident Owner-Fourth Ward, 1 Resident Owner-Hermitage Court, 1 Resident Owner-Plaza-Midwood, and 1 Resident Owner-Wesley Heights)

MEMBERSHIP

A majority of the membership shall have demonstrated special interest, experience, or education in history, architecture, and or other relevant discipline; all must reside within the corporate limits of the City of Charlotte- both criteria required by State Statute.
The Board of Directors of neighborhood association of each district shall recommend nominations for their position in compliance with the associations' by-laws, but such recommendations shall not be binding on the City Council.
If any of the district representatives ceases to be a property owner in the respective historic district, that appointee shall be permitted to continue in his position if more than fifty (50) percent of his term has been served.
Members must take an oath of office and are subject to City Council's Attendance and Anti-Harassment Policies and Code of Ethics, Gift Policy and Disclosure Requirements for members of boards and must file a Statement of Economic Interest by February 1st of each year.

MEETING INFORMATION

Meeting Day: 2nd Wednesday, monthly
Public Workshop: 12:00-1:00 p.m.
Meeting Time: 1:00-7:00 p.m.
Meeting Location: Government Center Building (600 E. 4th St)
Time Commitment: 10 hours per month

ADDITIONAL INFORMATION

Website: <http://charlottenc.gov/planning/HistoricDistricts/Pages/Home.aspx>

BOARD HISTORY

Membership - One member shall represent the Charlotte-Mecklenburg Planning Commission and shall be recommended for appointment by that commission for a one year term. Each of the Historic districts - Fourth Ward, Plaza-Midwood, Dilworth, Wesley Heights and Hermitage Court shall be represented by one residential property owner (Council appointment). The membership will be expanded by one (a property owner) for each newly designated district. The Board of Directors of neighborhood association of each district shall recommend nominations for their position in compliance with the associations's by-laws, but such recommendations shall not be binding on the City Council. On April 17, 2006, City Council approved Ordinance No. 3256-Z creating Hermitage Court Historical District. On May 17, 2010, City Council approved Ordinance No. 4419-Z, creating the Wilmore Historic District Overlay. The new historic district will be represented by one residential property owner who shall be appointed by the Mayor. In addition, the Dilworth Historic District, because of its make-up, shall be represented by the operator of a business in that district. If any of the district representatives ceases to be a property owner in the respective historic district, that appointee shall be permitted to continue in his position if more than fifty (50) percent of his term has been served. A majority of the membership shall have demonstrated special interest, experience, or education in history, architecture, and or other relevant discipline; all must reside within the corporate limits of the City of Charlotte- both criteria required by State Statute. Terms are for three years and no member may serve on the Commission for more than two full consecutive terms.

BOARD DOCUMENTS

[HDC_Resolutions.pdf](#)

BOARD DOCUMENT (2)

[HISTORIC_DISTRICT_COMMISSION.xlsx](#)

BOARD DOCUMENTS (3)

N/A



City of Charlotte, NC

HISTORIC DISTRICT COMMISSION (O/E)

BOARD ROSTER



JAMES F HADEN

1st Term Jul 01, 2016 - Jun 30, 2019

Office Government Center Building, 600 E 4th Street
Position Board Member
Category Resident Owner Of Fourth Ward
Appointed by City Council



JANA G HARTENSTINE

1st Term Jul 01, 2016 - Jun 30, 2019

Office Government Center Building, 600 E 4th Street
Position Board Member
Category Resident Owner Of Plaza-Midwood
Appointed by City Council



PAUL J HENNINGSON

1st Term Jul 01, 2016 - Jun 30, 2019

Office Government Center Building, 600 E 4th Street
Position Board Member
Category Resident Owner Of Wilmore
Appointed by Mayor



JESSICA B HINDMAN

1st Term Jul 01, 2016 - Jun 30, 2019

Office Government Center Building, 600 E 4th Street
Position Board Member
Category At-Large
Appointed by City Council



MATTIE MARSHALL *

2nd Term Jul 01, 2016 - Jun 30, 2019

Office Government Center Building, 600 E 4th Street
Position Board Member
Category At-Large
Appointed by Mayor



KIM W PARATI

Partial Term Jul 24, 2017 - Jun 30, 2019

Office Government Center Building, 600 E 4th Street
Position Board Member
Category Resident Owner Of Wesley Heights
Appointed by City Council
Dais Seat None



DOMINICK RISTAINO

2nd Term Jul 01, 2014 - Jun 30, 2017

Office Government Center Building, 600 E 4th Street
Position Board Member
Category Business Operator Of Dilworth
Appointed by City Council



DAMON M RUMSCH

1st Term Mar 13, 2015 - Jun 30, 2018

Office Government Center Building, 600 E 4th Street
Position Board Member
Category At-Large
Appointed by Mayor



CLAIRE D STEPHENS

1st Term Jul 01, 2015 - Jun 30, 2018

Office Government Center Building, 600 E 4th Street
Position Board Member
Category Resident Owner Of Hermitage Court
Appointed by City Council



TAMARA B TITUS

1st Term Jul 01, 2016 - Jun 30, 2019

Office Government Center Building, 600 E 4th Street
Position Board Member
Category Resident Owner Of Dilworth
Appointed by City Council



JILL K WALKER

Partial Term Feb 13, 2017 - Jun 30, 2018

Office Government Center Building, 600 E 4th Street
Position Board Member
Category At-Large
Appointed by City Council



VACANCY

Office Government Center Building, 600 E 4th Street
Position Board Member
Category Planning Commission Representative
Appointed by Mayor

**THE FOLLOWING APPLICANT(S)
INDICATE THEY QUALIFY FOR THE
BUSINESS OWNER OF DILWORTH
CATEGORY**

Profile

John Phares
First Name Last Name

john.phares@circaarch.com
Email Address

1918 Park Road
Street Address Suite or Apt
Charlotte NC 28203
City State Postal Code

Is your mailing address the same as your home address?

☒ Yes ☐ No

If your home address differs from your mailing address, please provide your home address in the field below:

Mobile: (704) 996-5512 Home:
Primary Phone Alternate Phone

What district do you live in? *

☒ District 1

Ethnicity *

☒ Caucasian/Non-Hispanic

Political Party *

☒ Republican

Gender *

☒ Male

06/12/1963
Date of Birth

John Phares

Page 1 of 5

Are you a registered voter of Mecklenburg County?

☒ Yes ☐ No

List any boards you are currently serving on:

None

List any boards you have served on in the past:

Historic District Commission (7 Years)

Have you completed the City's Civic Leadership Academy?

☐ Yes ☒ No

If you answered "Yes" to question above - When did you complete the academy?

Which Boards would you like to apply for?

Historic District Commission (O/E): Submitted

Why are you interested in serving on these boards/ committees?

I feel as though my passion and expertise in dealing with historic structures can be of benefit to the commission.

Please describe any background or abilities that qualify you to serve on these boards/ committees.

Architect in Charlotte for 28 years. Live and work in Historic Dilworth neighborhood. My architectural practice focuses on design of structures in historic neighborhoods. Well acquainted with staff and members of Historic District Commission.

Circa Architecture
Current Employer:

5 years
Years in current position:

John Phares

Page 2 of 5

President

Job Title:

Brief description of duties:

President of one-man architectural firm focusing on renovations and additions to historic homes. Responsible for marketing, design, construction administration, and billing of projects.

Other employment history:

Worked in Project Manager capacity for 4 or 5 larger architectural firms during 20 years previous to opening own firm.

Has any formal charge of professional misconduct ever been sustained against you in any jurisdiction?

☐ Yes ☒ No

If yes, please explain complete disposition:

Do you have any personal or business interest that could create a conflict (either real or perceived) if appointed?

☐ Yes ☒ No

If yes, please explain conflict:

Education:

☒ Graduate School

If you selected 'Other' for education, please specify below:

Additional Education History:

Elizabeth Phares

Spouse's Name:

John Phares

Allen Tate Real Estate

Spouse's Employer

Realtor

Spouse's Job Title

How did you find out about the Charlotte Boards and Commissions vacancies? *

☒ Word of Mouth

If you selected 'Other', please explain:

Board Specific Questions

Question applies to Historic District Commission (O/E)

Which Commission seat are you applying for? *

☒ Business Operator of Dilworth

If you selected 'Other' please explain

Boards /.Commissions Disclaimer

Page 3 of 5

John Phares

Page 4 of 5

I certify that the information provided in this application is true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all information contained herein. I further authorize all persons having information concerning my qualifications to release information to city representatives and release such persons from all liability for any damages connected with the release of such information. I also release and discharge the City of Charlotte from any claims and damages, losses, liabilities, costs, expenses or any other charges or complaints arising out of the City's use of any information provided pursuant to this release. I understand and agree that any misstatement will be cause for my removal from any board or committee. By submitting this application, I agree to adhere to all city policies pertaining to boards and commissions, including attendance. I understand that affixing my name in this form is deemed an electronic signature that has the effect of a written signature and will be presumed a valid signature, absent notification otherwise. I hereby acknowledge that this application and information provided herein may constitute a public record, and as such, may be released in accordance with all applicable public record laws.

Please check this box after reading the above disclosure statement:

☒ I Agree

John Harlod Phares, Jr.

Please type your name below:



City of Charlotte

Charlotte-Mecklenburg
Government Center
600 East 4th Street
Charlotte, NC 28202

Agenda Date: 8/28/2017

Agenda #: 17. **File #:** 15-6177 **Type:** Business Item

Mayor and City Council Topics

The City Council members may share information and raise topics for discussion.



Agenda Date: 8/28/2017

Agenda #: 18.File #: 15-5368 Type: Consent Item

Grier Heights Sidewalk

Action:

Award a contract in the amount of \$259,618.25 to the lowest responsive bidder Armen Construction LLC for the Grier Heights Sidewalk project.

Staff Resource(s):

Jennifer Smith, Engineering and Property Management
Veronica Wallace, Engineering and Property Management
Warren Wooten, Housing and Neighborhood Services

Explanation

- Located in District 1, this contract includes the construction of planting strips and sidewalks with street trees on the east side of Orange Street from McVay Street to Dunn Avenue, and on the west and east side of Heflin Street from McVay Street to Dunn Avenue (approximately .5 miles).
- On June 23, 2017, the City issued an Invitation to Bid; two bids were received from interested service providers.
- Armen Construction LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by first quarter 2018.
- This project supports affordable housing being developed in the Grier Heights Neighborhood.

Charlotte Business INclusion

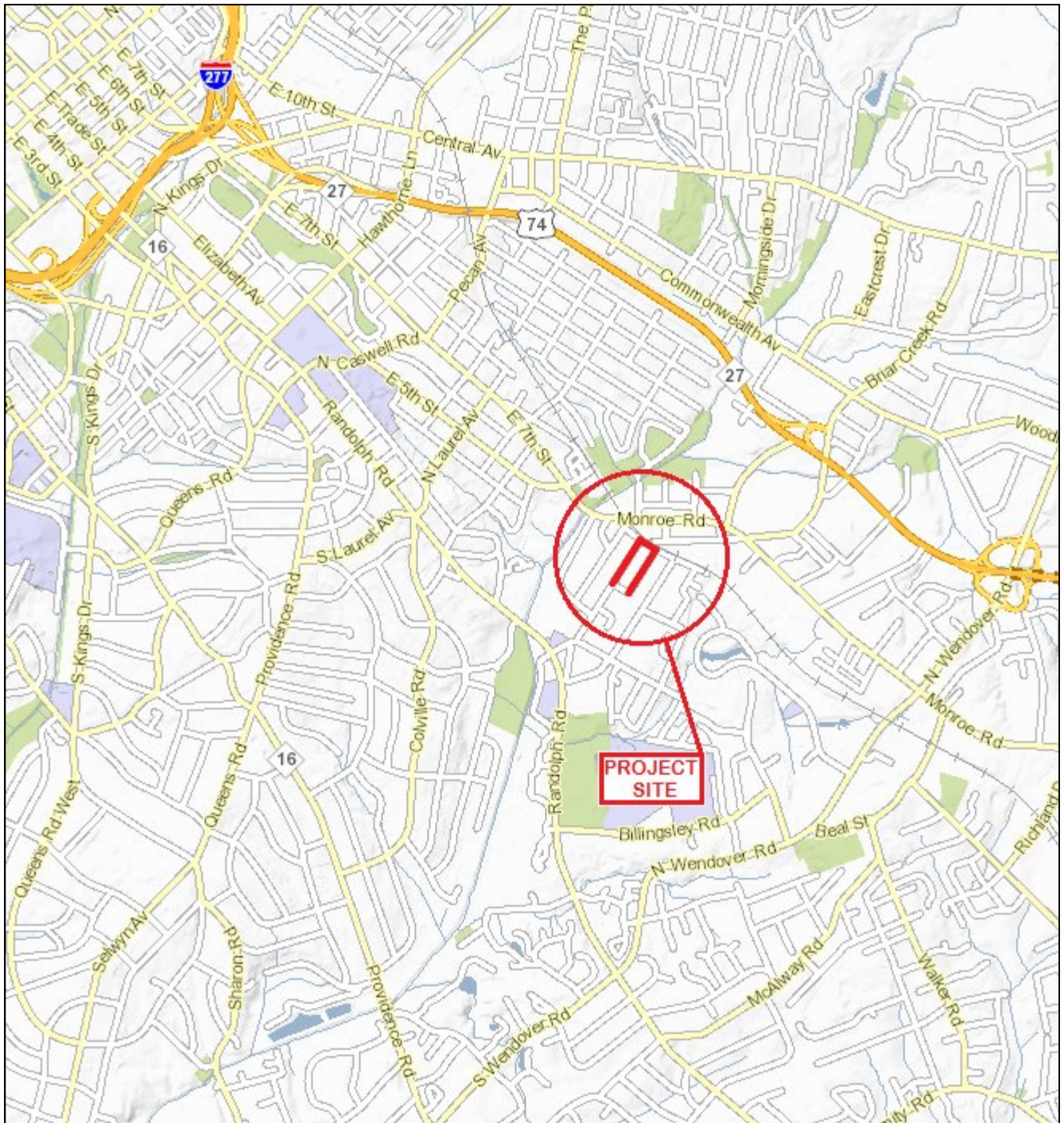
Construction contracts estimated to be less than \$300,000 are informal and exempt from the goal setting process (Part A: Section 3.1 of the Charlotte Business INclusion Policy). However, Armen Construction is a City SBE and MBE.

Fiscal Note

Funding: General Community Investment Plan and Community Development Block Grant

Attachment(s)

Map



Location Map: Grier Heights Sidewalk (Council District 1)



Agenda Date: 8/28/2017

Agenda #: 19. File #: 15-6219 Type: Consent Item

Hosting Services for the National League of Cities City Summit

Action:

Authorize the City Manager to negotiate and execute contracts for a combined amount not to exceed \$600,000 with the North Carolina League of Municipalities and the Charlotte Regional Visitors Authority for hosting services associated with the National League of Cities City Summit Conference.

Staff Resource(s):

Randy Harrington, Management and Financial Services

Explanation

- The National League of Cities (NLC) successfully met in Charlotte in December 2005.
- On November 26, 2012, City Council adopted a resolution in support of hosting the 2017 NLC City Summit.
- Charlotte was selected to host the NLC City Summit Conference on November 15-18, 2017.
- The event will attract approximately 4,000 municipal elected leaders from across the country and the estimated economic impact is \$8.3 million.
- The City will partner with the Charlotte Regional Visitors Authority and the North Carolina League of Municipalities to fulfill the host city responsibilities.
- Host city responsibilities include a variety of requirements, such as mobile workshops, transportation, convention center planning, volunteers, and conference coordination.
- Waiver of a competitive solicitation process may be granted when deemed appropriate and in the City's best interest. Such a finding has been made and a waiver granted for this procurement.
- The total City contribution for the NLC City Summit is \$600,000.

Charlotte Business INclusion

City staff will work with the North Carolina League of Municipalities and the Charlotte Regional Visitors Authority to maximize MWSBE spend opportunities.

Fiscal Note

Funding: General Community Investment Plan



Agenda Date: 8/28/2017

Agenda #: 20.File #: 15-6039 Type: Consent Item

I-85 North Bridge Design Services

Action:

Authorize the City Manager to negotiate and execute a contract up to \$2,300,700 with HDR Engineering, Inc. of the Carolinas for design services for the I-85 North Bridge.

Staff Resource(s):

Mike Davis, Engineering and Property Management
Jennifer Smith, Engineering and Property Management
Dan Leaver, Engineering and Property Management
Keith Bryant, Engineering and Property Management

Explanation

- This project will include a bridge over I-85 from Research Drive to J.W. Clay Boulevard in University City. The project will provide an alternative route to both the W.T. Harris Boulevard and Mallard Creek Church Road interchanges with I-85.
- The new bridge over I-85 will serve as a gateway entrance into Charlotte with a significant aesthetic component and provide facilities that accommodate all modes of transportation. Other features of the project include, but are not limited to:
 - Three-quarters of a mile of roadway modifications, including protected bicycle lanes, sidewalks, and other pedestrian and bicycle amenities,
 - A roundabout and two protected signalized intersections,
 - Two potential greenway connections,
 - Utility relocations, including a Duke transmission tower relocation, and
 - Stormwater management treatment facilities to comply with the City's Post Construction Stormwater Ordinance.
- This project featured numerous public involvement opportunities throughout the planning phase, including an online poll, which received over 3,100 responses.
- On January 5, 2017 the City issued a Request for Qualifications (RFQ); three proposals were received from interested professional service providers.
- HDR Engineering, Inc. of the Carolinas (HDR) is the best qualified firm to meet the City's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- The project is funded with \$15.48 million from City bonds and \$9.15 million in Federal funds.
- A Municipal Agreement to allocate the Federal funds will be brought to Council at a future date.

Charlotte Business INclusion

The City negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1

Agenda #: 20.File #: 15-6039 Type: Consent Item

(h) of the Charlotte Business INClusion Policy). HDR has committed to 12.38 percent (\$284,900) of the total contract amount to the following firms:

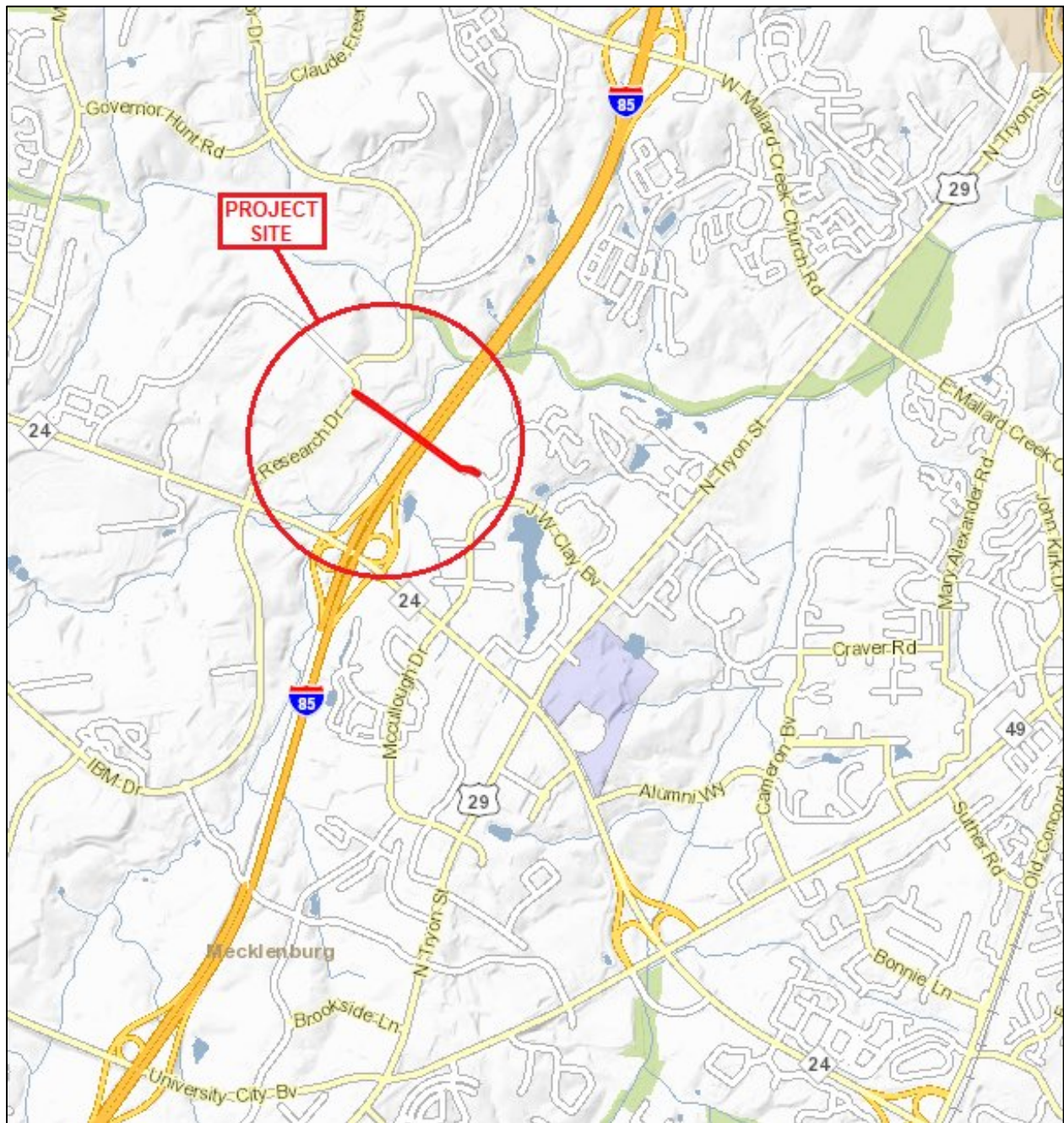
- Bloc Design, PLLC (SBE) (\$37,300) (renderings, visualization services)
- Hinde Engineering, Inc. (SBE) (\$164,700) (utility investigation and wet utility design)
- Sweetwater Utility Exploration, LLC (SBE) (\$82,900) (subsurface utility engineering)

Fiscal Note

Funding: General Community Investment Plan and Federal grants

Attachment(s)

Map



**Location Map: North Bridge Design Services
(Council District 4)**



Agenda Date: 8/28/2017

Agenda #: 21.File #: 15-5986 Type: Consent Item

Construction Inspection and Management Services

Action:

Approve unit price contracts with the following companies for construction inspection and management services for a five-year term:

- **A. Morton Thomas and Associates, Inc.,**
- **Gavel & Dorn Engineering, PLLC, and**
- **SEPI Engineering & Construction, Inc.**

Staff Resource(s):

Mike Davis, Engineering and Property Management
Jennifer Smith, Engineering and Property Management
Susan Tolan, Engineering and Property Management

Explanation

- The City has numerous Storm Water construction projects requiring construction management and inspection services.
- Inspection needs will exceed the capacity of existing City inspection staff. The services provided by these contracts will supplement current staffing levels for five years in lieu of hiring additional staff.
- Work will include, but is not limited to:
 - Documenting work progress and communications;
 - Providing recommendations regarding the performance of the construction contractor as specified under the construction contract documents; and
 - Serving as the agent of the City within the limits and conditions of the construction contract document.
- Under this agreement, the City and consultants will negotiate the details of task orders for specific projects.
- On July 14, 2016, the City issued a Request for Qualifications (RFQ); 10 proposals were received from interested professional service providers.
- A. Morton Thomas and Associates, Inc., Gavel & Dorn Engineering, PLLC, and SEPI Engineering & Construction, Inc. are the best qualified firms to meet the City's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Estimated contract expenditures for all contracts are \$750,000 annually for a total of \$3.75 million.

Charlotte Business INClusion

The City Negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1(h) of the Charlotte Business INClusion Policy). On these contracts the Prime Consultants have each committed 10% of the total contract amounts to the following certified firms to be utilized as project scopes are defined:

A. Morton Thomas and Associates, Inc.

- Capstone Civil Group, Inc. (SBE) (inspection services)

Gavel & Dorn Engineering, PLLC (SBE)

- Hinde Engineering, Inc. (SBE) (utility locating services)
- On-Spec Engineering, PC (SBE) (geotechnical and testing services)

SEPI Engineering & Construction, Inc.

- Hinde Engineering, Inc. (SBE) (utility locating services)
- Barry Lambert Engineering, PC (SBE) (structural engineering)

Fiscal Note

Funding: Storm Water Community Investment Plan



Agenda Date: 8/28/2017

Agenda #: 22. File #: 15-5976 Type: Consent Item

Barringer Drive Bridge Replacement

Action:

- A. Award a contract in the amount of \$1,099,260.45 to the lowest responsive bidder Sloan Construction, a Division of Reeves Construction Company, for the Barringer Drive Bridge Replacement project, and**
- B. Authorize the City Manager to negotiate and execute a contract up to \$255,000 with A. Morton Thomas and Associates, Inc. for bridge construction administration services.**

Staff Resource(s):

Mike Davis, Engineering and Property Management
Jennifer Smith, Engineering and Property Management
David Weekly, Engineering and Property Management
Allison Brickey, Engineering and Property Management

Explanation

Action A:

- The Barringer Drive Bridge spans Irwin Creek and is located on Barringer Drive approximately one-tenth of a mile south of Beech Nut Road.
- The 57-year-old bridge meets criteria for replacement based on a ranking using a combination of sufficiency ratings and current conditions.
- Work will include, but is not limited to:
 - Replacing the existing bridge structure,
 - Construction of concrete sidewalk, curb and gutter, driveways, wheel chair ramps, storm drainage and water lines,
 - Installation and maintenance of erosion control and traffic control,
 - Installation of asphalt pavement and pavement markings, and
 - Bridge construction administration and inspection services.
- The work will be financed 80 percent with federal funding administered by the North Carolina Department of Transportation (NCDOT) and 20 percent funded by the City.
- On May 31, 2017, the City issued an Invitation to Bid; three bids were received from interested service providers.
- Sloan Construction, a Division of Reeves Construction Company, was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by second quarter 2018.

Agenda #: 22. File #: 15-5976 Type: Consent Item

Action B:

- NCDOT requires construction administration services on bridge replacement projects.
 - On May 17, 2017, the City issued a Request for Qualifications (RFQ); seven proposals were received from interested professional service providers.
 - A. Morton Thomas and Associates, Inc. is the best qualified firm to meet the City's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.

NCDOT Opportunity Programs

Action A: Bridge Construction

Disadvantaged Business Enterprise (DBE) Opportunity

Established DBE Goal: 13.00%

Committed DBE Goal: 14.52%

Sloan Construction a Division of Reeves Construction Company exceeded the established subcontracting goal, and has committed 14.52% of the total contract amount to the following certified firm:

- Oliver Paving (DBE, SBE, WBE) (\$159,575) (paving)

Action B: Bridge Construction Administration

Small Professional Services Firms (SPSF) Opportunity

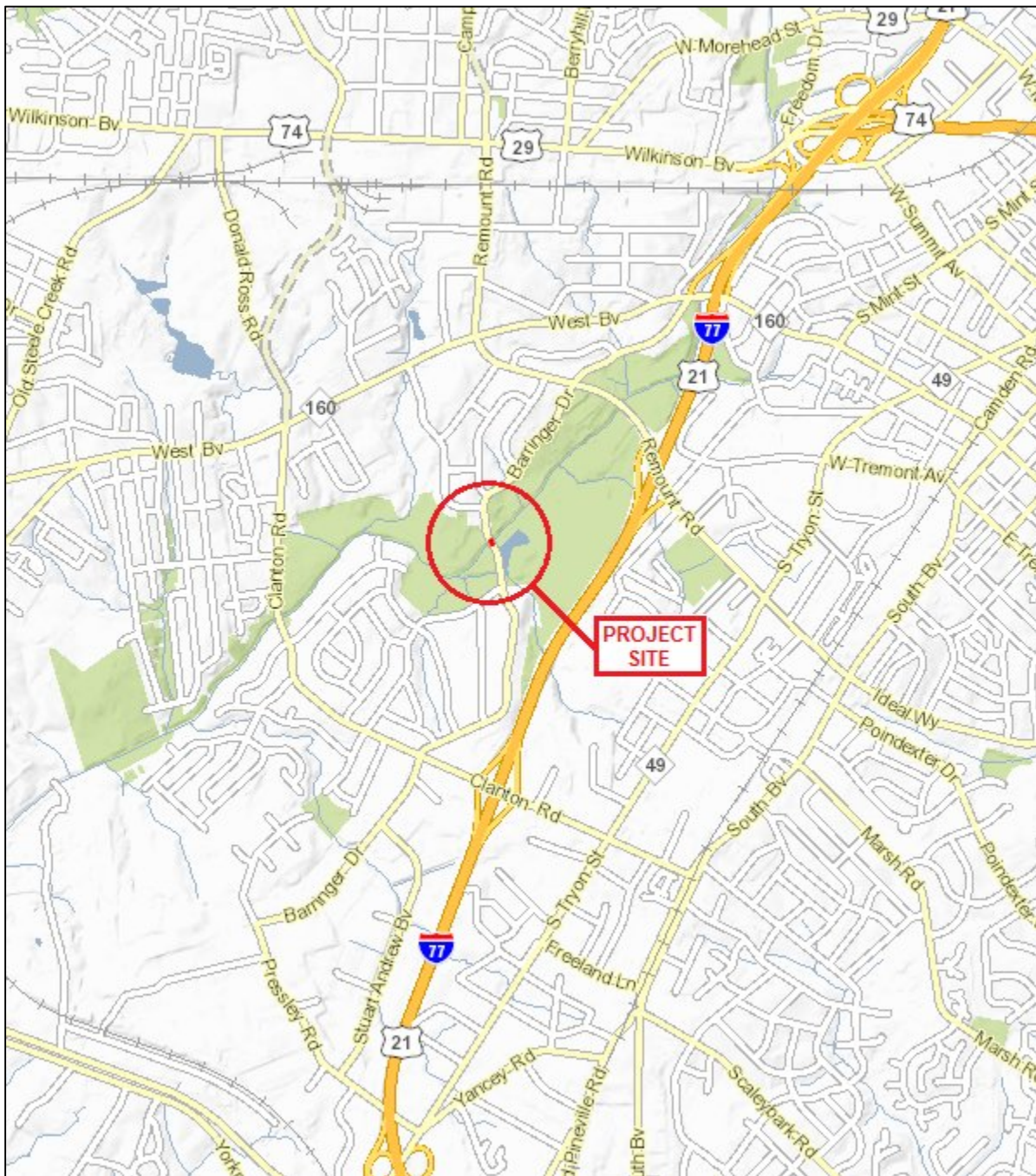
For Federal Highway Administration funded projects, the NCDOT does not mandate a goal through the State's SPSF program.

Fiscal Note

Funding: General Community Investment Plan

Attachment(s)

Map



**Location Map: Barringer Drive Bridge (No. 376) Replacement
(Council District 3)**



Agenda Date: 8/28/2017

Agenda #: 23.File #: 15-5987 Type: Consent Item

Water Quality Enhancement and Stream Restoration Services

Action:

- A. Approve unit price contracts with the following companies for water quality enhancement services for a five-year term:**
- **Gavel & Dorn Engineering, PLLC**
 - **HDR Engineering, Inc. of the Carolinas**
- B. Approve unit price contracts with the following companies for stream restoration professional services for a five-year term:**
- **Kimley-Horn and Associates, Inc.**
 - **Wildlands Engineering, Inc.**

Staff Resource(s):

Mike Davis, Engineering and Property Management
Jennifer Smith, Engineering and Property Management
Kyle Hall, Engineering and Property Management

Explanation

- Storm Water Services evaluates the feasibility of new surface water quality improvement projects.
- Surface water quality enhancements, ponds, and stream restoration projects drain to creeks identified as impaired by Clean Water Act standards.
- Improvements to existing ponds and newly identified water quality enhancement and stream restoration projects will remove pollutants from storm water runoff before the water is discharged into the creeks.
- Improving existing ponds is a cost-effective means of improving water quality and newly identified water quality enhancement projects are needed to improve water quality in areas where ponds do not exist.
- Stream restoration projects generate mitigation credits that can be used to offset stream and wetland impacts on public projects.
- In 2004, the City of Charlotte established a stream and wetland mitigation bank to hold mitigation credits that can be used by the City and County public projects.
- On August 10, 2016, the City issued a Request for Qualifications (RFQ); 26 proposals were received from interested professional service providers.
- Firms were selected in September 2016. Staff needed additional time to develop the scope of services and secure appropriate funding.
- These are the best qualified firms to meet the City's needs on the basis of demonstrated

Agenda #: 23.File #: 15-5987 Type: Consent Item

competence and qualification of professional services in response to the RFQ requirements.

- Estimated contract expenditures for all contracts are \$666,667 annually, for a total of \$3,333,335.

Charlotte Business INclusion**Action A:**

The City Negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1(h) of the Charlotte Business INclusion Policy). On these contracts the Prime Consultants have each committed 10% of the total contract amounts to the following certified firms to be utilized as project scopes are defined:

Gavel & Dorn Engineering (SBE)

- CES Group Engineers (SBE, WBE) (survey & mapping)
- Ameridrill Corporation (SBE) (geotechnical)

HDR Engineering Inc.

- James Mauney & Associates (SBE) (survey & mapping)
- R. Joe Harris & Associates (SBE) (survey & mapping)
- Sweetwater Utility Exploration, LLC. (SBE) (utility location)
- CMW Design Strategies (SBE) (landscape architecture)

Action B:

The City Negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1(h) of the Charlotte Business INclusion Policy). On these contracts the Prime Consultants have each committed 10% of the total contract amounts to the following certified firms to be utilized as project scopes are defined:

Kimley-Horn and Associates, Inc.

- Boyle Consulting Engineering, PLLC (SBE) (geotechnical engineering)
- The Survey Company, Inc. (MBE) (survey and mapping)
- Barry Lambert Engineering, PC (SBE) (structural engineering)
- RDL Private Utility Locating, LLC (MBE) (utility locator)
- James Mauney and Associates, PA (SBE) (survey and mapping)
- Hinde Engineering, Inc. (SBE) (engineering consulting)

Wildlands Engineering, Inc.

- Armstrong Glen, PC (SBE) (engineering consulting)
- Survey Mapping & Control, Inc. (SBE) (surveying consulting)
- Habitat Assessment & Restoration Professionals (SBE) (assessing and protecting natural resources)

Fiscal Note

Funding: Storm Water Services Community Investment Plan



Agenda Date: 8/28/2017

Agenda #: 24. File #: 15-5765 Type: Consent Item

Parking Pay Stations and Related Services

Action:

- A. Approve a contract with T2 Systems Canada, Inc. for Parking Pay Stations and Related Services for an initial term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year renewal terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Liz Babson, Transportation
Katherine Dennis, Transportation
Clement Gibson, Transportation

Explanation

- The City manages approximately 1,100 on-street parking spaces in Uptown, SouthEnd, and the Elizabeth area of Charlotte.
- The City will replace 25 of the existing 51 pay stations that have reached end of life service.
- On October 24, 2016, the City issued a Request for Proposals (RFP); six proposals were received from interested service providers.
- T2 Systems Canada, Inc. best meets the City's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- It is anticipated the contract will be renewed for up to two additional, one-year terms at prices to be negotiated based on market conditions.
- Estimated contract expenditures are approximately \$200,000 annually.

Charlotte Business INclusion

No subcontracting goal was established because there are no subcontracting opportunities (Part C: Section 2.1(a) of the Charlotte Business INclusion Policy).

Fiscal Note

Funding: General Community Investment Plan



Agenda Date: 8/28/2017

Agenda #: 25. File #: 15-6121 Type: Consent Item

Metropolitan Planning Program Grant Municipal Agreement

Action:

Adopt a resolution authorizing the City Manager to execute a municipal agreement with the North Carolina Department of Transportation to support transit-planning activities for the Charlotte Regional Transportation Planning Organization.

Staff Resource(s):

Liz Babson, Transportation

Jayne Peterson, Transportation

Explanation

- The Federal Transit Administration (FTA) awarded the Fiscal Year 2018 Metropolitan Planning Grant to the City of Charlotte in July 2017.
- The North Carolina Department of Transportation requires grant recipients to enter into a new Municipal Agreement to receive the annual allocation. Municipal agreements require City Council approval.
- The City of Charlotte received this grant for many years as the lead planning agency for the Charlotte Regional Transportation Planning Organization and as the major fixed-route transit operator for the urban area.
- The Charlotte Department of Transportation (CDOT) and CATS are responsible for the deliverables associated with this grant, including:
 - The federally compliant travel demand model required for transportation planning and air quality conformity, and
 - Updating the Transit Element of the Metropolitan Transportation Plan, developing transit travel demand forecasts, conducting ridership surveys and monitoring and updating the Transportation Improvement Program as necessary to advance projects and ensure compliance with federal regulations.
- The total FTA planning budget for the City of Charlotte is \$556,000, of which \$444,800 (80%) consists of federal funds, \$55,600 (10%) of state funds, and \$55,600 (10%) of local funds.
- CDOT will use these funds for travel demand modeling.
- The travel demand model is required by United States Department of Transportation for air quality conformity determinations, highway travel forecasts, and transit ridership forecasts.

Fiscal Note

Funding: Federal and State Transportation Assistance Planning Grant and the Charlotte Department of Transportation Operating Budget

Agenda #: 25.**File #:** 15-6121 **Type:** Consent Item

Attachment(s)

Resolution

**RESOLUTION PASSED BY THE CITY COUNCIL
OF THE CITY OF CHARLOTTE, NORTH CAROLINA ON AUGUST 28, 2017**

A motion was made by _____ and seconded by _____ for the adoption of the following Resolution, and upon being put to a vote was duly adopted:

WHEREAS, this Municipal Agreement is to provide for the undertaking of public transportation studies described in each cycle of the Planning Work Program; and,

WHEREAS, the NCDOT will reimburse the City up to \$500,400 for FY 2018; and,

WHEREAS, the format and cost sharing philosophy is consistent with past municipal agreements; and,

WHEREAS, the City Manager and City Clerk are hereby empowered to sign and execute the Agreement with the North Carolina Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED that the Municipal Agreement between the North Carolina Department of Transportation and the City of Charlotte Department of Transportation is hereby formally approved by the City Council of the City of Charlotte.



Agenda Date: 8/28/2017

Agenda #: 26. File #: 15-5832 Type: Consent Item

Roadway Median Object Markers

Action:

- A. Award a unit price contract to the lowest responsive bidder Qwick Kurb Inc. for the purchase of roadway median object markers for a term of two years, and**
- B. Authorize the City Manager to renew the contract for up to three, one year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Liz Babson, Transportation
Ronnie Ashburner, Transportation

Explanation

- Median object markers are used by the Charlotte Department of Transportation to give clear indications of separations of lanes and the location of roadway medians on City streets.
- Markers are bolted into asphalt or concrete to assist with traffic flow by providing clarity of lane locations in highly congested areas for both daytime and nighttime driving.
- On May 9, 2017, the City issued an Invitation to Bid; one bid was received from Qwick Kurb Inc. Based on post-bid assessment of the industry, it was determined that suppliers of this product are limited, and the one bid received is responsive and of good value.
- Estimated annual expenditures are \$102,000.

Charlotte Business INclusion

No subcontracting goal is established because there are no subcontracting opportunities (Part B: Section 2.1 (a) of the Charlotte Business INclusion Policy).

Fiscal Note

Funding: Charlotte Department of Transportation Operating Budget



Agenda Date: 8/28/2017

Agenda #: 27. File #: 15-5863 Type: Consent Item

Sanitary Sewer Grease Control Services Contract

Action:

- A. Approve a unit price contract with NRPGGroup, Inc. for sanitary sewer grease control services for an initial term of one year, and**
- B. Authorize the City Manager to renew the contract for an additional one-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Barry Gullet, Charlotte Water
Angela Lee, Charlotte Water

Explanation

- Charlotte Water has contracted with NRPGGroup, Inc. to provide sanitary sewer grease control services using a specialized biological enzyme (Bio Kat) as part of the Sanitary Sewer Overflow Reduction Program throughout Mecklenburg County.
- About half of all sanitary sewer overflows are caused by grease accumulation in sewer pipes.
- At this time, NRPGGroup, Inc. is the only company identified to install, maintain, and operate the equipment and provide the product and related services for grease control. Although other companies sell similar products, NRPGGroup, Inc. is the only identified company that provides a full service including installation, product, service, and maintenance.
- Bio Kat has been tested and proven to not have adverse effects on wastewater treatment plant processes.
- Currently there are 10 locations identified which may be changed in the future based on operation needs. These locations are off-street sanitary sewers with a history of grease-related problems that are difficult to clean using traditional sewer cleaning methods.
- Waiver of a competitive solicitation process may be granted when deemed appropriate and in the City's best interest. Such a finding has been made and a waiver granted for this procurement.
- NRPGGroup, Inc. is the only approved company utilizing Bio Kat and applies it using their employees.
- Estimated contract expenditures are \$95,000 annually.

Charlotte Business INClusion

No subcontracting goal was established for this contract because there are no subcontracting opportunities (Part C: Section 2.1 (a) of the Charlotte Business INClusion Policy)

Fiscal Note

Funding: Charlotte Water Community Investment Plan



Agenda Date: 8/28/2017

Agenda #: 28. File #: 15-5963 Type: Consent Item

Charlotte Water Innovyze Hydraulic Modeling Software

Action:

- A. Authorize the City Manager to negotiate and approve a contract for maintenance and support under the City's Innovyze Hydraulic Modeling Contract, as detailed below for as long as the City uses the system,**
- B. Authorize the City Manager to approve price adjustments and amend the contract consistent with the purpose for which the contract was approved, and**
- C. Authorize the City Manager to purchase such additional software licenses, services, and hardware as needed to optimize the City's use of the system.**

Staff Resource(s):

Barry Gullet, Charlotte Water
David Czerr, Charlotte Water

Explanation

- There is a greater need to analyze water and wastewater system capabilities and plan for expanded service to support the growth within the City and Mecklenburg County.
- Charlotte Water has been using two separate water and wastewater system modeling software since 2007. Since the original purchases, the software companies consolidated into one company, Innovyze, Inc.
- Software licenses, annual maintenance, and upgrades to the existing system will be purchased to expand Charlotte Water's capabilities and support the additional workload.
- Charlotte Water seeks a contract with Innovyze, Inc. due to the expanded internal use and capabilities of this suite of applications.
- Additional software licenses, services, hosting and hardware will be purchased as needed to optimize the City's use of the system.
- Expenditures for licensing, system implementation and first year maintenance are estimated to be \$84,439.
- Maintenance and support will also be purchased for as long as the City uses the software. This may be done by amendment to the original contract or by new contracts with the same or other vendors that may offer such services in the future. Expenditures for maintenance and support are estimated to be \$28,226 per year, subject to adjustments as authorized by the contract or by the City Manager.
- Waiver of a competitive solicitation process may be granted when deemed appropriate and in the City's best interest. Such a finding has been made and a waiver granted for this procurement.

Agenda #: 28.**File #:** 15-5963 **Type:** Consent Item

Charlotte Business INClusion

No subcontracting goals were set because there are no subcontracting opportunities (Part C: Section 2.1(a) of the Charlotte Business INClusion Policy).

Fiscal Note

Funding: Charlotte Water Community Investment Plan



Agenda Date: 8/28/2017

Agenda #: 29. File #: 15-6133 Type: Consent Item

Blue Line Extension Parking Deck Control System

Action:

- A. Approve a contract in an amount not to exceed \$500,000 with Carolina Time to provide and install parking control systems at the JW Clay Boulevard and University City Boulevard parking decks for the Blue Line Extension project,**
- B. Authorize the City Manager to approve the purchase of maintenance and support for as long as the City uses the system, and**
- C. Authorize the City Manager to approve the purchase of additional software licenses, services, and hardware as needed from time to time to optimize the City's use of the system.**

Staff Resource(s):

John Lewis, CATS

Olaf Kinard, CATS

Explanation

- This contract will provide equipment, software, and installation of parking control systems in the two parking decks at the northeastern end of the Blue Line Extension (BLE) at University City Boulevard and JW Clay Boulevard.
- On December 9, 2016, the City issued a Request for Proposals; two proposals were received from interested providers.
- Carolina Time was selected as the most responsive proposer and the only one that could comply with Buy America as required by the Federal Transit Agency.
- The contract with Carolina Time is an amount up to \$500,000, which is within the current BLE project budget.

Disadvantaged Business Enterprise (DBE) Opportunity

Established DBE Goal: 4%

Committed DBE Goal (at time of Proposal): 0%

Carolina Time did not meet the established subcontracting goal, but did make adequate good faith efforts toward meeting the goal, pursuant to 49 CFR Section 26.53(a)(2).

Fiscal Note

Funding: CATS Community Investment Plan



Agenda Date: 8/28/2017

Agenda #: 30. **File #:** 15-5974 **Type:** Consent Item

Blue Line Extension Safety and Security Certification Services Amendment

Action:

Approve contract amendment #9 for \$515,000 to K&J Safety and Security Consulting Services Inc. for safety and security certification services for the Blue Line Extension project.

Staff Resource(s):

John Lewis, CATS
Jill Brim, CATS

Explanation

- On May 12, 2008, City Council approved a contract with K&J Safety and Security Consulting Services Inc. in the amount of \$200,000 for the preliminary engineering phase of the Safety and Security Certification of the Blue Line Extension (BLE).
- K&J Safety and Security Services is currently contracted to complete the safety and security certification process for the BLE, as required by the Federal Transit Administration (FTA).
- On March 27, 2017, City Council approved amendments for contracts related to BLE Support Services to accommodate extensions in the project schedule. This amendment is needed due to the overall extended completion schedule of the BLE project.
- The total value of the contract, including this amendment, is \$1,920,000, which is within the current BLE project budget.
- Further detail on prior contract amendments is provided as an attachment.

Disadvantaged Business Enterprise Opportunity

All additional work involved in this contract amendment will be performed by K&J Safety and Security, (DBE) (security consulting): 100%

Fiscal Note

Funding: CATS Community Investment Plan

Attachment(s)

Contract Amendment History

LYNX Blue Line Extension Contract Amendment History

K&J Safety and Security Consulting Services Inc.

- On May 12, 2008, City Council approved the initial contract for \$200,000 with K&J Safety and Security Consulting Services Inc. for the preliminary engineering phase of the Safety and Security Certification of the Blue Line Extension project.
 - On April 26, 2010, City Council approved a contract amendment in the amount of \$150,000 to complete Preliminary Engineering (Amendment #1).
- On May 25, 2012, City Council authorized an additional \$920,000 to support safety and security activities through Final Design, Construction, and Systems Integration.
- To date, this contract has been amended an additional seven (7) times to a total contract value of \$1,405,000.
 - Amendment #2 in the amount of \$85,000 for the BLE Continuing Preliminary Engineering Phase
 - Amendment #3 in the amount of \$285,000 for the BLE Final Design Phase
 - Amendment #4 in the amount of \$99,200 for the Blue Line Capacity Expansion (BLCE) project
 - Amendment #5 in the amount of \$30,000 for adding two stations to the BLCE
 - Amendment #6 in the amount of \$84,875 for the BLCE Phase II project (project did not proceed and amount was allocated to BLE in Amendment #8)
 - Amendment #7 in the amount of \$335,925 for the BLE Construction and Testing Phases
 - Amendment #8 in the amount of \$134,900 for the BLE Construction and Testing Phases
- Amendment #9 in the amount of \$515,000 is needed due to the extended overall completion schedule of the BLE project.
- The new total value of the contract, including this amendment, is 1,920,000, which is within the current BLE project budget.



Agenda Date: 8/28/2017

Agenda #: 31. **File #:** 15-6068 **Type:** Consent Item

American Airlines Line Maintenance Hangar Reimbursement Agreement

Action:

Approve an agreement with American Airlines to reimburse the Airport for design and construction services associated with the renovations to the Line Maintenance Hangar Facility.

Staff Resource(s):

Brent Cagle, Aviation
Haley Gentry, Aviation

Explanation

- American Airlines leases approximately 73.5 acres of land at the Charlotte-Douglas International Airport to support its maintenance and administrative operations.
- American Airlines requested that the Aviation Department provide renovations to their Line Maintenance Hangar Facility located at the Charlotte-Douglas International Airport.
- On July 25, 2016, City Council approved a contract with Michael Baker International dba Baker LPA Architects, PC for architectural and civil design services to renovate the existing facility.
- On July 24, 2017, City Council approved a contract with Messer Construction Company for the construction of the hangar expansion.
- American Airlines has agreed to reimburse the City for the total cost of this project, which is currently estimated at \$3,209,126.

Fiscal Note

Funding: Aviation Operating Private Contributions



Agenda Date: 8/28/2017

Agenda #: 32. File #: 15-6045 Type: Consent Item

Airport Strategic Parking Business Plan

Action:

- A. Approve a contract with Innovat International Inc. to develop a Strategic Airport Parking Business Plan and provide consulting and implementation services for a five-year term, and**
- B. Authorize the City Manager to renew the contract for up to two additional, one-year terms and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Brent Cagle, Aviation
Haley Gentry, Aviation

Explanation

- The Aviation Department seeks to complete a Parking Business Plan in order to better understand how to effectively manage, expand, and modernize the Airport in a way that benefits the customer experience and promotes additional revenue growth. The Plan will focus on the following components:
 - Airport parking management best practices,
 - Passenger experience,
 - Technology use and product definition,
 - Fee structure and parking model integration, and
 - Promotion and marketing strategies.
- On June 22, 2016, the City issued a Request for Qualifications for the Airport Parking Study; five firms submitted a proposal.
- Innovat International Inc. (formerly DAA USA International, Inc.) and Ricondo and Associates were selected based on experience, qualifications, and project proposal.
- Innovat's proposal was comprised of the following:
 - Phase I: a situational analysis/data assessment,
 - Phase II: a strategic commercial business plan and implementation services, and
 - Phase III: ongoing commercial management consulting services.
- On January 30, 2017, the Airport entered into a contract with Innovat International Inc. to perform the situational analysis. The Airport requested that the Situational Analysis be performed separate from the full study in an effort to provide the backbone analysis and research required to

Agenda #: 32.File #: 15-6045 Type: Consent Item

determine the cost and impact to the second and third phase would have for the Airport.

- This contract is for Phase II & III, in which Innovat will develop a strategic commercial business plan and provide consulting and implementation services that were identified in the situational analysis.
- The estimated project cost is \$800,000.

Charlotte Business INclusion

No subcontracting goal was established because there are no subcontracting opportunities (Part C: Section 2.1(a) of the Charlotte Business INclusion Policy).

Fiscal Note

Funding: Aviation Operating Budget



Agenda Date: 8/28/2017

Agenda #: 33. **File #:** 15-5801 **Type:** Consent Item

Airport Lost and Found Resolution Amendment

Action:

Adopt a revised resolution amending the Airport's authority to donate or dispose of lost and unclaimed property.

Staff Resources(s)

Brent Cagle, Aviation
Jack Christine, Aviation

Explanation

- Passengers traveling through Charlotte Douglas International Airport unintentionally leave items in public spaces throughout the Airport.
- On November 23, 2009, City Council adopted a resolution allowing the Airport to donate unclaimed property after 90 days.
 - North Carolina General Statute 160A-274 authorizes the City to donate unclaimed property to non-profit organizations.
- Since adoption of the 2009 resolution, the Airport passenger traffic has greatly increased, resulting in more misplaced items.
- The revised resolution would amend the Airports authority to dispose of items after 30 days, versus the current 90-day timeframe, greatly reducing the time required for management and storage of lost items.

Attachment(s)

Resolution

RESOLUTION AUTHORIZING DONATION OF PERSONAL PROPERTY TO A NON-PROFIT
ORGANIZATION PASSED BY THE CITY COUNCIL, OF THE CITY OF CHARLOTTE, NORTH
CAROLINA ON August 28, 2017

A motion was made _____ a vote was duly adopted:

Whereas, North Carolina General Statute §160A-279 authorizes the City to donate personal property belonging to the City of Charlotte to a non-profit organization to carry out a public purpose upon adoption of a resolution by the Charlotte City Council; and

Whereas, the City's Charlotte Douglas International Airport ("Airport") safeguards personal items lost, mislaid, or abandoned by passengers; and

Whereas, the Airport informs the public of how to recover such personal property and of what happens to unclaimed property after no less than 30 days; and

Whereas, the Airport has a Lost & Found facility and procedures where lost property is stored and information recorded while staff makes efforts, if possible, to identify the rightful owner; and

Whereas, the Airport seeks to reinvest certain unclaimed property for the betterment of the Charlotte community by donating unclaimed property to non-profit organizations who carry out a public purpose; and

NOW, THEREFORE, be it resolved by the Charlotte City Council that the Aviation Director of the Aviation Department or designee is authorized to periodically determine what property may be donated, determine which non-profit entity that carries out a public purpose shall receive the donations, and to execute all documents necessary to bring about the periodic donations.



Agenda Date: 8/28/2017

Agenda #: 34. **File #:** 15-6084 **Type:** Consent Item

Airport Concourse C Renovation Design Services

Action:

Approve a contract in the amount of \$825,775 with the Wilson Group Architects, PA for design services for the Concourse C Renovation Design project.

Staff Resource(s):

Brent Cagle, Aviation
Jack Christine, Aviation

Explanation

- The Airport, with approval of the airlines, will renovate Concourse C to include new ceilings, wall finishes, flooring, HVAC upgrades, code required sprinkler and fire alarm modifications, LED lighting, and the installation of a new generator.
- On March 23, 2017, the City issued a Request for Qualifications for architectural and engineering design services; 16 firms submitted a proposal.
- The Wilson Group Architects, PA was selected based on experience and knowledge of terminal facilities.

Charlotte Business INclusion

The City negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1 (h) of the Charlotte Business INclusion Policy).

The Wilson Group Architects, PA has committed 14.05% (\$116,000) of the total contract amount to the following certified firms:

- Saber Engineering (SBE) (\$110,000) (mechanical, electrical, plumbing, and fire protection engineering)
- Hartranft Lighting Design (SBE) (\$6,000) (specialty lighting design)

The Wilson Group Architects, PA is a City SBE.

Fiscal Note

Funding: Aviation Community Investment Plan



Agenda Date: 8/28/2017

Agenda #: 35.File #: 15-5307 Type: Consent Item

Airfield Maintenance Building Canopy

Action:

Award a contract in the amount of \$256,543.87 to the lowest responsive bidder BSL Galbreath, Inc. for the Airfield Maintenance Building Canopy project.

Staff Resource(s):

Brent Cagle, Aviation
Jack Christine, Aviation

Explanation

- This contract will provide for the construction of a building canopy to shelter Airport snow equipment used to support winter operations. The canopy is for the Airfield Maintenance building located at 4302 Yorkmont Road.
- On May 15, 2017, the City issued an Invitation to Bid; four bids were received from interested service providers.
- BSL Galbreath, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by second quarter of Fiscal Year 2018.

Charlotte Business INclusion

Established MSBE Goal: 6.00%
Committed MSBE Goal: 21.83%

BSL Galbreath, Inc. exceeded the established subcontracting goal and has committed 21.83% (\$56,000) of the total contract amount to the following certified firms (Part C: Section 2.1 of the Charlotte Business INclusion Policy):

- BSL Galbreath, Inc. (MBE) (\$50,000) (management, general conditions (e.g. permitting), with some electrical)
- Neely Brothers (SBE) (\$6,000) (hauling)

BSL Galbreath, Inc. is a City MBE.

Fiscal Note

Funding: Aviation Community Investment Plan



Agenda Date: 8/28/2017

Agenda #: 36. File #: 15-6126 Type: Consent Item

Citywide Interactive Voice Response System Amendment

Action:

- A. Approve a contract amendment with True Image Interactive, LLC for the ongoing support for various applications including the City's interactive voice response system and web portal for the term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Jeffrey Stovall, Innovation and Technology

Explanation

- In 2010, Council approved a large suite of service communications enhancements in an effort to improve access for residents and reduce costs. Since 2009, True Image Interactive, LLC (formerly EidoServe, Inc.) has provided the City with a hosted interactive voice response (IVR) system, mobile applications, web applications, web portal, and professional IT development services to include the following:
 - CharMeck 311 IVR for Charlotte Water billing services and Western Union payments;
 - Charlotte Water Outbound Calling for late payment and disconnect service notifications;
 - Charlotte Water Citizen Web Portal for billing and payment management;
 - Mobile applications (Apple/Android) for MyCharlotte, RideCats, and Stormwater WaterWatchers; and
 - CATS Special Transportation Services IVR and Web System.
- A Waiver of a competitive solicitation process may be granted on a limited basis when deemed appropriate and in the City's best interest. The City Manager has approved a waiver on this item.
- The estimated cost for these services is \$1,000,000 annually.
- Estimated total contract value to date is \$3,227,614.32.

Charlotte Business INclusion

No subcontracting goal was established because there are no subcontracting opportunities (part C: Section 2.1(a) of the Charlotte Business INclusion Policy).

Fiscal Note

Funding: Various Departments' Operating Budgets



Agenda Date: 8/28/2017

Agenda #: 37.File #: 15-5808 Type: Consent Item

Fire Apparatus Repair and Maintenance Services

Action:

- A. Approve a unit price contract with Atlantic Coast Fire Trucks for fire apparatus repair and maintenance services for an initial term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Randy Harrington, Management and Financial Services
Chris Trull, Management and Financial Services

Explanation

- The City provides services for all fire apparatus including preventative maintenance, warranty repairs, and general repairs and maintenance.
- Warranty repairs are required to be completed by an authorized manufacturer repair facility.
- Atlantic Coast Fire Trucks is the only company in the area authorized for both Spartan cab and chassis, as well as Smeal body, ladder, and pump systems.
- Using Atlantic Coast Fire Trucks reduces downtime of equipment and reduces or eliminates additional transportation and towing costs.
- Waiver of a competitive solicitation process may be granted when deemed appropriate and in the City's best interest. Such a finding has been made and a waiver granted for this procurement.
- The company will be paid at the unit prices set forth in the contract, copies of which are available upon request.
- Estimated contract expenditures are \$350,000 annually.

Charlotte Business INClusion

No subcontracting goal was established because there are no subcontracting opportunities (Part C: Section 2.1(a) of the Charlotte Business INClusion Policy).

Fiscal Note

Funding: Management and Financial Services Operating Budget



Agenda Date: 8/28/2017

Agenda #: 38. File #: 15-6312 Type: Consent Item

City Accelerator Grant Acceptance

Action:

- A. Authorize the City Manager to accept a grant in the amount of \$100,000 from Living Cities, Inc. for the City Accelerator: Procurement for Inclusive Opportunity Cohort, and**
- B. Adopt a budget ordinance appropriating \$100,000 from Living Cities, Inc.**

Staff Resource(s):

Randy Harrington, Management and Financial Services
Nancy Rosado, Management and Financial Services

Explanation

- Living Cities, Inc. has selected the City of Charlotte to participate in the City Accelerator: Procurement for Inclusive Opportunity Cohort. By participating, the City will have access to resources, technical expertise, and \$100,000 in grant funding.
- Funding will be used to develop innovative ways to increase City procurement with Minority Business Enterprises (MBEs) with specific goals to:
 - Build capacity of MBEs by providing technical assistance and training initiatives,
 - Review procurement practices and policies to implement strategies to increase City procurement with MBEs, and
 - Strengthen connections with Charlotte corporations and anchor institutions.
- Staff expects to complete grant work by summer 2018.
- There are no matching requirements for this grant.
- This grant advances The 10 Traits of Winning Cities, and will help Charlotte become a Big Tent where people and businesses feel that they belong and have an opportunity to be included in City procurement.

Fiscal Note

Funding: City Accelerator: Procurement for Inclusive Opportunity Grant

Attachment(s)

Budget Ordinance
Resolution

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ORDINANCE NUMBER 9104-X, THE 2017-2018 BUDGET
ORDINANCE, APPROPRIATING \$100,000 TO ACCEPT THE CITY ACCELERATOR:
PROCUREMENT FOR INCLUSIVE OPPORTUNITY GRANT AWARD FROM LIVING CITIES, INC.

BE IT ORDAINED, by the City Council of the City of Charlotte;

Section 1. That the sum of \$100,000 is available from Living Cities, Inc. for the City Accelerator:
Procurement for Inclusive Opportunity Grant

Section 2. That the sum of \$100,000 is hereby appropriated to the General Fund (1000) as follows:
1000-19-60-1930-193000-000000-000-521910- (\$50,000)
1000-19-60-1930-193000-000000-000-522210- (\$50,000)

Section 3. That the existence of the project may extend beyond the end of the fiscal year.
Therefore, this ordinance will remain in effect for the duration of the program and funds
are to be carried forward to subsequent fiscal years until all funds are expended.

Section 4. All ordinances in conflict with this ordinance are hereby repealed.

Section 5. This ordinance shall be effective upon adoption.

Approved as to form:

City Attorney

RESOLUTION

Resolution authorizing, adopting, approving, accepting and ratifying the execution of the Living Cities grant agreement between the Living Cities, Inc. and the City of Charlotte, North Carolina.

Be it resolved, by the City Council of The City of Charlotte, North Carolina

SECTION 1. That said City Council hereby authorizes, adopts, approves, accepts and ratifies the execution of a Grant Agreement between Living Cities, Inc. and the City of Charlotte, North Carolina

SECTION 2. That the execution of said Grant Agreement in duplicate on behalf of said City Council by Randy Harrington, Management & Financial Services Director and the impression of the official seal of the City of Charlotte and the attestation by Stephanie Kelly; City Clerk is hereby authorized, adopted, approved, accepted and ratified.

SECTION 3. That the Charlotte Business INClusion Program is hereby authorized to execute payment requests under the Grant Agreement on behalf of said City of Charlotte.



Agenda Date: 8/28/2017

Agenda #: 39.File #: 15-6122 Type: Consent Item

Tax Year 2017 Order of Collection and FY 2017 Mecklenburg County Tax Collector's Settlement Statement

Action:

- A. Adopt an Order of Collection, as per North Carolina General Statute 105-321(b) authorizing the Tax Collector of Mecklenburg County to collect the property taxes set forth in settlement statement for tax year 2017, and**
- B. Receive as information and record in the minutes the Mecklenburg County Tax Collector's Settlement Statement for Fiscal Year 2017.**

Staff Resource(s):

Stephanie Kelly, City Clerk
Randy Harrington, Management and Financial Services
Robert Campbell, Management and Financial Services

Explanation

Action A

- According to North Carolina General Statute 105-321(b), an order directing the Tax Collector to collect the property taxes charged in tax records and receipts must be entered into the official record of the governing board.
- The Tax Collector's Office issued an Order of Collection to authorize the collection of real estate and motor vehicle property taxes for the tax year 2017.
- The Order of Collection must be ratified and returned to Mecklenburg County, Office of the Tax Collector, by September 1, 2017.

Action B

- According to North Carolina General Statute 105-373:
 - The Tax Collector must submit to the governing board an annual report of the amount collected on each year's taxes with which he/she is charged, the amount remaining uncollected, and the steps being taken to encourage or enforce payment of uncollected taxes.
 - The Tax Collector's Settlement Statement must be entered into the official record of the governing board.
- The Tax Collector's Settlement is used to present the real estate and motor vehicle collection rates for the previous tax year and prior years.
- The Tax Collector's Settlement is an informational report on property tax collection activity for the Fiscal Year that just completed (July 1, 2016 - June 30, 2017), and has no impact on the upcoming revaluation.

Attachment(s)

Tax Year 2017 Order of Collection

Agenda #: 39.**File #:** 15-6122 **Type:** Consent Item

Tax Collector's Settlement Statement

ORDER OF COLLECTION

NORTH CAROLINA, CHARLOTTE

TO THE TAX COLLECTOR OF MECKLENBURG COUNTY

GENERAL STATUTE 105-321(b)

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records, filed in the office of the Tax Assessor and the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be first lien upon all real property of the respective taxpayers in Charlotte and this order shall be a full and sufficient authority to direct, require and enable you to levy on and sell any real and personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand official seal, this _____ day of _____, 2017.

_____(SEAL)
Mayor, City of Charlotte

Attest:

City Clerk



MECKLENBURG COUNTY

Office of the Tax Collector

To: Marcus D. Jones, City Manager
Randy Harrington, Chief Financial Officer

From: Neal L. Dixon, Director/Tax Collector

Date: July 14, 2017

Subject: Tax Collector's Settlement for Fiscal Year 2017

Pursuant to the provisions of N.C.G.S. 105-373, this memorandum is the Tax Collector's report of settlement to the Charlotte City Council for Fiscal Year 2017 (tax year 2016).

The total FY 2017 Real Estate, Personal Property, and Registered Motor Vehicle Tax charged to the Tax Collector for collection was \$434,373,522.29.

| <u>Net Levy</u> | <u>Collected</u> | <u>Uncollected</u> | <u>Pct. Collected</u> |
|------------------|------------------|--------------------|-----------------------|
| \$434,373,522.29 | \$431,681,962.69 | \$3,202,476.75 | 99.38% |

At the end of FY 2017 there were 42 tax bills totaling \$466,244.72 under formal appeal with the Board of Equalization and Review or the Property Tax Commission; consequently, the Tax Collector was barred from pursuing collection for these tax bills. In addition, the Tax Collector was barred by the U.S. Bankruptcy Court from collecting 201 real estate, personal property, and registered motor vehicle tax bills totaling \$78,852.25. Since the above totals were barred from collection, it is important to note that when these totals are removed from the net levy calculation, the combined collection percentage increases to 99.51%.

Reference is hereby made to reports in the Office of the Tax Collector that list the persons owning real property and personal property whose taxes for the preceding fiscal year remain unpaid and the principal amount owed by each person. These reports are available for inspection and review upon request. The Tax Collector has made diligent efforts to collect the taxes due from the persons listed by utilizing the remedies available to him for collection.

PEOPLE • PRIDE • PROGRESS • PARTNERSHIPS

700 East Stonewall Street (28202) • P.O. Box 31457 • Charlotte, North Carolina 28231 • 980-314-4488

Tax Collector's Settlement for Fiscal Year 2017

Page 2

Prior Year Collections

During FY 2017, the Tax Collector pursued collection of delinquent prior year taxes.

Real Estate and Personal Property Tax:

| <u>Tax Year</u> | <u>Net Levy</u> | <u>Collected in FY 2017</u> | <u>Uncollected</u> | <u>Pct. Collected</u> |
|-----------------|------------------|-----------------------------|--------------------|-----------------------|
| 2008 | \$331,486,564.77 | \$ 98,810.59 | \$ 588,530.38 | 99.82% |
| 2009 | \$347,151,772.15 | \$ 110,647.50 | \$ 716,499.26 | 99.79% |
| 2010 | \$353,127,486.43 | \$ 149,244.38 | \$2,034,912.56 | 99.42% |
| 2011 | \$366,724,128.77 | \$ 209,168.13 | \$ 780,456.70 | 99.79% |
| 2012 | \$368,473,785.99 | \$ 279,318.18 | \$ 804,741.70 | 99.78% |
| 2013 | \$403,878,011.68 | \$ 298,372.57 | \$ 937,086.92 | 99.77% |
| 2014 | \$403,075,729.82 | \$ 439,703.87 | \$ 986,533.67 | 99.76% |
| 2015 | \$430,365,648.13 | \$1,311,770.49 | \$1,238,634.82 | 99.71% |

Registered Motor Vehicle Tax:

| <u>Tax Year</u> | <u>Net Levy</u> | <u>Collected in FY 2017</u> | <u>Uncollected</u> | <u>Pct. Collected</u> |
|-----------------|-----------------|-----------------------------|--------------------|-----------------------|
| 2013 | \$24,660,802.90 | \$85,219.40 | \$950,102.41 | 96.15% |
| 2014 | \$ 213,094.82 | \$ 1,158.24 | \$ 18,449.55 | 91.34% |
| 2015 | \$ 619.48 | \$ 0.00 | \$ 339.05 | 45.27% |

Please contact me at Neal.Dixon@MecklenburgCountyNC.gov or 980-314-4488 if you have any questions or comments regarding this settlement report.


North Carolina General Statute 105-373(3) requires that this settlement be submitted to the governing board. The settlement shall be entered into the minutes of the governing body. Please ensure that this settlement is entered into the minutes of the governing body as required by statute.

cc: Julissa Fernández, Deputy Tax Director
Kimberly Deal, Deputy Tax Director

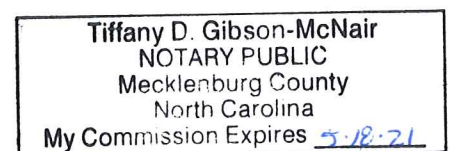

Tax Collector

July 14, 2017
Date

Sworn to and subscribed before me this 14 day of July, 2017


Notary Public

My commission expires: May 18, 2021
Date





Agenda Date: 8/28/2017

Agenda #: 40. File #: 15-5964 Type: Consent Item

Disposal of Surplus Equipment Public Auction

Action:

- A. Adopt a resolution declaring specific vehicles, equipment, and other miscellaneous items as surplus,**
- B. Authorize said items for sale by public auction on September 16, 2017, and**
- C. Authorize the City Manager to approve certain administrative and storage fees as may be required from time to time for auction events.**

Staff Resource(s):

Randy Harrington, Management and Financial Services
Kay Elmore, Management and Financial Services

Explanation

- Pursuant to North Carolina General Statute 160A-270(b), approval is requested for a public auction on September 16, 2017, at 9:00 a.m. to dispose of City-owned property declared as surplus.
- The City provides asset recovery and disposal services to the City departments, Mecklenburg County, Emergency Management Services, and the Charlotte Housing Authority.
- Auctions are conducted at the City's Asset Recovery and Disposal facility located at 5550 Wilkinson Boulevard, Charlotte, North Carolina.
- On January 11, 2016, City Council approved a contract with Rogers Realty and Auction Company, Inc. for auctioneer and related services as the result of a competitive selection process.
- The auction company will be compensated 8.5 percent of the total gross sale price of rolling stock and miscellaneous items through auction proceeds.
- Proceeds from the auction are distributed to the City's General Fund and Enterprise Funds, or other agencies based on asset ownership.

Attachment(s)

Property Lists (Exhibit - A city owned property)
Delegation of Authority
Resolution

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|---------|------|--------------|-----------|----------------|-------------------|----------------|------------------------------|
| 900 | 2001 | NOVA | Low Floor | Bus | 2NVYL82P7Y3000179 | 779656 | End Of Service |
| 902 | 2001 | NOVA | Low Floor | Bus | 2NVLY82P5Y3000181 | 704333 | End Of Service |
| 903 | 2001 | NOVA | Low Floor | Bus | 2NVYL82P7Y3000182 | 719954 | End Of Service |
| 904 | 2001 | NOVA | Low Floor | Bus | 2NVYL82P9Y3000183 | 710171 | End Of Service |
| 906 | 2001 | NOVA | Low Floor | Bus | 2NVYL82P2Y3000185 | 753105 | End Of Service |
| 908 | 2001 | NOVA | Low Floor | Bus | 2NVYL8226Y3000187 | 756566 | End Of Service |
| 910 | 2001 | NOVA | Low Floor | Bus | 2NVYL82PXY3000189 | 691554 | End Of Service |
| 911 | 2001 | NOVA | Low Floor | Bus | 2NVYL82P6Y3000190 | 753276 | End Of Service |
| 912 | 2001 | NOVA | Low Floor | Bus | 2NVYL82P8Y3000191 | 706761 | End Of Service |
| 913 | 2001 | nova | Low Floor | Bus | 2NVYL82PXY3000192 | 731671 | End Of Service |
| 58698 | 1987 | CATERPILLAR | D6D | BULLDOZER | 75W02639 | 2337 hrs | Poor condition |
| 66424 | 1992 | CHEVROLET | 3500 | DUALY PICKUP | 1GCHK34K8NE201777 | 100497 | Bad Engine |
| 70740 | 1997 | MAYVILLE | 33SRT | PERSONNEL LIFT | 10600144 | | Poor condition |
| 72076 | 1999 | FORD | E250 | VAN | 1FTHE24L7YHA23683 | 132259 | Poor condition |
| 72474 | 2000 | CHEVROLET | 2500 | PICKUP | 1GCGC24UXYZ267295 | 58668 | Poor condition |
| 72587 | 2000 | CHEVROLET | 2500 | PICKUP | 1GCGC24U4YZ297697 | 145130 | Poor condition |
| 72849 | 2001 | FORD | RANGER | PICKUP | 1FTYR10UX1TA48882 | 52041 | Poor condition |
| 72851 | 2001 | CHEVROLET | 2500 | PICKUP | 1GCGC24U11Z209551 | 75725 | Poor condition |
| 73313 | 2001 | JOHN DEERE | GATOR | ATV | W006X4D011390 | 749 hrs | Poor condition |
| 73588 | 2002 | FORD | E 450 | BUS | 1FDXE45F92HA11549 | 236584 | Poor condition |
| 74337 | 2003 | FORD | RANGER | PICKUP | 1FTYR10U53TA18398 | 71988 | Poor condition |
| 74338 | 2003 | FORD | RANGER | PICKUP | 1FTYR10U73TA18399 | 99170 | Poor condition |
| 75856 | 2005 | FORD | EXPLORER | SUV | 1FMZU73W95ZA75475 | 162663 | Poor condition |
| 77210 | 2007 | A.M. HAIRE | TR1585 | TRUCK BOX BODY | 125007 | | Poor condition |
| 78036 | 2008 | TENNANT | ATLV4300 | SWEEPER | 4300-2944 | 1000 hrs | Poor condition |
| 80056 | 2011 | FALCON/ALAMO | HYDRO 15 | BATWING MOWER | 10117 | | Poor condition |
| 80105 | 2012 | FORD | ESCAPE | SUV | 1FMCU9C71CKA10054 | 95629 | Poor condition |
| 81555 | 2014 | FORD | EXPLORER | SUV | 1FM5K8B81EGA28952 | 80461 | Bad Transmission |
| ACB044 | 2003 | FORD | E-250 | CARGO VAN | 1FTNS24L13HA76963 | 215432 | Age,mileage,and repairs |
| ACB056 | 2007 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25U771156395 | 165339 | Age,mileage,and Engine |
| ACB059 | 2007 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25U971158195 | 170829 | Age,mileage,and repairs |
| ACB062 | 2008 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25K481163661 | 165965 | **Scheduled for Decommission |
| ACB064 | 2008 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25K781162018 | 184254 | Age,mileage,and engine |
| ACB066 | 2009 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25K291106103 | 217597 | **Scheduled for Decommission |
| ACB069 | 2009 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25K091155803 | 188058 | Age,mileage,and repairs |
| ACB200 | 2011 | CHEVROLET | 2500 | CARGO VAN | 1GCWGFCGX81147912 | 146133 | **Scheduled for Decommission |
| ACB201 | 2011 | CHEVROLET | 2500 | CARGO VAN | 1GCWGFCG7B1147107 | 161091 | **Scheduled for Decommission |
| ACB202 | 2011 | CHEVROLET | 2500 | CARGO VAN | 1GCWGFCG4B1147548 | 153208 | **Scheduled for Decommission |
| ACB204 | 2011 | CHEVROLET | 2500 | CARGO VAN | 1GCWGFCG9B1147495 | 130525 | **Scheduled for Decommission |
| BMB028 | 1998 | FORD | E-250 | CARGO VAN | 1FTNE24L8WHB44512 | 169204 | **Scheduled for Decommission |
| BMB085 | 2006 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25VX61222834 | 148780 | **Scheduled for Decommission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|---------|------|-----------|-------------------|------------------------|-------------------|----------------|------------------------------|
| BMB087 | 2007 | FORD | E-350 | HI CUBE VAN | 1FDSE35L27DA23759 | 150383 | **Scheduled for Decommission |
| BMB092 | 2008 | CHEVROLET | UPLANDER | MINIVAN | 1GNDU23W28D163472 | 143481 | **Scheduled for Decommission |
| CTA010 | 2004 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71W64X151410 | 89042 | **Scheduled for Decommission |
| CTA017 | 2002 | FORD | TAURUS SW | MID SIZE STATION WAGON | 1FAFP58UX2A204897 | 39199 | **Scheduled for Decommission |
| CTA063 | 2005 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71W55X125818 | 77839 | Age,mileage,and Trans |
| CTA065 | 2005 | FORD | TAURUS | MID SIZE SEDAN | 1FAFP53U75A267807 | 110672 | **Scheduled for Decommission |
| CTA066 | 2005 | FORD | TAURUS | MID SIZE SEDAN | 1FAFP53U95A267808 | 125030 | Age,mileage,and engine |
| CTA110 | 2006 | FORD | EXPLORER | MID SIZE SUV | 1FMEU73856UB70176 | 261679 | **Scheduled for Decommission |
| CTA114 | 2007 | FORD | EXPLORER | MID SIZE SUV | 1FMEU73857UB71829 | 181536 | **Scheduled for Decommission |
| CTA118 | 2008 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS553189172844 | 150798 | **Scheduled for Decommission |
| CTJ412 | 1997 | CHEVROLET | C-3500 | BUCKET TRUCK | 1GBKC34F9VJ111023 | 86788 | Age,mileage,and repairs |
| CTP400 | 2008 | CHEVROLET | C-5000 | MINI REFUSE TRUCK | 1GBE5C1978F412130 | 138263 | **Scheduled for Decommission |
| CTU015 | 2005 | FORD | F-150 EXT | PICKUP TRUCK | 1FTVX14515NA91724 | 183753 | **Scheduled for Decommission |
| DTB261 | 2008 | Chevrolet | C-4500 | Bus | 1GBE4V1998F416405 | 233505 | End Of Service |
| EDA155 | 2000 | FORD | TAURUS SW | MID SIZE STATION WAGON | 1FAFP58U0YA130270 | 103660 | **Scheduled for Decommission |
| EDA155 | 2000 | FORD | TAURUS SW | MID SIZE STATION WAGON | 1FAFP58U0YA130270 | 103660 | **Scheduled for Decommission |
| EMZ287 | 2001 | HYSTER | H80XM | FORKLIFT | K005D05907Y | 366 hrs | **Scheduled for Decommission |
| F73343 | 2001 | SPARTAN | RESERVE LADDER 82 | FIRE LADDER TRUCK | 4S7AW42931C039735 | 165478 | Age,mileage,and repairs |
| F74512 | 2003 | SPARTAN | RESERVE ENGINE 81 | FIRE PUMPER TRUCK | 4S7AT2F933C044699 | 209980 | Age,mileage,and repairs |
| FDA160 | 2005 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71W45X136809 | 109504 | **Scheduled for Decommission |
| FDA168 | 2006 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71WX6X134841 | 139141 | **Scheduled for Decommission |
| FDA172 | 2007 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS55R279296642 | 101624 | **Scheduled for Decommission |
| FDA174 | 2007 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71W37X140109 | 121110 | Age,mileage,and repairs |
| FDA178 | 2008 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS553889281611 | 107536 | **Scheduled for Decommission |
| FDA179 | 2008 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS553289282284 | 115636 | **Scheduled for Decommission |
| FDA185 | 2008 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS553689280621 | 142437 | **Scheduled for Decommission |
| FDA195 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V98X168828 | 129171 | **Scheduled for Decommission |
| FDA198 | 2008 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS553781330439 | 126205 | **Scheduled for Decommission |
| FDA199 | 2009 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAHP71V69X113425 | 107270 | **Scheduled for Decommission |
| FDA201 | 2009 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAHP71V29X113423 | 114245 | **Scheduled for Decommission |
| FDA218 | 2012 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNSK2E06CR190837 | 118717 | **Scheduled for Decommission |
| FDA219 | 2012 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNSK2E07CR186389 | 92384 | **Scheduled for Decommission |
| FDA221 | 2012 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNSK2E04CR189945 | 121174 | **Scheduled for Decommission |
| FDA222 | 2012 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNSK2E01CR190809 | 114317 | **Scheduled for Decommission |
| FDB027 | 2003 | WORKHORSE | UCBC | STEP VAN | 5B4KP42U83374120 | 79243 | **Scheduled for Decommission |
| FDB075 | 2001 | FORD | E-350 | VAN | 1FBSS31L71HA65173 | 131579 | Age,mileage,and repairs |
| FDU002 | 2003 | CHEVROLET | C-2500 C/C | PICKUP TRUCK | 1GCHC23163F163599 | 175863 | **Scheduled for Decommission |
| FDU094 | 2002 | CHEVROLET | K-2500 EXT | PICKUP TRUCK | 1GCHK29192E264120 | 198989 | **Scheduled for Decommission |
| FDU096 | 2003 | CHEVROLET | K-2500 C/C | PICKUP TRUCK | 1GCHK23163F207734 | 148838 | **Scheduled for Decommission |
| FDU104 | 2005 | CHEVROLET | K-3500 C/C | PICKUP TRUCK | 1GCHK33225F906490 | 152929 | **Scheduled for Decommission |
| FDY004 | 2002 | N/A | N/A | FLAT BED TRAILER | 4Z1UA16252S006054 | | **Scheduled for Decommission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|----------|------|--------------|----------------|--------------------|-------------------|----------------|--|
| FMU055 | 2000 | FORD | F-150 | PICKUP TRUCK | 1FTRF17W1YNA54234 | 114106 | **Scheduled for Decommission |
| LMJ450 | 2002 | FREIGHTLINER | FL70 | BUCKET TRUCK | 1FVABTAK53HL04385 | 96181 | **Scheduled for Decommission |
| LMJ451 | 2002 | FREIGHTLINER | FL70 | BUCKET TRUCK | 1FVABTAK73HL04386 | 106714 | **Scheduled for Decommission |
| LMY898 | 1994 | MCELRATH | 616T5 | FLAT BED TRAILER | 1M9FE1623P1284326 | | Age,mileage,and repairs |
| N/A | N/A | AMIDA | AL4060D | SITE LITE | 0102-69025 | 13871 | Poor condition |
| N/A | N/A | BLIZZARD | N/A | SNOW PLOW (2) | N/A | | Poor condition |
| N/A | N/A | BUYERS | N/A | SPREADER (2) | N/A | | Poor condition |
| N/A | N/A | BLACKHAWK | 67576 | 2 TON ENGINE CRANE | BC61145 | | Poor condition |
| N/A | 2008 | MAGNUM PRO | MLT3060 | SITE LITE | 80733 | 3032 hrs | Poor condition |
| NDA069 | 2003 | FORD | TAURUS | MID SIZE SEDAN | 1FAFP52U33A203715 | 81079 | **Scheduled for Decommission |
| NDA083 | 2007 | FORD | ESCAPE HYBRID | COMPACT SUV HYBRID | 1FMYU49H87KA49657 | 95989 | **Scheduled for Decommission |
| NDU011 | 2006 | FORD | F-150 | PICKUP TRUCK | 1FTRF12206NA86481 | 182779 | **Scheduled for Decommission |
| NDU017 | 2006 | FORD | F-150 | PICKUP TRUCK | 1FTRF12296NA86480 | 148654 | **Scheduled for Decommission |
| NDU020 | 2006 | FORD | F-150 | PICKUP TRUCK | 1FTRF12206NA93382 | 175959 | **Scheduled for Decommission |
| NDU024 | 2007 | FORD | F-150 | PICKUP TRUCK | 1FTRF12277NA37683 | 149967 | **Scheduled for Decommission |
| NDU025 | 2007 | FORD | F-150 | PICKUP TRUCK | 1FTRF12297NA37684 | 141059 | **Scheduled for Decommission |
| NDU027 | 2007 | FORD | F-150 | PICKUP TRUCK | 1FTRF12227NA83423 | 149817 | **Scheduled for Decommission |
| NDU030 | 2008 | FORD | F-150 | PICKUP TRUCK | 1FTRF122X8KD34840 | 134133 | **Scheduled for Decommission |
| PDA036 | 2011 | DODGE | CHARGER | FULL SIZE SEDAN | 2B3CL1CG5BH556565 | 103427 | Age,mileage,and repairs |
| PDA051 | 2009 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS57M091196932 | 128268 | Age,mileage,and repairs |
| PDA066 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV7BX119289 | 129375 | AGE/MILES/ENGINE PROBLEMS |
| PDA081 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV2AX135592 | 107856 | **Scheduled for Decommission |
| PDA100 | 2009 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAHP71V89X104595 | 143019 | **Scheduled for Decommission |
| PDA125 | 2007 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71W67X158913 | 83400 | **Scheduled for Decommission |
| PDA155 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV5AX135599 | 99854 | Age,mileage,and repairs |
| PDA162 | 2012 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNLC2E0XCR284771 | 109735 | **Scheduled for Decommission |
| PDA172 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BVXAX135601 | 145729 | Age,mileage,and repairs |
| PDA203 | 2009 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAHP71V69X140351 | 80806 | ACCIDENT - TOTAL LOSS |
| PDA205 | 2009 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS57MX91266159 | 102895 | Age,mileage,and repairs |
| PDA208 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V88X122262 | 138554 | Age,mileage,and repairs |
| PDA215 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV5AX135604 | 119488 | Age,mileage,and repairs |
| PDA234 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV0AX135607 | 124451 | Age,mileage,and repairs |
| PDA244 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV7BX185177 | 137026 | Age,mileage,and repairs |
| PDA257 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV1AX117195 | 106751 | Age,mileage,and repairs |
| PDA271S1 | 2017 | FORD | EXPLORER INTR | MID SIZE SUV | 1FM5K8AR7HGA70945 | 4683 | Wrecked |
| PDA273 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV9BX185178 | 100233 | Age,mileage,and repairs |
| PDA280 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV4AX135612 | 124394 | **Scheduled for Decommission |
| PDA315 | 2009 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS57M791268144 | 106182 | Age,mileage,and repairs |
| PDA325 | 2013 | CHEVROLET | CAPRICE | FULL SIZE SEDAN | 6G1MK5U20DL826237 | 61456 | **Scheduled for Decommission - total loss accident |
| PDA344 | 2012 | CHEVROLET | CAPRICE | FULL SIZE SEDAN | 6G1MK5U24CL606887 | 103068 | Age,mileage,and repairs |
| PDA350 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV5AX135621 | 87560 | Accident Damage-Front End |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|---------|------|-----------|----------------|-----------------|-------------------|----------------|------------------------------|
| PDA353 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V58X167403 | 109482 | Age,mileage,and repairs |
| PDA357 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BVXAX105725 | 118500 | Age,mileage,and repairs |
| PDA382 | 2009 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS57M891266614 | 106084 | **Scheduled for Decommission |
| PDA419 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV2AX117206 | 107300 | Age,mileage,and repairs |
| PDA469 | 2014 | FORD | EXPLORER INTR | MID SIZE SUV | 1FM5K8AR2EGC60048 | 102749 | **Scheduled for Decommission |
| PDA472 | 2016 | CHEVROLET | CAPRICE | FULL SIZE SEDAN | 6G3NS5U26GL216178 | 1625 | ACCIDENT - 25% LOSS |
| PDA5033 | 2002 | FORD | TAURUS | MID SIZE SEDAN | 1FAFP52U42A130823 | 99948 | **Scheduled for Decommission |
| PDA511 | 2014 | CHEVROLET | CAPRICE | FULL SIZE SEDAN | 6G3NS5U24EL962688 | 22200 | ACCIDENT - TOTAL LOSS |
| PDA5126 | 2004 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WF52K649263392 | 116276 | **Scheduled for Decommission |
| PDA5210 | 2007 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZS51806F217114 | 177609 | Age,mileage,and repairs |
| PDA5217 | 2007 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZS58N77F186599 | 101042 | **Scheduled for Decommission |
| PDA5218 | 2007 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZS58N27F186719 | 119042 | **Scheduled for Decommission |
| PDA5228 | 2007 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS55RX79253814 | 142963 | **Scheduled for Decommission |
| PDA5246 | 2007 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZT58N87F217257 | 147756 | Age,mileage,and repairs |
| PDA5251 | 2007 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZT58N67F301884 | 115648 | **Scheduled for Decommission |
| PDA5277 | 2008 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS553489221762 | 120955 | Age,mileage,and repairs |
| PDA5280 | 2008 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS553989223040 | 130683 | Age,mileage,and Trans |
| PDA5284 | 2008 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57N08F195228 | 101917 | **Scheduled for Decommission |
| PDA5285 | 2008 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57NX8F194376 | 117685 | **Scheduled for Decommission |
| PDA5288 | 2008 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57N284199289 | 139050 | Age,mileage,and Trans |
| PDA5295 | 2008 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57NX84202536 | 137034 | **Scheduled for Decommission |
| PDA5296 | 2008 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57N584202864 | 127815 | Age,mileage,and repairs |
| PDA5299 | 2008 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57N084198254 | 119109 | **Scheduled for Decommission |
| PDA5304 | 2008 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57N984201359 | 129726 | **Scheduled for Decommission |
| PDA5310 | 2008 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS553481237829 | 124425 | **Scheduled for Decommission |
| PDA5310 | 2008 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS553481237829 | 124425 | **Scheduled for Decommission |
| PDA5324 | 2009 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57KX94250867 | 108811 | **Scheduled for Decommission |
| PDA5325 | 2009 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57K694253636 | 116605 | **Scheduled for Decommission |
| PDA5326 | 2009 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57K794253399 | 103726 | **Scheduled for Decommission |
| PDA5335 | 2009 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57K294252046 | 117137 | **Scheduled for Decommission |
| PDA5337 | 2009 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57K494252114 | 117414 | **Scheduled for Decommission |
| PDA5338 | 2009 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZG57KX94252473 | 141513 | **Scheduled for Decommission |
| PDA5342 | 2010 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZA5EK5A4127373 | 130976 | **Scheduled for Decommission |
| PDA5343 | 2010 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZA5EK0A4128432 | 107004 | **Scheduled for Decommission |
| PDA5345 | 2010 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZA5EK8A4128954 | 139161 | **Scheduled for Decommission |
| PDA5345 | 2010 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZA5EK8A4128954 | 139161 | **Scheduled for Decommission |
| PDA5346 | 2010 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZA5EK3A4125704 | 114113 | **Scheduled for Decommission |
| PDA5347 | 2010 | CHEVROLET | MALIBU | MID SIZE SEDAN | 1G1ZA5EK7A4126337 | 152393 | Age,mileage,and repairs |
| PDA5351 | 2010 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM3A1136080 | 80485 | Age,mileage,and Trans |
| PDA5353 | 2010 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM1A1137647 | 151961 | **Scheduled for Decommission |
| PDA5353 | 2010 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM1A1137647 | 151961 | **Scheduled for Decommission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|----------|------|-----------|----------------|-----------------|-------------------|----------------|--|
| PDA5354 | 2010 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EMXA1135427 | 115897 | **Scheduled for Decommission |
| PDA5356 | 2010 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM8A1136656 | 113334 | **Scheduled for Decommission |
| PDA5357 | 2010 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM0A1138031 | 117675 | **Scheduled for Decommission |
| PDA5357 | 2010 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM0A1138031 | 117675 | **Scheduled for Decommission |
| PDA5362 | 2010 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM0A1137560 | 116642 | **Scheduled for Decommission |
| PDA5365 | 2010 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EMXA1202365 | 135123 | ACCIDENT - 25% LOSS |
| PDA5368 | 2011 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM7B1200770 | 139694 | **Scheduled for Decommission |
| PDA5371 | 2011 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM2B1203799 | 108357 | **Scheduled for Decommission |
| PDA5372 | 2011 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5EM9B1203248 | 124360 | **Scheduled for Decommission |
| PDA5373 | 2011 | DODGE | CHARGER | FULL SIZE SEDAN | 2B3CL1CGXBH556576 | 104125 | **Scheduled for Decommission |
| PDA5374 | 2011 | DODGE | CHARGER | FULL SIZE SEDAN | 2B3CL1CG1BH556577 | 117657 | **Scheduled for Decommission |
| PDA5377 | 2011 | DODGE | CHARGER | FULL SIZE SEDAN | 2B3CL1CG8BH556575 | 113456 | **Scheduled for Decommission |
| PDA5384 | 2011 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WF5EK6B1278384 | 110528 | **Scheduled for Decommission |
| PDA5388 | 2012 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5E35C1147172 | 102391 | **Scheduled for Decommission |
| PDA5390 | 2012 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5E34C1150547 | 119745 | **Scheduled for Decommission |
| PDA5401 | 2012 | CHEVROLET | IMPALA | FULL SIZE SEDAN | 2G1WD5E33C1215176 | 122310 | Age,mileage,and repairs |
| PDA5402 | 2012 | CHEVROLET | IMPALA | FULL SIZE SEDAN | 2G1WF5E34C1246379 | 128143 | **Scheduled for Decommission |
| PDA5418 | 2012 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5E37C1243448 | 139097 | **Scheduled for Decommission |
| PDA5421 | 2012 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5E30C1239595 | 116478 | **Scheduled for Decommission |
| PDA5422 | 2012 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5E3XC1242262 | 107477 | **Scheduled for Decommission |
| PDA5474 | 2013 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5E33D1248633 | 55306 | **Scheduled for Decommission - accident |
| PDA5514 | 2013 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WD5E30E1119007 | 52762 | ACCIDENT - FRONT END - TOTAL LOSS |
| PDA553 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV7BX118594 | 99479 | Age,mileage,and transmission |
| PDA554 | 2016 | CHEVROLET | CAPRICE | FULL SIZE SEDAN | 6G3NS5U24GL216194 | 10059 | **Scheduled for Decommission - total loss accident |
| PDA5665 | 2017 | FORD | EXPLORER INTR | MID SIZE SUV | 1FM5K8AR5HGB33301 | 1575 | Wrecked-All over |
| PDA575 | 2006 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71W26X103616 | 83331 | Age,mileage,and repairs |
| PDA582 | 2013 | CHEVROLET | CAPRICE | FULL SIZE SEDAN | 6G1MK5U29DL826222 | 59013 | Accident Damage-Front and Rear |
| PDA602 | 2010 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV7AX117217 | 131834 | **Scheduled for Decommission |
| PDA6145 | 2014 | NISSAN | ALTIMA | MID SIZE SEDAN | 1N4AL3AP7EC292248 | 75607 | **Scheduled for Decommission |
| PDA635 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V78X167371 | 98442 | Age,mileage,and repairs |
| PDA641 | 2006 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS551869422530 | 74525 | Age,mileage,and Trans |
| PDA646 | 2012 | DODGE | CHARGER | FULL SIZE SEDAN | 2C3CDXAG9CH205228 | 108665 | Age,mileage,and transmission |
| PDA684 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V98X167386 | 85115 | Age,mileage,and repairs |
| PDA7014N | 1999 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNEK13R9XJ501285 | 233675 | Age,mileage,and repairs |
| PDA7021N | 2001 | CHRYSLER | 300M | MID SIZE SEDAN | 2C3AE66G21H537791 | 179170 | Age,mileage,and Engine |
| PDA722 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V58X170530 | 119987 | **Scheduled for Decommission |
| PDA722 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V58X170530 | 119987 | **Scheduled for Decommission |
| PDA723 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V78X170531 | 131331 | Age,mileage,and Trans |
| PDA732 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V98X170532 | 89121 | Age,mileage,and repairs |
| PDA745 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V48X170535 | 102436 | Age,mileage,and repairs |
| PDA775 | 2009 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAHP71V99X132146 | 95473 | Bad Transmission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|---------|------|---------------|----------------|-----------------|--------------------|----------------|--|
| PDA801 | 2014 | FORD | EXPLORER INTR | MID SIZE SUV | 1FM5K8AR5EGA64993 | 112825 | Age,mileage,and repairs |
| PDA808 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BVXB118606 | 100683 | Age,mileage,and Trans |
| PDA811 | 2006 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WS551269427495 | 121519 | Age,mileage,and repairs |
| PDA812 | 2012 | DODGE | CHARGER | FULL SIZE SEDAN | 2C3CDXAGXCH208977 | 98900 | Age,mileage,and repairs |
| PDA826 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV5BX118612 | 108720 | Vehicle fire |
| PDA851 | 2011 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNLC2E09BR282086 | 179488 | Age,mileage,and repairs |
| PDA867 | 2008 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71V58X170558 | 118370 | **Scheduled for Decommission |
| PDA878 | 2012 | DODGE | CHARGER | FULL SIZE SEDAN | 2C3CDXAG2CH208987 | 107640 | Age,mileage,and repairs |
| PDA880 | 2014 | FORD | EXPLORER INTR | MID SIZE SUV | 1FM5K8AR2EGC60096 | 120531 | Age,mileage,and repairs |
| PDA888 | 2013 | CHEVROLET | CAPRICE | FULL SIZE SEDAN | 6G1MK5U22DL826241 | 65253 | **Scheduled for Decommission - accident |
| PDA892 | 2007 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FAFP71W17X101728 | 107812 | Age,mileage,and repairs |
| PDA923 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV6BX118621 | 78843 | Accident Damage-Rear End |
| PDA929 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BVXB118623 | 111340 | Age,mileage,and repairs |
| PDA932 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV1BX118624 | 132231 | Age,mileage,and repairs |
| PDA935 | 2011 | FORD | CROWN VICTORIA | FULL SIZE SEDAN | 2FABP7BV8BX118636 | 122949 | Age,mileage,and repairs |
| PDA988 | 2012 | DODGE | CHARGER | FULL SIZE SEDAN | 2C3CDXAG1CH205224 | 60087 | ACCIDENT - TOTAL LOSS |
| PDA991 | 2011 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNLC2E06BR282482 | 170528 | AGE/MILES/NEEDS ENGINE |
| PDA996 | 2011 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNLC2E04BR280665 | 134256 | Age,mileage,and repairs |
| PDA998 | 2011 | CHEVROLET | TAHOE | FULL SIZE SUV | 1GNLC2E02BR282401 | 188794 | Accident Damage-Front End |
| PDB121 | 1999 | FORD | E-250 | CARGO VAN | 1FTNE24L4XHA58650 | 58412 | **Scheduled for Decommission |
| PDB136 | 2003 | CHEVROLET | G-3500 (CHEV) | VAN | 1GAHG39U831137510 | 104657 | Age,mileage,and repairs |
| PDB137 | 2003 | CHEVROLET | G-3500 (CHEV) | VAN | 1GAHG39U731137384 | 90305 | Age,mileage,and repairs |
| PDB144 | 2009 | FORD | E-350 | VAN | 1FBSS31L49DA53694 | 92330 | **Scheduled for Decommission |
| PDB330 | 1992 | FORD | E-350 | VAN | 1FBJS31H5NHA51141 | 44049 | **Scheduled for Decommission |
| PDB330 | 1992 | FORD | E-350 | VAN | 1FBJS31H5NHA51141 | 44049 | **Scheduled for Decommission |
| PDB506 | 1994 | CHEVROLET | P-30 | STEP VAN | 1GBKP32NXXR3328167 | 7363 | **Scheduled for Decommission |
| PDB510 | 1997 | DODGE | RAM 2500 VAN | CARGO VAN | 2B6HB21X3VK578589 | 65817 | **Scheduled for Decommission |
| PDB511 | 2005 | FORD | E-350 | CARGO VAN | 1FTSS34P55HA80772 | 50254 | Age,mileage,and repairs |
| PDB517 | 2008 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25K981202471 | 109008 | **Scheduled for Decommission |
| PDB519 | 2008 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25K781208530 | 78601 | Age,mileage,and Engine |
| PDJ001 | 1990 | FORD | F-350 | UTILITY TRUCK | 1FDKF37G5LNB41211 | 18000 | Age and repairs |
| PDU220 | 2006 | FORD | F-250 C/C | PICKUP TRUCK | 1FTSW21YX6ED09834 | 137570 | Age,mileage,and repairs |
| SMA106 | 2006 | CHEVROLET | IMPALA | MID SIZE SEDAN | 2G1WB55K969171946 | 89478 | Age,mileage,and repairs |
| SMA109 | 2015 | CHEVROLET | EQUINOX | COMPACT SUV | 2GNFLEEK3F6324270 | 16441 | **Scheduled for Decommission - total loss accident |
| SMD337 | 1991 | FORD | F-700 | DUMP TRUCK | 1FDXK74P2MVA38181 | 96592 | Age,mileage,and repairs |
| SMD396 | 2002 | INTERNATIONAL | 4700 | DUMP TRUCK | 1HTSCAAL32H407459 | 173020 | **Scheduled for Decommission |
| SMD397 | 2002 | INTERNATIONAL | 4700 | DUMP TRUCK | 1HTSCAAL82H538306 | 87959 | **Scheduled for Decommission |
| SMD424 | 2002 | FREIGHTLINER | FL80 | DUMP TRUCK | 1FVHBXAK82HJ58603 | 94640 | Age,mileage,and repairs |
| SMD428 | 2001 | FREIGHTLINER | FL80 | DUMP TRUCK | 1FVHBXAKX2HK01208 | 118441 | **Scheduled for Decommission |
| SMD501 | 2000 | INTERNATIONAL | 4700 | DUMP TRUCK | 1HTSCAAL3YH288711 | 119712 | **Scheduled for Decommission |
| SMD505 | 2000 | INTERNATIONAL | 4700 | DUMP TRUCK | 1HTSCAAL1YH299206 | 131796 | **Scheduled for Decommission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|---------|------|-----------------|-------------|---------------------------|-------------------|----------------|------------------------------|
| SMD507 | 2005 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAAR65H127507 | 143086 | **Scheduled for Decommission |
| SMD508 | 2001 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAAR85H127508 | 100463 | **Scheduled for Decommission |
| SMD509 | 2005 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAARX5H127509 | 101016 | **Scheduled for Decommission |
| SMD513 | 2005 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAAR15H127513 | 114089 | **Scheduled for Decommission |
| SMD514 | 2005 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAAR35H127514 | 121701 | **Scheduled for Decommission |
| SMD515 | 2005 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAAR55H127515 | 122690 | **Scheduled for Decommission |
| SMD517 | 2005 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAAR95H127517 | 99095 | **Scheduled for Decommission |
| SMD527 | 2006 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAAR36H208899 | 93474 | **Scheduled for Decommission |
| SMD531 | 2006 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAAR16H208903 | 112484 | **Scheduled for Decommission |
| SME612 | 2001 | GRADALL | XL4100 | TRUCK MOUNTED EXCAVATOR | 0411537 | 8385 hrs | Age,mileage,and repairs |
| SMH629 | 1997 | JOHN DEERE | 710D | WHEELED LOADER/BACKHOE | T0710DD830672 | 3085 hrs | **Scheduled for Decommission |
| SMH630 | 1997 | JOHN DEERE | 710D | WHEELED LOADER/BACKHOE | T0710DD830408 | 4557 hrs | **Scheduled for Decommission |
| SMH631 | 1998 | JOHN DEERE | 710D | WHEELED LOADER/BACKHOE | TO710DD839117 | 5260 hrs | Age,mileage,and repairs |
| SMJ201 | 2004 | STERLING | LT7500 | CATCH BASIN CLEANER TRUCK | 2FZHATAK24AM36685 | 103415 | **Scheduled for Decommission |
| SMJ290 | 2002 | FREIGHTLINER | FL80 | CATCH BASIN CLEANER TRUCK | 1FVHBXAK82HJ77801 | 118664 | **Scheduled for Decommission |
| SMJ291 | 2002 | FREIGHTLINER | FL80 | CATCH BASIN CLEANER TRUCK | 1FVHBXAKY2HJ77802 | 107176 | **Scheduled for Decommission |
| SMJ304 | 2009 | INTERNATIONAL | 4400 | POT HOLE PATCH TRUCK | 1HTMSAAR79H163387 | 90642 | **Scheduled for Decommission |
| SMR702 | 1999 | WACKER | RD25 | RIDING ROLLER | 805801104 | 856 hrs | **Scheduled for Decommission |
| SMR823 | 2008 | RAMMAX | P33/24 FCR | WALK BEHIND ROLLER | 280402 | | Age,mileage,and repairs |
| SMU070 | 2003 | FORD | F-150 | PICKUP TRUCK | 1FTRF17283NA49957 | 110238 | **Scheduled for Decommission |
| SMU094 | 2000 | FORD | F-350 C/C | UTILITY TRUCK | 1FDWW36S5YEA70915 | 157120 | Age,mileage,and Engine |
| SMU186 | 2001 | CHEVROLET | C-1500 | PICKUP TRUCK | 1GCEC14V71Z264483 | 88119 | **Scheduled for Decommission |
| SMU187 | 2001 | FORD | F-350 C/C | UTILITY TRUCK | 1FDWW36S91ED06858 | 129286 | Age,mileage,and repairs |
| SMU189 | 2003 | FORD | F-350 C/C | UTILITY TRUCK | 1FDWW36S03EC90052 | 162346 | **Scheduled for Decommission |
| SMU190 | 2005 | FORD | F-350 C/C | UTILITY TRUCK | 1FDWW36Y45EB30635 | 155589 | **Scheduled for Decommission |
| SMU198 | 2005 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W35FA03084 | 89092 | **Scheduled for Decommission |
| SMU300 | 2006 | FORD | F-450 C/C | UTILITY TRUCK | 1FDXW46Y36EC36571 | 161485 | **Scheduled for Decommission |
| SMU307 | 2008 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W18FB53330 | 118281 | **Scheduled for Decommission |
| SMU308 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W99FA31333 | 155807 | **Scheduled for Decommission |
| SNA035 | 2006 | FORD | EXPLORER | MID SIZE SUV | 1FMEU63E66UB17177 | 129348 | **Scheduled for Decommission |
| SND258 | 2005 | FORD | F-650 | DUMP TRUCK | 3FRXF65915V155407 | 150950 | **Scheduled for Decommission |
| SNP130 | 2008 | FREIGHTLINER | M2106 | REARLOADER REFUSE TRUCK | 1FVHCYBSX8HZ20422 | 165043 | **Scheduled for Decommission |
| SNP136 | 2008 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXHANCY48RZ69072 | 182832 | **Scheduled for Decommission |
| SNP138 | 2009 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXHNZBS39R000115 | 124877 | **Scheduled for Decommission |
| SNP650 | 2007 | FREIGHTLINER | M2106 | REARLOADER REFUSE TRUCK | 1FVHCYDCX7HX54505 | 66653 | **Scheduled for Decommission |
| SNP654 | 2008 | FREIGHTLINER | M2106 | REARLOADER REFUSE TRUCK | 1FVHCYBS88HZ20421 | 108705 | **Scheduled for Decommission |
| SNP655 | 2008 | FREIGHTLINER | M2106 | REARLOADER REFUSE TRUCK | 1FVHCYBS18HZ39098 | 104079 | **Scheduled for Decommission |
| SNP656 | 2008 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXHANCY28RZ69071 | 133706 | **Scheduled for Decommission |
| SNP657 | 2008 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXHANCY98RZ69066 | 108527 | **Scheduled for Decommission |
| SNP658 | 2008 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXHANCY88RZ69074 | 169565 | **Scheduled for Decommission |
| SNP667 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C8AM004266 | 133475 | **Scheduled for Decommission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|---------|------|-----------------|---------------|-------------------------|-------------------|----------------|------------------------------|
| SNP668 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04CXAM004267 | 114221 | **Scheduled for Decommission |
| SNP670 | 2009 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXHNZBS99R000121 | 117669 | **Scheduled for Decommission |
| SNP717 | 2008 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXHANCY68RZ69073 | 104986 | **Scheduled for Decommission |
| SNP801 | 2009 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXANZBS79R000099 | 123334 | **Scheduled for Decommission |
| SNP802 | 2009 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXANZBSX9R000100 | 119981 | **Scheduled for Decommission |
| SNP803 | 2009 | AMERICAN LAFRAN | CONDOR(ALF) | REARLOADER REFUSE TRUCK | 5SXANZBS19R000101 | 153337 | **Scheduled for Decommission |
| SNP804 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04CXAM004690 | 128233 | **Scheduled for Decommission |
| SNP805 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C1AM004691 | 146068 | **Scheduled for Decommission |
| SNP806 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C3AM004692 | 123314 | **Scheduled for Decommission |
| SNP807 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C1AM004562 | 140512 | **Scheduled for Decommission |
| SNP808 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C1AM004688 | 148301 | **Scheduled for Decommission |
| SNP809 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C3AM004689 | 156288 | **Scheduled for Decommission |
| SNP811 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C7AM004694 | 140036 | **Scheduled for Decommission |
| SNP812 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C9AM004695 | 127896 | **Scheduled for Decommission |
| SNP813 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C0AM004696 | 122254 | **Scheduled for Decommission |
| SNP814 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C2AM004697 | 126216 | **Scheduled for Decommission |
| SNP815 | 2010 | MACK | LEU613 | AUTOMATED REFUSE TRUCK | 1M2AU04C4AM004698 | 142309 | **Scheduled for Decommission |
| SNP845 | 2012 | AUTOCAR | ACX64 | AUTOMATED REFUSE TRUCK | 5VCACRLE9CH213982 | 109687 | **Scheduled for Decommission |
| SNP847 | 2012 | AUTOCAR | ACX64 | AUTOMATED REFUSE TRUCK | 5VCACRLE2CH213984 | 106646 | **Scheduled for Decommission |
| SNP855 | 2013 | AUTOCAR | ACX64 | AUTOMATED REFUSE TRUCK | 5VCACR8F7CH214744 | 100249 | Vehicle Fire |
| SNU066 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W19KA70217 | 143385 | **Scheduled for Decommission |
| SNU101 | 2010 | FORD | F-150 | PICKUP TRUCK | 1FTMF1C80AKA32671 | 100621 | **Scheduled for Decommission |
| SPB972 | 1987 | FORD | E-150 | CARGO VAN | 1FTDE14NXHHB70572 | 24277 | **Scheduled for Decommission |
| SSB011 | 2007 | FORD | E-350 | CARGO VAN | 1FTSS34L77DB48674 | 71001 | **Scheduled for Decommission |
| SSD471 | 2004 | INTERNATIONAL | 4300 SBA | DUMP TRUCK | 1HTMNAAL04H603915 | 122186 | **Scheduled for Decommission |
| SSM054 | 2010 | VANTAGE | TRUCKALL | UTILITY CART | LFWA1F127AJB00233 | 26458 | **Scheduled for Decommission |
| SSM055 | 2010 | VANTAGE | TRUCKALL | UTILITY CART | LFWA1F125AJB00313 | 13179 | **Scheduled for Decommission |
| SSU038 | 2002 | FORD | F-250 | PICKUP TRUCK | 1FTNF20L32ED07534 | 80579 | Age,mileage,and repairs |
| SSU045 | 2008 | FORD | F-150 | PICKUP TRUCK | 1FTRF12258KC46570 | 110715 | **Scheduled for Decommission |
| TEB274 | 2006 | CHEVROLET | UPLANDER | MINIVAN | 1GNDV23L46D166342 | 145812 | Accident Damage-Front End |
| TEU003 | 1999 | FORD | RANGER | PICKUP TRUCK | 1FTYR14V7XTA39441 | 88957 | **Scheduled for Decommission |
| TEU007 | 2008 | FORD | RANGER | PICKUP TRUCK | 1FTYR14U48PA85861 | 101558 | Accident Damage-All over |
| TMB002 | 2001 | CHEVROLET | G-1500 (CHEV) | CARGO VAN | 1GCEG15M911235897 | 124167 | Age,mileage,and repairs |
| TMB007 | 2000 | FORD | E-150 | CARGO VAN | 1FTRE14W5YHA49608 | 118616 | **Scheduled for Decommission |
| TMU001 | 2001 | CHEVROLET | C-1500 | PICKUP TRUCK | 2GCEC19V011391867 | 115192 | **Scheduled for Decommission |
| TMU004 | 2001 | FORD | F-150 | PICKUP TRUCK | 1FTRF17W21NA58122 | 98830 | **Scheduled for Decommission |
| TOJ498 | 2005 | FORD | F-550 | BUCKET TRUCK | 1FDAF56P85EB48486 | 107033 | Age,mileage,and repairs |
| TOJ503 | 2008 | FORD | F-250 EXT | UTILITY TRUCK | 1FDSX21598ED56807 | 142806 | **Scheduled for Decommission |
| TOU044 | 2001 | FORD | F-250 | PICKUP TRUCK | 1FDNF20S61EC91587 | 97329 | **Scheduled for Decommission |
| TOU047 | 2003 | FORD | F-250 | PICKUP TRUCK | 3FTNF20LX3MB33506 | 92706 | **Scheduled for Decommission |
| TOU049 | 2006 | CHEVROLET | K-1500 | PICKUP TRUCK | 3GCEK14Z56G214758 | 121330 | **Scheduled for Decommission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|----------|------|--------------|---------------|----------------------------|-------------------|----------------|------------------------------|
| TPA054 | 2008 | TOYOTA | YARIS | SMALL SEDAN | JTDJT923485219520 | 111189 | **Scheduled for Decommission |
| TSJ005 | 2008 | CHEVROLET | K-3500 EXT | UTILITY TRUCK | 1GCJK39KX8E191431 | 132881 | **Scheduled for Decommission |
| TSJ103 | 2002 | FORD | F-250 EXT | UTILITY TRUCK | 1FDNX20L52EA91131 | 205041 | **Scheduled for Decommission |
| TSJ414 | 2004 | CHEVROLET | C-2500 EXT | UTILITY TRUCK | 1GCHC29U04E357893 | 187235 | Age,mileage,and Engine |
| TSJ415 | 2005 | CHEVROLET | K-2500 EXT | UTILITY TRUCK | 1GBHK29U45E223901 | 201954 | **Scheduled for Decommission |
| TSJ416 | 2006 | FORD | F-250 EXT | UTILITY TRUCK | 1FDSX21516EC45522 | 144223 | **Scheduled for Decommission |
| WAA032SM | 2005 | CHEVROLET | BLAZER | MID SIZE SUV | 1GNCS13X65K113962 | 94830 | **Scheduled for Decommission |
| WCA079 | 2009 | FORD | ESCAPE | COMPACT SUV | 1FMCU92799KB31103 | 131304 | Accident Damage-Front End |
| WCA500 | 2005 | FORD | TAURUS | MID SIZE SEDAN | 1FAFP53U95A230094 | 100391 | Age,mileage,and Trans |
| WCU101 | 2012 | FORD | F-150 | PICKUP TRUCK | 1FTMF1CF9CFC04092 | 90661 | **Scheduled for Decommission |
| WCU112 | 2012 | FORD | F-150 | PICKUP TRUCK | 1FTMF1CF1CFB96571 | 103598 | **Scheduled for Decommission |
| WCU298 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W19KA75062 | 103680 | **Scheduled for Decommission |
| WCU302 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W49KA75055 | 100600 | **Scheduled for Decommission |
| WCU303 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W69KA75056 | 151947 | **Scheduled for Decommission |
| WCU313 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W59KA75050 | 96342 | **Scheduled for Decommission |
| WCU314 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12WX9KA75044 | 84589 | **Scheduled for Decommission |
| WCU317 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W99KA75049 | 96518 | **Scheduled for Decommission |
| WCU318 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W79KA75051 | 138573 | Age,mileage,and repairs |
| WCU323 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W69KA75042 | 133960 | **Scheduled for Decommission |
| WCU505 | 2008 | FORD | F-150 | PICKUP TRUCK | 1FTRF122X8KD34837 | 111493 | **Scheduled for Decommission |
| WDB003 | 2001 | CHEVROLET | P-42 | STEP VAN | 5T4HP41RX13328845 | 68683 | Age,mileage,and repairs |
| WDB718 | 2006 | DODGE | SPRINTER (DG) | CARGO VAN | WD0PD544565960785 | 75103 | **Scheduled for Decommission |
| WDC208 | 2002 | SULLIVAN | 250 CFM | TRAILER MOUNTED COMPRESSOR | 20845 | 688 hrs | **Scheduled for Decommission |
| WDC210 | 2001 | SULLIVAN | 250 CFM | TRAILER MOUNTED COMPRESSOR | 21137 | 575 hrs | **Scheduled for Decommission |
| WDC216 | 2004 | SULLIVAN | D250Q | TRAILER MOUNTED COMPRESSOR | 23376 | 871 hrs | Accident Damage |
| WDC944 | 2002 | SULLIVAN | 250 CFM | TRAILER MOUNTED COMPRESSOR | 21885 | 1087 hrs | **Scheduled for Decommission |
| WDE001 | 2000 | KOMATSU | PC150 | TRACKED EXCAVATOR | K32192 | 2556 hrs | **Scheduled for Decommission |
| WDH613 | 1999 | FORD | 555E (FORD) | WHEELED LOADER/BACKHOE | 31013584 | 4994 hrs | Age,mileage,and repairs |
| WDH614 | 1999 | KUBOTA | L235 | WHEELED LOADER/BACKHOE | 64663 | 1603 hrs | **Scheduled for Decommission |
| WDH620 | 2001 | FORD | 555CP2 | WHEELED LOADER/BACKHOE | 31028174 | 4694 hrs | Age,mileage,and repairs |
| WDH730 | 2007 | CASE | 590SM2 | WHEELED LOADER/BACKHOE | N7C431717 | 4146 hrs | Age,mileage,and repairs |
| WDJ410 | 2010 | FORD | F-450 C/C | UTILITY TRUCK | 1FDAW4GR4AEA16863 | 115499 | **Scheduled for Decommission |
| WDJ609 | 2007 | FORD | F-450 | UTILITY TRUCK | 1FDXF46P97EA47187 | 122291 | **Scheduled for Decommission |
| WDJ611 | 2007 | FORD | F-450 | UTILITY TRUCK | 1FDXF46P27EA47189 | 150182 | **Scheduled for Decommission |
| WDJ613 | 2007 | FORD | F-450 | UTILITY TRUCK | 1FDXF46P07EA47188 | 134414 | **Scheduled for Decommission |
| WDJ616 | 2006 | FORD | F-450 | UTILITY TRUCK | 1FDXF46P77EA47186 | 155208 | **Scheduled for Decommission |
| WDJ617 | 2007 | FORD | F-450 | UTILITY TRUCK | 1FDXF47P77EA86780 | 184334 | **Scheduled for Decommission |
| WDJ622 | 2007 | FORD | F-550 | UTILITY TRUCK | 1FDAF57P17EB11541 | 131228 | **Scheduled for Decommission |
| WDJ712 | 2007 | FORD | F-550 C/C | UTILITY TRUCK | 1FDAW57R28EB07341 | 132236 | **Scheduled for Decommission |
| WDJ824 | 1999 | FREIGHTLINER | FL80 | CRANE TRUCK | 1FVXJAB9XH977963 | 43950 | **Scheduled for Decommission |
| WDJ829 | 2000 | FREIGHTLINER | FL70 | UTILITY TRUCK | 1FV6HJAA8YHG23337 | 20383 | **Scheduled for Decommission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|---------|------|---------------|------------|----------------------------|-------------------|----------------|------------------------------|
| WDJ840 | 2000 | CHEVROLET | C-3500 | UTILITY TRUCK | 1GBKC34F2YF492916 | 105157 | **Scheduled for Decommission |
| WDJ841 | 2001 | INTERNATIONAL | 4700 | UTILITY TRUCK | 1HTSCAAN41H389067 | 88852 | **Scheduled for Decommission |
| WDJ846 | 2002 | INTERNATIONAL | 4700 | UTILITY TRUCK | 1HTSCAAN42H555671 | 97683 | **Scheduled for Decommission |
| WDQ425 | 2003 | TARGET | PRO 65 III | CONCRETE SAW | 389247 | 390 hrs | **Scheduled for Decommission |
| WDU600 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX148X9KB12041 | 131946 | **Scheduled for Decommission |
| WDU602 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX14839KB12043 | 110010 | **Scheduled for Decommission |
| WDU603 | 2009 | FORD | F-250 | PICKUP TRUCK | 1FTSF20R99EA97863 | 95811 | **Scheduled for Decommission |
| WDU815 | 2008 | CHEVROLET | C-1500 | PICKUP TRUCK | 1GCEC14C78Z200369 | 100074 | **Scheduled for Decommission |
| WDU821 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12268KE25166 | 136524 | **Scheduled for Decommission |
| WDU822 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W29KA68718 | 93623 | **Scheduled for Decommission |
| WDY950 | 2009 | HUDSON | HCB-10 | FLAT BED TRAILER | 10HHBC10291000009 | | **Scheduled for Decommission |
| WDZ911N | 1972 | FORD | 555CP2 | ARC WELDER GENERATOR | 72-643444 | | Age,mileage,and repairs |
| WDZ923 | 2002 | INGERSOL RAND | TC13 | RIDING ROLLER | 170919 | 160 hrs | **Scheduled for Decommission |
| WEA057 | 2002 | CHEVROLET | BLAZER | MID SIZE SUV | 1GNCS13WX2K218880 | 55487 | **Scheduled for Decommission |
| WEA058 | 2004 | CHEVROLET | SUBURBAN | FULL SIZE SUV | 3GNKG26U54G122456 | 116961 | **Scheduled for Decommission |
| WEU102 | 2011 | FORD | F-150 C/C | PICKUP TRUCK | 1FTFX1CF0BFC21576 | 121319 | **Scheduled for Decommission |
| WEU147 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W09FA88391 | 103359 | **Scheduled for Decommission |
| WEU148 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W29FA88392 | 114658 | **Scheduled for Decommission |
| WEU151 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W89FA88395 | 114233 | **Scheduled for Decommission |
| WEU152 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12WX9FA88396 | 159538 | **Scheduled for Decommission |
| WEU153 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W19FA88397 | 128674 | **Scheduled for Decommission |
| WEU155 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W59FA88399 | 108944 | **Scheduled for Decommission |
| WEU156 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W89FA88400 | 127703 | **Scheduled for Decommission |
| WEU157 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12WX9FA88401 | 172499 | **Scheduled for Decommission |
| WEU158 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W19FA88402 | 130391 | **Scheduled for Decommission |
| WEU160 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W59FA88404 | 105994 | **Scheduled for Decommission |
| WEU162 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12W99FA88406 | 140259 | **Scheduled for Decommission |
| WEU306 | 2009 | FORD | F-150 | PICKUP TRUCK | 1FTRF12W19KA75059 | 93331 | **Scheduled for Decommission |
| WEU433 | 2008 | FORD | RANGER | PICKUP TRUCK | 1FTYR14U98PA83295 | 96825 | **Scheduled for Decommission |
| WEU434 | 2008 | FORD | RANGER | PICKUP TRUCK | 1FTYR14U08PA83296 | 110223 | **Scheduled for Decommission |
| WEU435 | 2008 | FORD | RANGER | PICKUP TRUCK | 1FTYR14U28PA83297 | 108840 | **Scheduled for Decommission |
| WEU436 | 2009 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX12WX8FB55979 | 91396 | **Scheduled for Decommission |
| WEU504 | 2005 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX14W35NB16584 | 113779 | **Scheduled for Decommission |
| WFO032N | 2005 | FORD | F-150 | PICKUP TRUCK | 1FTRF12205NA99150 | 105297 | **Scheduled for Decommission |
| WFO033N | 2005 | FORD | F-150 | PICKUP TRUCK | 1FTRF12285NB16583 | 102694 | **Scheduled for Decommission |
| WSA029 | 2006 | CHEVROLET | SUBURBAN | FULL SIZE SUV | 3GNKG26U56G211284 | 102255 | **Scheduled for Decommission |
| WSB006 | 2003 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25U731210904 | 77309 | **Scheduled for Decommission |
| WSC400 | 1994 | INGERSOL RAND | RX65 | TRAILER MOUNTED COMPRESSOR | 243177VAE328 | 1492 hrs | **Scheduled for Decommission |
| WSC500 | 2008 | SULLAIR | 225H | TRAILER MOUNTED COMPRESSOR | 200811140090 | 363 hrs | Age,mileage,and repairs |
| WSC918 | 2002 | SULLIVAN | 250 CFM | TRAILER MOUNTED COMPRESSOR | 22027 | 1125 hrs | **Scheduled for Decommission |
| WSD600 | 2006 | INTERNATIONAL | 4400 | DUMP TRUCK | 1HTMSAAR86H342839 | 112846 | **Scheduled for Decommission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|---------|------|----------------|-----------------|-----------------------------|-------------------|----------------|------------------------------|
| WSD601 | 2006 | FORD | F-650 | DUMP TRUCK | 3FRWF65S66V372113 | 163301 | **Scheduled for Decommission |
| WSD602 | 2006 | FORD | F-650 | DUMP TRUCK | 3FRWF65S86V372114 | 109018 | **Scheduled for Decommission |
| WSD603 | 2006 | FORD | F-650 | DUMP TRUCK | 3FRWF65SX6V372115 | 141255 | **Scheduled for Decommission |
| WSE860 | 2008 | HYUNDAI | R80-7A | TRACKED EXCAVATOR | N10310018 | 6893 hrs | **Scheduled for Decommission |
| WSE861 | 2008 | HYUNDAI | R80-7A | TRACKED EXCAVATOR | N10310011 | 6983 hrs | **Scheduled for Decommission |
| WSJ200 | 2010 | FORD | F-250 | UTILITY TRUCK | 1FDSF2AR5AEA32880 | 244367 | **Scheduled for Decommission |
| WSJ501 | 2010 | FORD | F-550 | UTILITY TRUCK | 1FDAF5GR1AEA02277 | 200248 | **Scheduled for Decommission |
| WSJ617 | 2007 | FORD | F-450 | UTILITY TRUCK | 1FDXF46P57EA47185 | 138499 | **Scheduled for Decommission |
| WSJ709 | 2008 | FORD | F-450 | UTILITY TRUCK | 1FDXF47R98EB07342 | 136084 | Age, mileage, and repairs |
| WSJ711 | 2008 | FORD | F-450 | UTILITY TRUCK | 1FDXF46R98EB07343 | 109133 | **Scheduled for Decommission |
| WSJ872 | 2000 | CHEVROLET | K-3500 C/C | UTILITY TRUCK | 1GBHK33J7YF488895 | 159598 | **Scheduled for Decommission |
| WSJ876 | 2002 | INTERNATIONAL | 4700 | UTILITY TRUCK | 1HTSCAN62H551895 | 126115 | **Scheduled for Decommission |
| WST855 | 2001 | NEW HOLLAND | T-SERIES | UTILITY TRACTOR | G501283 | 2170 hrs | **Scheduled for Decommission |
| WST856 | 2001 | JOHN DEERE | 4610 | UTILITY TRACTOR | 465087 | 695 hrs | **Scheduled for Decommission |
| WSU209 | 2005 | FORD | F-150 | PICKUP TRUCK | 1FTRF12265NB79018 | 103110 | **Scheduled for Decommission |
| WSU210 | 2005 | FORD | F-150 | PICKUP TRUCK | 1FTRF12215NB79055 | 103723 | **Scheduled for Decommission |
| WSU211 | 2005 | FORD | F-150 | PICKUP TRUCK | 1FTRF12285NB64147 | 205200 | **Scheduled for Decommission |
| WSU213 | 2005 | FORD | F-150 | PICKUP TRUCK | 1FTRF12205NB00412 | 89601 | **Scheduled for Decommission |
| WSU215 | 2005 | FORD | F-150 | PICKUP TRUCK | 1FTRF12205NB76826 | 86004 | **Scheduled for Decommission |
| WSV974 | 2002 | SRECO | HM516TR | SEWER RODDER | 4H5B1626L022526 | | **Scheduled for Decommission |
| WSX060 | 1993 | N/A | N/A | MOWER | SERIAL | | **Scheduled for Decommission |
| WSX061 | 1994 | N/A | N/A | MOWER | SERIAL | | **Scheduled for Decommission |
| WSX062 | 1993 | SMOKE GENE | RATOR | BLOWER | UNKNOWN | | **Scheduled for Decommission |
| WSY001 | 2000 | VINTAGE | VC610 | FLAT BED TRAILER | 5BWUV1013Y2001027 | | Age, mileage, and repairs |
| WSZ145 | 2002 | TARGET | PRO 65 III | CONCRETE SAW | 362333 | 339 hrs | **Scheduled for Decommission |
| WSZ161 | 2006 | SOLAR TECH INC | SILENT SENTINEL | TRAILER MOUNTED ARROW BOARD | 52146L | | Accident Damage |
| WSZ810 | 1992 | MAGNETEK | RD2500 | SKID MOUNTED GENERATOR | BK06T624 | 65 hrs | **Scheduled for Decommission |
| WSZ811 | 1994 | N/A | N/A | SKID MOUNTED GENERATOR | 355242 | | **Scheduled for Decommission |
| WWA030 | 2008 | FORD | ESCAPE HYBRID | COMPACT SUV HYBRID | 1FMCU59H38KB75474 | 34925 | **Scheduled for Decommission |
| WWA503 | 2004 | CHEVROLET | BLAZER | MID SIZE SUV | 1GNDT13X94K165344 | 78966 | **Scheduled for Decommission |
| WWB042 | 2006 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25VX61127206 | 152217 | **Scheduled for Decommission |
| WWB043 | 2006 | CHEVROLET | G-2500 | CARGO VAN | 1GCGG25V061209736 | 152704 | **Scheduled for Decommission |
| WWC915 | 1986 | SULLIVAN | DO185Q4 | TRAILER MOUNTED COMPRESSOR | UNKNOWN | 109 hrs | **Scheduled for Decommission |
| WWC916 | 1993 | SULLIVAN | 250 CFM | TRAILER MOUNTED COMPRESSOR | 11947 | 631 hrs | **Scheduled for Decommission |
| WWJ200 | 1997 | FORD | F-350 | UTILITY TRUCK | 1FDJF37H0VEB74091 | 26414 | **Scheduled for Decommission |
| WWJ201 | 2000 | FORD | F-250 EXT | UTILITY TRUCK | 1FDNX20L0YEB51101 | 36211 | **Scheduled for Decommission |
| WWJ211 | 2003 | CHEVROLET | C-2500 | UTILITY TRUCK | 1GBGC24U83Z271181 | 31339 | **Scheduled for Decommission |
| WWJ303 | 2000 | STERLING | CF7000 | CRANE TRUCK | 2FZHAJAB6YAG92938 | 12146 | **Scheduled for Decommission |
| WWL664 | 2002 | KUBOTA | R420S | SKID STEER LOADER | 11215 | 1779 hrs | **Scheduled for Decommission |
| WWN654 | 2000 | SCAG | STT61A-25CH | RIDING MOWER | 5450673 | 1133 hrs | **Scheduled for Decommission |
| WWT500 | 1979 | CASE | 380 CASE | UTILITY TRACTOR | 1101904 | 2055 hrs | **Scheduled for Decommission |

| EQUIP.# | YEAR | MAKE | MODEL | DESCRIPTION | SERIAL NUMBER | Mileage / Hrs. | REMOVAL REASON |
|---------|---|-------------|------------|---------------------------------|-------------------|----------------|------------------------------|
| WWT603 | 1991 | NEW HOLLAND | AL412A | UTILITY TRACTOR | UL31355 | 2724 hrs | **Scheduled for Decommission |
| WWU044 | 2000 | FORD | F-150 | PICKUP TRUCK | 1FTRF17W0YNA61918 | 109290 | **Scheduled for Decommission |
| WWU054 | 2003 | FORD | F-150 | PICKUP TRUCK | 2FTRF17253CB00059 | 167788 | **Scheduled for Decommission |
| WWU060 | 2006 | FORD | F-150 | PICKUP TRUCK | 1FTRF12216NA86487 | 104622 | **Scheduled for Decommission |
| WWU061 | 2006 | FORD | F-150 | PICKUP TRUCK | 1FTRF12236NA86488 | 47363 | **Scheduled for Decommission |
| WWU112 | 2001 | CHEVROLET | S-10 | PICKUP TRUCK | 1GCCS19W118156085 | 48518 | **Scheduled for Decommission |
| WWU114 | 2005 | CHEVROLET | COLORADO | PICKUP TRUCK | 1GCCS196358200822 | 84997 | **Scheduled for Decommission |
| WWU115 | 2005 | CHEVROLET | COLORADO | PICKUP TRUCK | 1GCCS196458201512 | 95119 | **Scheduled for Decommission |
| WWU1705 | 2005 | CHEVROLET | SILVERADO | PICKUP TRUCK | 1GCEC14X75Z290203 | 120236 | **Scheduled for Decommission |
| WWU2105 | 2005 | CHEVROLET | SILVERADO | PICKUP TRUCK | 1GCHK29285E276837 | 145206 | **Scheduled for Decommission |
| WWU3702 | 2002 | FORD | F-150 EXT | PICKUP TRUCK | 1FTRX18W92NB24047 | 135572 | **Scheduled for Decommission |
| WWU4604 | 2004 | CHEVROLET | SILVERADO | PICKUP TRUCK | 1GBJK34244E272303 | 159020 | **Scheduled for Decommission |
| WWY855 | 1982 | HUDSON | HSE12 | FLAT BED TRAILER | 10HHT1609C1000011 | | **Scheduled for Decommission |
| WWZ005 | 2005 | JCB | 940 RTFL | FORKLIFT | 824655 | 1700 hrs | **Scheduled for Decommission |
| WWZ006 | 2009 | LANDA | PGHW5-3000 | TRAILER MOUNTED PRESSURE WASHER | P0200-36995 | | **Scheduled for Decommission |
| | | | | | | | |
| | Various other small tools and equipment | | | | | | |
| | ** Note: Listed vehicles and equipment are scheduled for disposal, pending final decommissioning. | | | | | | |
| | | | | | | | |

NORTH CAROLINA

MECKLENBURG COUNTY

DELEGATION OF AUTHORITY
TO TRANSFER TITLES

Rex E. Dye and/or Kay Elmore are hereby authorized to execute on behalf of City of Charlotte such documents as may be necessary to evidence the transfer of titles for the specific vehicles declared as surplus by the City Manager upon the sale of said vehicles at the date and time set forth below:

Date: September 16, 2017 at 9am

Location: 5550 Wilkinson Blvd, Charlotte, North Carolina 28208

This is the _____ day of _____, 2017.

Signature: _____

Title: _____

CHARLOTTE CITY COUNCIL

Resolution Authorizing Sale of Personal Property by Public Auction

Whereas, North Carolina General Statute 160A-270(b) allows the City Council to sell personal property at public auction upon adoption of a resolution authorizing the appropriate official to dispose of the property at public auction and;

Whereas, the City Manager has recommended that the property listed on the attached (Exhibit A) be declared as surplus and sold at public auction; now therefore,

Be it resolved, by the Charlotte City Council that the City Manager or his designee is authorized to sell by public auction on September 16, 2017 at 9am the surplus property described on (Exhibit A), at the City's Asset Recovery and Disposal facility, 5550 Wilkinson Blvd, Charlotte, North Carolina, as per the terms and conditions specified in the Auctioneer Services contract approved by City Council and in accordance with General Statute 160A-270(b). The terms of the sale shall be net cash. The City Manager or his designee is directed to publish at least once and not less than ten days before the date of the auction, a copy of this resolution or a notice summarizing its content as required by North Carolina General Statute 160A-270(b).

Adopted on this _____ day of _____, 2017

CERTIFICATION



Agenda Date: 8/28/2017

Agenda #: 41. File #: 15-6127 Type: Consent Item

Refund of Property Taxes

Action:

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$19,480.40.

Staff Resource(s):

Randy Harrington, Management and Financial Services
Robert Campbell, Management and Financial Services

Explanation

- Mecklenburg County notified and provided the City the list of Property Tax refunds due to clerical or assessment error.

Attachment(s)

Taxpayers and Refunds Requested
Resolution Property Tax Refunds

Taxpayers and Refunds Requested

| | | |
|------------------------------|----|------------------|
| ADVANCE RESOURCES LLC | \$ | 4.01 |
| GLANDON CAPITAL GROUP LLC | \$ | 71.88 |
| GLANDON CAPITAL GROUP LLC | \$ | 2.57 |
| HITACHI DATA SYSTEMS | \$ | 620.44 |
| RUSH TRUCK LEASING CHARLOTTE | \$ | 18,625.57 |
| UNIQUE DESIGN SURFACES | \$ | 155.93 |
| | \$ | <u>19,480.40</u> |

A RESOLUTION AUTHORIZING THE REFUND OF PROPERTY TAXES

Reference is made to the schedule of "Taxpayers and Refunds Requested" attached to the Docket for consideration of the City Council. On the basis of that schedule, which is incorporated herein, the following facts are found:

1. The City-County Tax Collector has collected property taxes from the taxpayers set out on the list attached to the Docket.
2. The City-County Tax Collector has certified that those taxpayers have made proper demand in writing for refund of the amounts set out on the schedule within the required time limits.
3. The amounts listed on the schedule were collected through either a clerical or assessment error.

NOW, THEREFORE, BE RESOLVED by the City Council of the City of Charlotte, North Carolina, in regular session assembled this 28th day of August 2017 that those taxpayers listed on the schedule of "Taxpayers and Refunds Requested" be refunded in the amounts therein set up and that the schedule and this resolution be spread upon the minutes of this meeting.



Agenda Date: 8/28/2017

Agenda #: 42. File #: 15-6143 Type: Consent Item

Meeting Minutes

Action:

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

- **July 17, 2017, Zoning Meeting**
- **July 24, 2017, Business Meeting**

Staff Resource(s):

Stephanie Kelly, City Clerk



Agenda Date: 8/28/2017

Agenda #: 43. **File #:** 15-5997 **Type:** Consent Item

Property Transactions - 7300 Steele Creek Road

Action: **Approve the following Property Acquisition - 7300 Steele Creek Road.**

Project: Airport Environmental Impact Statement Mitigation Land

Owner(s): Steele Creek Post 221 American Legion

Property Address: 7300/7308 Steele Creek Road

Total Parcel Area: 12.21 Acres

Property to be acquired by Easements: N/A

Structures/Improvements to be impacted: Commercial Buildings

Landscaping to be impacted: Trees and shrubs

Zoned: R-3

Use: Family-residential

Tax Code: 141-261-48

Purchase Price: \$916,000 and all relocation benefits in compliance with federal, state, and local regulations.

Council District: N/A



Agenda Date: 8/28/2017

Agenda #: 44. **File #:** 15-6046 **Type:** Consent Item

Property Transactions - Hawkins Street Sidewalk Gaps, Parcel #2

Action: **Approve the following Condemnation: Hawkins Street Sidewalk Gaps, Parcel #2**

Project: Hawkins Street Sidewalk Gaps, Parcel #2

Owner(s): MCP Ashton South End, LLC

Property Address: 125 West Tremont Avenue

Total Parcel Area: 110,904 sq. ft. (2.546 ac.)

Property to be acquired by Easements: 41 sq. ft. (.001 ac.) in Sidewalk and Utility Easement, plus 52 sq. ft. (.001 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: TOD

Use: Multi-family

Tax Code: 121-031-10

Appraised Value: \$2,900

Property Owner's Counteroffer: \$5,750

Property Owner's Concerns: Property owner is concerned with the environmental language in the conveyance document.

City's Response to Property Owner's Concerns: Staff is working with the property owner's representative to determine language that is acceptable to both parties.

Recommendation: To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 3



Agenda Date: 8/28/2017

Agenda #: 45. **File #:** 15-6047 **Type:** Consent Item

Property Transactions - 511 South Main Street Sanitary Sewer, Parcel #1

Action: **Approve the following Condemnation: 511 South Main Street Sanitary Sewer, Parcel #1**

Project: 511 South Main Street Sanitary Sewer, Parcel #1

Owner(s): John Leconte Cathey

Property Address: 542 Walnut Street

Total Parcel Area: 69,703 sq. ft. (1.600 ac.)

Property to be acquired by Easements: 641 sq. ft. (.015 ac.) in Sanitary Sewer Easement, plus 5,513 sq. ft. (.127 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: VIP

Use: Single-family Residential - Rural Acreage

Tax Code: 007-051-22

Appraised Value: \$3,625

Property Owner's Concerns: The property owner does not support the project and has become non-responsive.

City's Response to Property Owner's Concerns: Staff explained the necessity of the project to the property owner.

Recommendation: To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: N/A (Davidson)



Agenda Date: 8/28/2017

Agenda #: 46. **File #:** 15-6048 **Type:** Consent Item

Property Transactions - 511 South Main Street Sanitary Sewer, Parcel #2

Action: **Approve the following Condemnation: 511 South Main Street Sanitary Sewer, Parcel #2**

Project: 511 South Main Street Sanitary Sewer, Parcel #2

Owner(s): William Richard Griffith

Property Address: 632 Village Main Circle

Total Parcel Area: 66,416 sq. ft. (1.525 ac.)

Property to be acquired by Easements: 2,218 sq. ft. (.051 ac.) in Sanitary Sewer Easement, plus 6,266 sq. ft. (.144 ac.) in Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: VIP

Use: Single-family Residential - Rural Acreage

Tax Code: 007-051-17

Appraised Value: \$1,450

Outstanding Concerns: The property owner's representative currently has no concerns and is reviewing the project information.

Recommendation: To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: N/A (Davidson)



Agenda Date: 8/28/2017

Agenda #: 47.File #: 15-6053 Type: Consent Item

Property Transactions - Rocky River Road Improvement, Parcels #30, 31, 32, and 33

Action: **Approve the following Condemnation: Rocky River Road Improvement, Parcels #30, 31, 32, and 33**

Project: Rocky River Road Improvement, Parcels #30, 31, 32, and 33

Owner(s): Adams Homes AEC, LLC

Property Address: 7506, 7510, 7514 and 7518 Rockland Drive

Total Parcel Area: 32,206 sq. ft. (.739 ac.)

Property to be acquired by Fee: 32,206 sq. ft. (.739 ac.) in Fee Simple

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: R-3

Use: Single-family Residential

Tax Code: 049-222-71, 049-222-69, 049-222-68 and 049-222-70

Appraised Value: \$44,000

Counter Offer: \$120,000

Property Owner's Concerns: Property owner is concerned with the compensation amount offered.

City's Response to Property Owner's Concerns: Staff informed property owner they could obtain their own appraisal in order to justify a counter offer.

Recommendation: To avoid delay in the project schedule, staff recommends proceeding to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

Council District: 4



Agenda Date: 8/28/2017

Agenda #: 48. **File #:** 15-6140 **Type:** Consent Item

Property Transactions - 5312 Wilkinson Boulevard

Action: **Approve the following Property Acquisition - 5312 Wilkinson Boulevard**

Project: Airport Area Master Plan (Project AAMP)

Owner(s): Florian Balaj and Oltita Balaj

Property Address: 5312 Wilkinson Boulevard

Total Parcel Area: .596 acres

Property to be acquired by Easements: N/A

Structures/Improvements to be impacted: Commercial Building

Landscaping to be impacted: Trees and shrubs

Zoned: I-2

Use: Industrial

Tax Code: 061-271-08

Purchase Price: \$520,000 in compliance with federal, state, or local regulations

Council District: 3



Agenda Date: 8/28/2017

Agenda #: 49. **File #:** 15-6141 **Type:** Consent Item

Property Transactions - 5330 Wilkinson Boulevard

Action: **Approve the following Property Acquisition - 5330 Wilkinson Boulevard**

Project: Airport Area Master Plan (Project AAMP)

Owner(s): Florian Balaj

Property Address: 5330 Wilkinson Boulevard

Total Parcel Area: .441 acres

Property to be acquired by Easements: N/A

Structures/Improvements to be impacted: Commercial Building

Landscaping to be impacted: Trees and shrubs

Zoned: I-2

Use: Industrial

Tax Code: 061-271-06

Purchase Price: \$880,000 in compliance with federal, state, or local regulations.

Council District: 3



Agenda Date: 8/28/2017

Agenda #: 50. File #: 15-6036 Type: Consent Item

Reference - Charlotte Business INClusion Policy

The following excerpts from the City's Charlotte Business INClusion Policy are intended to provide further explanation for those agenda items which reference the Charlotte Business INClusion Policy in the business meeting agenda.

Part A: Administration & Enforcement

Appendix Section 20: Contract: For the purposes of establishing an MWSBE subcontracting goal on a Contract, the following are examples of contract types:

- Any agreement through which the City procures services from a Business Enterprise, other than Exempt Contracts.
- Contracts include agreements and purchase orders for (a) construction, re-construction, alteration and remodeling; (b) architectural work, engineering, surveying, testing, construction management and other professional services related to construction; and (c) services of any nature (including but not limited to general consulting and technology-related services) , and (d) apparatus, supplies, goods or equipment.
- The term "Contract" shall also include Exempt Contracts for which an SBE, MBE or WBE Goal has been set.
- Financial Partner Agreements, Development Agreements, and Construction Manager-at-Risk Agreements shall also be deemed "Contracts," but shall be subject to the provisions referenced in the respective Parts of the Charlotte Business INClusion Program Policy.

Appendix Section 27: Exempt Contracts: Contracts that fall within one or more of the following categories shall be "Exempt Contracts" from all aspects of the Charlotte Business INClusion Policy, unless the Department responsible for procuring the Contract decides otherwise:

No Competitive Process Contracts: Contracts or purchase orders that are entered into without a competitive process, or entered into based on a competitive process administered by an entity other than the City shall be Exempt Contracts, including but not limited to contracts that are entered into by sole sourcing, piggybacking, buying off the North Carolina State contract, buying from a competitive bidding group purchasing program as allowed under G.S. 143-129(e)(3), or using the emergency procurement procedures established by the North Carolina General Statutes.

Managed Competition Contracts: Managed competition contracts pursuant to which a City Department or division competes with Business Enterprises to perform a City function shall be Exempt Contracts.

Real Estate Leasing and Acquisition Contracts: Contracts for the acquisition or lease of real estate shall be Exempt Contracts.

Federal Contracts Subject to DBE Requirements: Contracts that are subject to the U.S. Department

Agenda #: 50. File #: 15-6036 Type: Consent Item

of Transportation Disadvantaged Business Enterprise Program as set forth in 49 CFR Part 26 or any successor legislation shall be Exempt Contracts.

State Contracts Subject to MWBE Requirements: Contracts for which a minority and women business participation goal is set pursuant to G.S. 143-128.2(a) due to a building project receiving funding from the State of North Carolina shall be Exempt Contracts.

Financial Partner Agreements with DBE or MWBE Requirements: Contracts that are subject to a disadvantaged business development program or minority and women business development program maintained by a Financial Partner shall be Exempt Contracts.

Interlocal Agreements: Contracts with other units of federal, state, or local government shall be Exempt Contracts.

Contracts for Legal Services: Contracts for legal services shall be Exempt Contracts, unless otherwise indicated by the City Attorney.

Contracts with Waivers: Contracts for which the SBO Program Manager or the City Manager waives the SBO Program requirements shall be Exempt Contracts (such as when there are no SBE subcontracting opportunities on a Contract).

Special Exemptions: Contracts where the Department and the Program Manager agree that the Department had no discretion to hire an SBE (e.g., emergency contracts or contracts for banking or insurance services) shall be Exempt Contracts.

Appendix Section 35: Informal Contracts: Contracts and purchase orders through which the City procures services from a Business Enterprise that fall within one of the following two categories:

Construction Contracts Less Than or Equal To \$500,000:

Service and Commodities Contracts That Are Less Than or Equal To \$100,000:

Part B: Formal Construction Bidding

Part B: Section 2.1: When the City Solicitation Documents for a Construction Contract contain an MWSBE Goal, each Bidder must either: (a) meet the MWSBE Goal, or (b) comply with the Good Faith Negotiation and Good Faith Efforts requirements. Failure to do so constitutes grounds for rejection of the Bid. The City Solicitation Documents will contain certain forms that Bidders must complete to document having met these requirements.

Part B: Section 2.3: No Goals When There Are No Subcontracting Opportunities.

The City shall not establish Subcontracting Goals for Contracts where: a) there are no subcontracting opportunities identified for the Contract; or b) there are no SBEs, MBEs or WBEs (as applicable) to perform scopes of work or provide products or services that the City regards as realistic opportunities for subcontracting.

Part C: Services Procurement

Part C: Section 2.1: When the City Solicitation Documents for a Service Contract do not contain an SBE Goal, each Proposer must negotiate in good faith with each MWSBE that responds to the Proposer's solicitations and each MWSBE that contacts the Proposer on its own accord. Additionally, the City may negotiate a Committed SBE Goal with the successful Proposer after the Proposal Opening.

Part C: Section 2.1: No Goal When There Are No MWSBE Subcontracting Opportunities. The City shall not establish an MWSBE Goal for Service Contracts where there are no MWSBEs certified to perform the

scopes of work that the City regards as realistic opportunities for subcontracting.

Part D: Post Contract Award Requirements

Part D: Section 6: New Subcontractor Opportunities/Additions to Scope, Contract Amendments

If a Contractor elects to subcontract any portion of a Contract that the Contractor did not previously identify to the City as a subcontracting opportunity, or if the scope of work on a Contract increases for any reason in a manner that creates a new MWSBE subcontracting opportunity, the City shall either:

- Notify the Contractor that there will be no Supplemental MWSBE Goal for the new work; or
- Establish and notify the Contractor of a Supplemental MWSBE Goal for the new work.



Agenda Date: 8/28/2017

Agenda #: 51. File #: 15-6038 Type: Consent Item

Reference - Property Acquisitions and Condemnations

- The City has negotiated in good faith to acquire the properties set forth below
- For acquisitions, the property owner and staff have agreed on a price based on appraisals and/or estimates.
- In the case of condemnations, the value was established by an independent, certified appraisal followed by a third-party appraisal review.
- Real Estate staff diligently attempts to contact all property owners by:
 - Sending introductory letters via regular and certified mail,
 - Making several site visits,
 - Leaving door hangers and business cards,
 - Seeking information from neighbors,
 - Searching the internet,
 - Obtaining title abstracts, and
 - Leave voice messages.
- For most condemnation cases, City staff and the property owner(s) have been unable to reach a settlement. In some cases, condemnation is necessary to ensure a clear title to the property.
- If the City Council approves the resolutions, the City Attorney's office will initiate condemnation proceedings. As part of the condemnation process, real estate staff and the City Attorney's Office will continue to negotiate, including court-mandated mediation, in an attempt to resolve the matter. Most condemnation cases are settled by the parties prior to going to court.
- If a settlement cannot be reached, the case will proceed to a trial before a judge or jury to determine "just compensation."
- Full text of each resolution is on file with the City Clerk's Office.
- The definition of easement is a right created by grant, reservation, agreement, prescription, or necessary implication, which one has in the land of another, it is either for the benefit of land, such as right to cross A to get to B, or "in gross," such as public utility easement.
- The definition of fee simple is an estate under which the owner is entitled to unrestricted powers to dispose of the property, and which can be left by will or inherited, commonly, synonym for ownership.



Agenda Date: 8/28/2017

Agenda #: 52. File #: 15-6037 Type: Consent Item

Reference - Property Transaction Process

Property Transaction Process Following City Council Approval for Condemnation

The following overview is intended to provide further explanation for the process of property transactions that are approved by City Council for condemnation.

Approximately six weeks of preparatory work is required before the condemnation lawsuit is filed. During this time, City staff continues to negotiate with the property owner in an effort to reach a mutual settlement.

- If a settlement is reached, the condemnation process is stopped, and the property transaction proceeds to a real estate closing.
- If a settlement cannot be reached, the condemnation lawsuit is filed. Even after filing, negotiations continue between the property owner and the City's legal representative. Filing of the condemnation documents allows:
 - The City to gain access and title to the subject property so the capital project can proceed on schedule.
 - The City to deposit the appraised value of the property in an escrow account with the Clerk of Court. These funds may be withdrawn by the property owner immediately upon filing, and at any time thereafter, with the understanding that additional funds transfer may be required at the time of final settlement or at the conclusion of litigation.
- If a condemnation lawsuit is filed, the final trial may not occur for 18 to 24 months; however, a vast majority of the cases settle prior to final trial. The City's condemnation attorney remains actively engaged with the property owner to continue negotiations throughout litigation.
 - North Carolina law requires that all condemnation cases go through formal non-binding mediation, at which an independent certified mediator attempts to facilitate a successful settlement. For the minority of cases that do not settle, the property owner has the right to a trial by judge or jury in order to determine the amount of compensation the property owner will receive.