

The City Council of the City of Charlotte, North Carolina convened for a Business Meeting on Monday, August 25, 2025, at 5:34 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. Council members present were Dimple Ajmera, Danté Anderson, Tiawana Brown, Renee Johnson, Lawana Mayfield, James Mitchell, Edwin Peacock III, and Victoria Watlington.

**ABSENT:** Councilmembers Ed Driggs, Malcolm Graham, and Marjorie Molina

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**Mayor Lyles** said thank you for joining us this afternoon, and now I would like to call to order the Charlotte City Council Meeting for August 25, 2025. Before we get started today, I want to remind Council and the public that we're going to forgo our Action Review at this meeting and use that time at the end of the meeting for Mayor and Council topics. This is the time that can be used by Council to address any item or issue that you would like. I would like to try to keep that within time to be under an hour, and plan for each Council member to speak around three minutes. So, I hope everybody considers that, and we'll be able to do that, and now we'll start with introductions going around dais.

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### INVOCATION AND PLEDGE

Councilmember Watlington gave the Invocation and the Pledge of Allegiance to the Flag was led by all.

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### ITEM NO. 1: MAYOR AND COUNCIL CONSENT ITEM QUESTIONS AND ANSWERS

**Mayor Lyles** said alright, as is our practice, our first item is to look at our consent agenda. Are there any consent agenda items for a separate vote or comment tonight?

**Councilmember Mayfield** said it's a question on a business item, never mind. Thank you.

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### ITEM NO. 2: CONSENT AGENDA ITEMS 16 THROUGH 37 MAY BE CONSIDERED IN ONE MOTION EXCEPT FOR THOSE ITEMS REMOVED BY A COUNCIL MEMBER. ITEMS ARE REMOVED BY NOTIFYING THE CITY CLERK.

Motion was made by Councilmember Mitchell, and seconded by Councilmember Anderson to approve the consent agenda as presented.
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**Councilmember Mayfield** said I had a discussion.

**Mayor Lyles** said alright, you had something you wanted to discuss?

Ms. Mayfield said my apologies, when we were going through, I meant to pull out Item No. 21 for a question that I had on it, but we've already moved forward. So, for clarification, since this has been motioned for all the items to be approved in one motion, since I did not pull it out individually, if I were to vote no, then it would be a no on all of the items, for clarification.

**Anthony Fox, Interim City Attorney** said correct.

Mayor Lyles said alright, so are we moving forward?

pti:pk

Mr. Fox said you need to vote on the motion. The motion is to approve the consent agenda items 16 through 37. That's the motion that's been seconded.

The vote was taken on the motion and recorded as unanimous.

The following items were approved:

**Item No. 16: Fire Department First Responder Supplies and Equipment**

(A) Approve the purchase of first responder supplies and equipment from a cooperative contract, (B) Approve a unit price contract with Rhinehart Family Company for the purchase of first responder supplies and equipment for a term of one year under North Carolina Sheriff's Association contract #26-03-0521, and (C) Authorize the City Manager to renew the contract for additional terms as long as the cooperative contract is in effect, at prices and terms that are the same or more favorable than those under the cooperative contract.

**Item No. 17: Fire Department Records Management System**

(A) Authorize the City Manager to negotiate and execute a contract with Locality Media Inc. dba First Due, to provide, implement, and maintain the fire department's records management system for a term of seven years, (B) Authorize the City Manager to renew the contract for up to one, five-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved, (C) Authorize the City Manager to purchase such additional software licenses, services, hardware, maintenance and support as required to maintain the system for as long as the city uses the system.

**Item No. 18: Program Services for Housing Opportunities for Persons with AIDS**

(A) Approve a contract in the amount of \$2,308,647 with RAO Community Health for a term of one year to provide programming that supports individuals and families living with HIV/AIDS, and (B) Authorize the City Manager, or his designee, to negotiate, modify, amend, and extend the term of the contract for up to three years consistent with the purpose for which the contract was approved.

**Item No. 19: Allison Transmission Rebuild, Repair, and Replace Services**

(A) Approve a unit price contract with Dartco Transmission Sales & Service, Inc., an authorized Allison Transmissions service provider, for rebuilding, repairing, and replacement services of transmissions manufactured by Allison Transmissions for a term of one year, and (B) Authorize the City Manager to renew the contract for up to four, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

**Item No. 20: Charlotte-Mecklenburg Police Department Hangar Relocation Progressive Design-Build Project**

Approve a contract in the amount of \$1,621,665 with J. E. Dunn Construction Company for Design-Build initial design services for Charlotte-Mecklenburg Police Department Hangar Relocation Progressive Design-Build project.

**Item No. 21: Construction Engineering and Inspection Services**

(A) Approve contracts for on-call construction engineering and inspection services for unspecified transportation projects for a term of three years with the following: A. Morton Thomas and Associates, Inc., Rummel, Klepper & Kahl, LLP, TranSystems Corporation, Volkert, Inc. (WBE), and (B) Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

**Item No. 22: Demolition and Environmental Services**

(A) Approve unit price contracts for unspecified demolition and environmental services for a term of three years with the following: A&D Environmental Services, Inc., Contaminant Control, Inc., D.H. Griffin Wrecking Co., Inc., Double D Construction Services, Inc. (WBE), HEPACO, LLC, Jones Grading & Fencing, Inc. (MBE, SBE), W.C. Black and Sons, Inc. (SBE), and (B) Authorize the City Manager to renew the contracts

for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

**Item No. 23: Heating, Ventilation, Air Conditioning, and Refrigeration Maintenance and Services**

(A) Approve service contracts for heating, ventilation, air conditioning, and refrigeration maintenance and services for a term of three years with the following: Digitrol, Inc., Johnson Controls, Inc., Redblue, LLC, and (B) Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

**Item No. 24: Roadway and Construction Services Fiscal Year 2026A**

(A) Reject the low bid submitted by V Salem Development Corporation for Roadway and Construction Services Fiscal Year 2026A, and (B) Approve a contract in the amount of \$8,990,840 to the lowest responsive, responsible bidder United of Carolinas, Inc. for the Roadway and Construction Services Fiscal Year 2026A project.

**Summary of Bids**

United of Carolinas, Inc.	\$8,990,840.00
V. Salem Development Corporation*	\$7,891,185.00

\*The bid from V. Salem Development Corporation was found to be non-responsive.

**Item No. 25: Professional Arborist Services**

(A) Approve unit price contracts for unspecified professional arborist services for a term of three years with the following: JM Arbor Care, LLC, Schneider Tree Care, and (B) Authorize the City Manager to renew the contracts for one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

**Item No. 26: Laboratory Microbiology Supplies**

(A) Approve the purchase of laboratory microbiology supplies by the sole source exemption, (B) Approve a contract with IDEXX Distribution, Inc. for the purchase of laboratory microbiology supplies for a term of five years, and (C) Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

**Item No. 27: Mallard Creek Wastewater Treatment Plant Improvements**

Approve a guaranteed maximum price of \$6,430,159 to PC/Leeper, A Joint Venture for Construction Manager At Risk services for the Mallard Creek Wastewater Treatment Plant Phase 1 Improvements project.

**Item No. 28: McAlpine Creek Wastewater Treatment Plant Preliminary and Primary Treatment Facilities Rehabilitation**

Approve a contract in the amount of \$2,289,927 with Garney Companies, Inc. for Design-Build initial design services for the McAlpine Creek Wastewater Treatment Plant Preliminary and Primary Treatment Facilities Rehabilitation project.

**Item No. 29: Stowe Regional Solids Conveyance Phase 1A – Force Mains**

Approve a contract in the amount of \$7,047,046 to the lowest responsive bidder State Utility Contractors, Inc. for the Stowe Regional Solids Conveyance Phase 1A - Force Mains project.

**Summary of Bids**

State Utility Contractors, Inc.	\$7,047,046.00
Sanders Utility Construction Co., Inc.	\$8,079,406.00

**Item No. 30: Water Facility On-Call Maintenance and Repair Service**

(A) Approve unit price contracts for on-call maintenance and repair service for a term of two years with the following: BW Service Solutions, LLC (SBE), Harper General Contractors, Kemp Construction, Inc., and (B) Authorize the City Manager to renew the

contracts for up to three, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

**Item No. 31: Design and Construction Administration Services for Manor Storm Drainage Improvement Project**

(A) Approve contract amendment #2 for \$450,000 to the contract with DPR Associates, Inc. for design and construction phase administration services for the Manor Storm Drainage Improvement Project, and (B) Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this amendment were approved.

**Item No. 32: Thermal Road Storm Drainage Improvement Project**

(A) Approve a contract in the amount of \$3,411,947 to the lowest responsive bidder United of Carolinas, Inc. for the Thermal Road Culverts Storm Drainage Improvement Project, and (B) Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

**Summary of Bids**

United of Carolinas, Inc.	\$3,411,947.00
Mountaineer Contractors, Inc.	\$3,684,653.23
Blythe Development	\$3,727,909.90
Hux Contracting	\$3,968,474.40
Zoladz Corporation Co., Inc.	\$4,239,899.40
Sealand Contractors Corp.	\$4,720,000.00

**Item No. 33: Waverly-Marlwood Surface Water Quality Enhancement Project**

(A) Approve a contract in the amount of \$3,580,694.05 to the lowest responsive bidder Eagle Wood, Inc. (WBE) for the Waverly-Marlwood Water Quality Enhancement Project, and (B) Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

**Summary of Bids**

Eagle Wood, Inc.	\$3,580,694.05
SOLitude Lake Management, LLC	\$5,697,914.82
Bio-Nomic Services, Inc.	\$9,387,059.00

**Item No. 34: CATS Bus Preventative Maintenance Filters**

(A) Approve a unit price contract with Charlotte Truck Center, Inc. dba Excel Truck Group for the purchase of bus preventative maintenance filters for a term of three years, and (B) Authorize the City Manager to renew the contract for up to one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

**Summary of Bids\***

\*The complete Summary of Bids is available in the City Clerk's Office.

**Item No. 35: CATS Special Transportation Service Vehicle Parts**

(A) Approve a unit price contract with Capital Ford of Charlotte, Inc. for the purchase of Ford Special Transportation Service Bus Parts for a 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.

**Summary of Bids\***

\*The complete Summary of Bids is available in the City Clerk's Office.

**Item No. 36: Fiscal Year 2025 Tax Collector's Settlement Statement and Fiscal Year 2026 Order of Collection**

(A) Receive as information and record in full in the minutes the Mecklenburg County Tax Collector's Settlement Statement for Fiscal Year 2025, and (B) Adopt an Order of

Collection, pursuant to NC General Statute Section 105-321 (b), authorizing the Mecklenburg County Tax Collector to collect taxes for the Fiscal Year 2026.

**Item No. 37: Meeting Minutes**

Approve the titles, motions, and votes reflected in the Clerk's record as the minutes of: May 19, 2025, Budget Adjustment Meeting, May 19, 2025, Zoning Meeting, May 27, 2025, Business Meeting, June 2, 2025, Fiscal Year 2026 Budget Straw Votes Meeting, June 9, 2025, Business Meeting, June 16, 2025, Zoning Meeting, June 23, 2025, Business Meeting, and June 30, 2025, Special Meeting.

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**PUBLIC FORUM**

**Mayor Lyles** said so we have several folks that are joining us tonight that would like to speak to us.

**Miss Juneteenth Pageant**

**Faith Sanders, 9404 Melanie Thompson Drive** said hello, good evening, you all. My name is Faith Sanders. I am the Miss Juneteenth Coordinator and Pageant Director here in Charlotte. Although it's not my first time doing a Miss Juneteenth Pageant, this is our first time here in Charlotte. So, we thank you all for inviting us tonight to be able to speak on behalf of the Miss Juneteenth Pageant. Although the Miss Juneteenth Pageant is over, Miss Juneteenth has passed, our mission as Miss Juneteenth Queens and Coordinators still goes on. So, these remarkable young ladies were chosen from a group of 14 girls, ranging from the ages of five to 18. They have taken upon the movement to stepping into a year of leadership, service, and personal growth. It is more than a pageant title, that is. Our Queens are actively involved in community outreach efforts, making a lasting impact through education, empowerment, and volunteering. They are eager to contribute to any initiatives or events that the City of Charlotte will be hosting. This year, we proudly awarded scholarships to participants in our 13 to 18-year-old categories, reinforcing our commitment to education and empowerment. We invite the Charlotte City Council and the community to encourage, uplift, and recognize our Juneteenth Queens as they continue their 2025 journey. Your support will affirm their efforts and inspire the next generation of confident, empowered leaders in our community.

Looking ahead, we are excited to announce that we will be hosting our next Miss Juneteenth Pageant here in Charlotte the first week of June 2026. We welcome the community, collaborators, sponsorships, and engagement as we prepare for an even greater celebration of heritage, excellence, and youth empowerment. Let's continue the spirit of Juneteenth investing in the future of our young girls.

Now, I present to you all the first time, our Miss Juneteenth Queens. We have in my hands, Miss [INAUDIBLE], for our petite category. We have, not here today, Little Miss Trinity [INAUDIBLE], and we have our Young Miss London [INAUDIBLE], our Junior Miss, Miss Jordan, and lastly, our Miss Juneteenth Queen [INAUDIBLE]. She is currently away attending [INAUDIBLE] University to become, not only the first official Juneteenth Queen to attend college, but the first in her family history to attend a college. She is majoring in psychology. Their presence brings energy, purpose, and deep commitment to making a positive impact. We thank you.

Mayor Lyles said thank you. We thank you for the work that you're doing. Thank you very much, and we are excited to hear what your next steps will be.

**Councilmember Brown** said thank you for coming today.

Ms. Sanders said thank you.

Mayor Lyles said alright. I want to make sure that while we had the Juneteenth Pageant, we understand that the remaining of you will have two minutes to speak.

### **Economic Development**

**Jacqueline McGhee, 7420 Dominion Park Lane** said good afternoon, everyone. I'm Jacqueline McGhee. I'm the owner of My Story Café. I opened the café in 2022 in the French Quarters, at least that's how we refer this, as the French Quarters. Everything was absolutely beautiful, but I noticed security or safety was going down, it was declining a little bit in the French Quarters. Knowing me, I'm always looking for the next best thing. The next best thing turned out to be on January 7, 2025, I got a contract with The Spectrum Center to open a café/coffee shop. Now, that's history, because there's no such thing that exists in the country. There's no café in a sporting arena in the country, so we've created history here in North Carolina, really and truly. I'll come back to that, but I want to hit on affordability. As a small business owner, we cannot afford the rent that bigger businesses can afford. As a matter of fact, they can afford security. We can't afford security. I'm struggling to have the amount of employees that I need to have. So, my ask is rent affordability, the ability for us to be able to afford the rent, especially Uptown. We are giving to the community. All I'm asking is that the community give back to small businesses. We are the backbone of any city, any county, any state. We are the backbone. I have to say this, that the French Quarters has lost its best kept secret, by me having to leave it and go over to The Spectrum Center, for safety for myself. I'm a single woman running a business in a place that's mostly drinking. I had a federal judge that would come to my.

Mayor Lyles said thank you very much. If you would like to give us a written statement to the City Clerk, that would be really good, and we'll talk with Alyson to actually help work through the remainder of your requests.

### **Animal Care and Control and Conservation of Parks**

**Mahendra Rathore, 17210 Westmill Lane** said good evening, Your Excellency, Ms. Mayor, Council members, and everybody here. I'm here to give voice to the voiceless this afternoon. I've been a resident of Charlotte for last several years, since 1999, and the point I want to really make here today, before the August 2025 audience, is really that we are expanding in terms of our population, in terms of our development, industry, residential developing, but are we also giving voice to the voiceless, the abandoned, the forgotten, and the rescue animals of Charlotte. You have done, Madam, excellent job. You are really one of the foremost Mayor of this country, and I'm here to appeal to you to do a little extra for the animals. So, here are a couple of my suggestions for you, that we have to develop a systematic vision for the animal's welfare and care, and our City's current shelter is single, overburdened facility near the airport. It's doing a great job. We commend everyone there, but operating at the max capacity and leading a tragic outcome. The location itself is a significant barrier for the residents to drive all the way and care for the animals, and also volunteer. So, I'm here, not asking for charity, but for your leadership, to really consider making microcenters all across the City, maybe four centers in each direction, east, west, south, and north, so residents can get involved, children can get involved. On the weekends, people can go and contribute as volunteers, and care for those animals. I also have a small suggestion that major parts of the City, we can host some sort of satellite mini shelters making animal care visible, local, and accessible, where children can walk sheltered dogs after school, seniors can feed the rescue animals on the weekends, and corporations can also adopt the kennels to sponsor wellness drives and fund adoption events for our pets. Thank you.

Mayor Lyles said thank you very much. I want you to know that your time speaking is really timely, because we are talking about how to redo our shelters with animals, and so I think Liz, would you be helpful in getting some additional information and some of the ideas that you've talked about? So, thank you very much, we really appreciate it.

Mr. Rathore said thank you, Mayor. I appreciate everyone. Thank you for the invitation.

### **Affordable Housing**

**Justin Perry, 2009 Stratford Avenue** said good to see you all as well. Good evening. Ten years ago, a group named OneMECK took a multi-faceted approach to address school resegregation, first getting CMS (Charlotte Mecklenburg Schools) to reprioritize the economic diversity and student assignment, while knowing we cannot go back to the busing program that I had when I grew up here. We challenge, not only CMS, but said we would need support in developing mixed-income housing and needing help from the City, the philanthropic faith communities, as well as the County. That's right, the County, who forever disengaged from housing, when some of us helping to flip long-held seats decided to engage in housing. A subgroup of us met with commissioners and the County Manager, and encouraged them to take the land they own near Grier Heights and DSS (Department of Social Services) toward Eastover, and to develop affordable housing, including that in the 30 percent AMI (Area Median Income) range, instead of selling it to developers. They're now in partnership with DreamKey, developing mixed-income rental and ownership units, while having a County Manager who was wanting to pursue affordable housing and address mobility even more assertively. We helped create and lead The Color of Law Community Read, encouraging houses of faith to step up in tackling our housing crisis, while addressing other issues like source of income discrimination. One of our members, Tom Hanchett, has written a book, "Affordable Housing in Charlotte. What One City's History Tells Us About America's Pressing Problem." Unlike others, it's a Charlotte-specific book chronicling in the ebbs and flows of working to tackle housing in Charlotte with the focus on the role government can do and leaning into it. He's given the clerk a copy for all of you to read, as well as a packet to go with that reading. We're partnering with the library, The Foundation, houses of faith, and other members of the community to write the next chapter of our story. We're inviting you to read the book, take the packet, and partner with us in shifting the paradigm of this community, while taking substantive steps to create and keep affordable housing in every district here in Charlotte.

An event will take place early in 2026 at The Carolina Theatre, as we are committed to moving from forums to focused action in housing, not only the 157 new people moving here that we always hear about, but as well as the long-time members who've always been here and built this community as a world-class city we say we want to be. Thank you for your time.

Mayor Lyles said thank you so much, and for those with you, thank you very much.

### **Non-Emergency Call Line**

**Jacob Krzeminiski, 222 East Bland Street** said good evening, Mayor, and Council members and Charlotte residents. My name is Jacob Krzeminiski, and I'm here to share a solution to transform our 311-call line, and make it smarter, more accessible, and more cost effective for every resident here in Charlotte. A personal experience of mine inspired this idea, and I believe it can make Charlotte a leader in 311 innovations. I'm 24. I work for a bank here in Charlotte in their Treasury Department, and this is my first time presenting to the City Council. A few months ago, my girlfriend's car got towed, and it was a bit of a stressful situation, because we weren't sure if it was stolen or towed. We called the 311 line. After a long hold, we had to call 911. In that situation, we had multiple calls back and forth and the operator kindly helped us; although, it did seem like she had dealt with this situation before. The police did have to come, and then we ended up finding the car 15 minutes down the road. I started utilizing some of my free time to build out an automation call line. My dad helped me, who has startup experience across the nation, and is a computer scientist. In similar trials, we've seen response times get cut by 30 percent when adopting strategies like this. It also is built for Charlotte's growth using a cloud-native infrastructure that can handle 10,000 concurrent users at one time. Right now, the prototype is built, and it has a modular design that can be integrated into all of our City's databases, for example, Charlotte-Mecklenburg Police Department's towing database. Together, I believe we can make Charlotte a model of 311 innovation, and I would love the opportunity to pilot this program in partnership with you in Charlotte.

Mayor Lyles said thank you. Shawn Heath is going to help you decide how we can do that. So, thank you very much.

### **Roadside Signs**

**Douglas Schrift, 9823 Pallisers Terrace** said that's a tough act to follow. I'm here today probably not for anything as complicated as needing to show up to the meeting. If you're driving out of Charlotte over the years, I've been here about 30 years, you've noticed there's a lot more trash along the highways and things of that nature. One of the issues I have is this road spam signage that you see that gets peppered all over Charlotte. There's one company in particular, it's L-I-M-E, LIME, something LIME. If you're driving home tonight, just look around the City as your driving. My thought is, I know there's a fining system in place, like \$100 per fine, maybe a tiered approach. I think they view it as basically a cheap marketing expense where it's cheaper than a billboard, you can target the audience to where you want the signs to be, and they pay the fines and move on. I've had conversations with the folks in Charlotte, as you're reporting sort of these zoning ordinances, the software works awesome, it's just that I don't think they care that much. So, I'll leave this with the clerk, but it's a couple other ideas too on what I think we should be doing as a city, but I think that's an easy one for the Council to just do a tiered approach, or something of that nature, where if they're going to abuse it, just increase the fine and hopefully that'll work. So, that's it, thank you.

Mayor Lyles said thank you for taking the time, and we'll take this, and Alyson, would you follow up? It's more than one idea. I think we can give it to Alyson other here, and she will do some follow-up on it.

### **Gang Violence**

**Shila Nordone, 1001 Druid Circle** said hello, everybody. My name is Shila Nordone. Some of you know me. I'm here to discuss gang violence in Druid Hills, and the policy failures of the City to prevent gang violence and violent crime in residential neighborhoods. Those of you who know me, know my daughter's house was shot with 29 bullets over two separate shootings, April 29, 2025, and August 9, 2025. At first, I could not understand how this could happen. CMPD knew within 24 hours it was mistaken gang retaliation, and that the people across the street were the intended targets. These were renters in a house using housing vouchers. My daughter tried to talk to the DA (District Attorney) and the City Council. I tried to talk to the City Council. We got nowhere. Here's the bottom line, it is due to policy failure. If this street were in Wake County, they do full criminal background checks for all housing vouchers, full. They go back five years, and any felonies, Class A through I, are disqualifiers. If this were a Habitat house, Habitat for Humanity in Charlotte, exact same thing, full criminal background checks, five-year lookback, and they take it a step further, and they look at misdemeanors going two years back, and I quote, "They do this to ensure community safety."

Finally, I want to discuss CMPD. They have been amazing throughout this whole thing. They are not the problem in Charlotte at all. They did a thorough investigation. They executed a no-knock warrant. They confiscated semi-automatic weapons from the house across the street. They made arrests, but because one of the offenders was a juvenile he was out within three hours back in this house, and within hours he reentered that cycle of gang violence, was able to acquire more weapons, that led to the second shooting on August 9, 2025. Thank you.

Mayor Lyles said thank you very much for that, and we certainly hear what you're saying. [INAUDIBLE] difficult at this time.

**Councilmember Mayfield** said just a quick question for clarification. It seems like a lot of the things that she addressed really should be addressed with the courts, since it's the magistrate and the judges, not CMPD, that have the conversation to determine whether or not an individual. So, for your daughter and for you, just for clarification, once CMPD does their job, unfortunately of having to do an arrest, then it goes to the



courts. So, that would be the magistrate or the judge, of which District Attorney Merriweather has been working closely with CMPD, as well as hoping to get legislation in Raleigh. That's where I think a little more movement regarding the individuals, once they've been arrested, would have more impact versus the City Council, because CMPD, once they make that arrest, then that individual then goes through the court system, and our officers have no control what a magistrate and what a judge does. So, I just want to make sure that there's clarification. Thank you for coming down to share. Yet, I want to make sure that your daughter, as the resident of the home, is aware of the steps to help ensure future protections. Thank you, Mayor.

Mayor Lyles said thank you very much.

**Councilmember Peacock** said I have a question on that real quick. Manager or Attorney, wouldn't we have authority over housing, anything as it relates to that? Are these County vouchers or are these City? What is her reference to that?

**Anthony Fox, Interim City Attorney** said the vouchers are issued by INLIVIAN and the Housing Authority. So, the Housing Authority or INLIVIAN would make maybe another avenue for her to seek, because what I heard in her comments were practices that are being implored by other jurisdictions, and they may want to consider those practices as well.

Mr. Peacock said so, is it duty of the City or the County?

Mr. Fox said it's INLIVIAN, which is an authority.

Mayor Lyles said it's a federal housing program.

**Councilmember Anderson** said and Madam Mayor, just for clarity. Thank you, Dr. Nordone, for coming down and speaking. I've spoken with the doctor about this, and she's absolutely aware and on top of it and very capable around the logistics between the District Attorney's Office and what needs to occur, as it relates to engagement with our General Assembly on this.

Mayor Lyles said alright, thank you very much.

### **Natural Landscape Protection**

**Alden Picard, 1232 Marlwood Circle** said good evening, Mayor Lyles, members of the Council, and Mr. Jones. My name is Alden Picard, and I'm speaking on behalf of the Coalition to Protect our Urban Nature here in Charlotte. We have one simple request. Please protect our pollinators by amending the City's outdated, overgrown vegetation ordinance, and add a height exemption for naturalistic landscapes. Now, I'd like to ask those in the room who support this ordinance amendment to please stand up. As you can see, our coalition is a large network of organizations and individuals who care deeply about the City's outdated ordinance. It discourages, even prohibits, Charlotte residents from practicing land stewardship and pollinator conservations on their properties. Our work is supported by Wild Ones Charlotte Piedmont Chapter, Native Plant Society Southern Piedmont Chapter, Charlotte Wildlife Stewards, NC (North Carolina) Wildlife Federation, Charlotte-Mecklenburg League of Women Voters, Mason Wallace Park advocates, Latta Park volunteers, Mecklenburg Audubon Society, Clean Air and Sea, Surfrider Foundation Charlotte Chapter, Constructive Plant Rescue, and a long, long, long list of individuals who really care and support naturalistic landscapes. These are carefully planned and managed, aesthetically pleasing gardens, that use native plants to conserve wildlife, to promote clean air, clean water, healthy soils, and climate resiliency. We are the voice for thousands of Charlotte residents. We are telling you, urging you, now is the time for the City to commit to sustainability by taking action for pollinators and wildlife. As a Bee City Affiliate, as a certified wildlife habitat, we are telling you that Charlotte's current ordinance undermines the great work the City is doing for sustainability. Our coalition asks you to prioritize this issue by amending the City's outdated, overgrown vegetation ordinance to protect our urban nature. Let us

honor the City Mayor's Monarch Pledge commitments and take decisive policy action today. Thank you, and we have a book for each and every one of you to get your feet wet.

Mayor Lyles said we need more bees, we know that.

**Councilmember Ajmera** said Mayor, if we get an update on this. I know I had brought this up two weeks ago about the ordinance update, and I know Alyson was working on it. If the Council can get an update.

Mayor Lyles said we're going to ask Alyson to work on it a little bit more, so that she can be responsive to the request tonight. So, Alyson, it's your day.

### **Sidewalk Vendors**

**Tyler Kotch, 1440 South Tryon Street** said good evening. Can you hear me well? Alright, lovely. I'm Tyler Kotch. I'm the founder and owner of PIE.ZAA Pizza in South End, Charlotte. Tonight, I'm here, not just as a business owner, but as a member of this community deeply concerned about public safety. South End is one of Charlotte's greatest assets and it's at risk right now. Unregulated food vendors set up every Thursday through Sunday, propane tanks, gas generators just feet away from crowds, businesses, and apartments. My favorite phrase is the South End State Fair, that's what it looks like every single weekend now. This isn't a speculation; it's a serious hazard. For example, last year's Lovin' Life Music Festival had a fully permitted, inspected food truck catch fire in the middle of thousands of people. Imagine that multiplied by 20 with no permits, no inspections, no safety oversight, and thousands of people walking past these potential explosions every single weekend. It's not safe to have open flames and fuel tanks scattered across South End sidewalks and roads, and it's not safe to eat food without health inspections. Meanwhile, local businesses in this community, our restaurants, bars and shops, collectively generate millions of dollars of payroll, putting money directly into the pockets of Charlotte residents. We hire locally, we train locally, we pay taxes, and we invest in this City, but unpermitted vendors, they're coming from other cities. They come here, they take Charlotte residents' money, and they bring it back to their own cities. The City Council is allowing outsiders to profit from the expense of Charlotte's small businesses and Charlotte's workers, all the while we see zero enforcement from the departments that just point fingers at each other. Noise ordinances on brick-and-mortar and businesses are getting enforced, but public safety and illegal vending is being ignored.

As City Council, you have the responsibility to protect the health and safety of the community, and to support small local businesses to make Charlotte strong. Right now, the lack of action rewards lawlessness and neglects the very people who invest their lives, money, and their futures here. South End businesses don't want special treatment. We want equal enforcement. Most of all, we want safety for thousands of residents and visitors who walk the streets every day. So, tonight, what I'm asking you, have CMPD enforce the current laws to deter vending in South End, immediately expand the NoDa Pilot Program to South End and other Charlotte city areas, and finally, put small business and your community safety at priority number one. Thank you.

Mayor Lyles said thank you very much. Before step away I would like for you to meet Marcus Jones, he's the City Manager, and I think instead of one of these guys.

**Marcus Jones, City Manager** said so, thanks, Mayor, members of Council. I appreciate you coming down tonight. I don't know if you're a part of the group that Shawn Heath met with late last week.

Mr. Kotch said yes, sure was. Shawn's a great guy.

Mr. Jones said so, we'll make sure we continue that conversation. Thank you for putting it on the record tonight. Shawn will walk with you out. So, Mayor, members of Council, as the work that's happened with Uptown, as well as NoDA, I think we knew that when

there was an opportunity to do something in NoDa, other communities would also wonder what we could do with the permitting process. So, we're beginning the discussions with South End, and Shawn, if you can have additional conversation, I'd appreciate it, thank you.

Mr. Kotch said awesome, thank you, and all we're doing is looking for action. So, we appreciate you guys so much.

### **Native Plants**

**David Molinaro, 7115 Chartwell Lane** said good evening, Mayor Lyles, Council members, and Mr. Jones. I'm here today, like Alden was, to speak in support of amending our landscaping ordinance to remove restricted grass height limits, and allow for naturalistic gardens, spaces that reflect, not only personal choice, but also public good. Naturalistic gardens are more than aesthetic, they are acts of sustainability. They reduce water use, restore soil health, and provide vital habitat for pollinators and birds. They reconnect us to seasonal rhythms and remind us that beauty doesn't always come manicured. It often comes wild, layered, and alive. Some may call this approach radical. I call it WOKE, Wildly Open to Kindness and Empathy, open to the kindness of milkweed feeding monarchs, empathy for neighbors who care to care for their land, kindness towards future generations who deserve a city of biodiversity. Sustainability isn't just about what we plant, it's about what we value. Do we value ecological resilience, community creativity, the right to foster care in our own yards? Outdated height restrictions treat naturalistic gardens as violations, but they are visions, visions of a Charlotte where sustainability is not just policy, it's practice, where kindness and ecology grow side by side. Let's be WOKE in the most meaningful way, openhearted, forward thinking, and rooted in care. Let's update that ordinance.

**Theresa Morr, 2609 Chickadee Drive** said good evening. First, I'd like to recognize the delicate juggling act maintained by our city leaders to keep Charlotte a vibrant and growing community where we live and work. To help Charlotte keep its ecosystems and natural resources healthy and sustainable, we are asking to amend the 12-inch ordinance for overgrown vegetation and weeds, to allow for more native plantings that require the height exemption to thrive in our City, homes, and properties. More native plantings, as we've heard, will assist with storm water management, as the roots grow deep keeping erosion to a minimum. More plants utilizing photosynthesis helps keep the air clean for our growing population. As important, the diversity of native plantings will help maintain our sense of place and support the landscape that makes North Carolina and Charlotte keep its natural and unique beauty. We want to emphasize that the native gardeners who are supporting this change will respect the concerns of the Department of Housing and Neighborhoods, and it is not our intention to allow the non-native invasive grasses and weeds to go unchecked. Residents are still responsible for the upkeep and neat appearance of their yards. A well-planned and well-maintained yard of native plants often adds to the value of the home and the neighborhood. We thank you for considering this change, adding no cost, but providing much value to the community.

### **Dillon Rule**

**Zach Kahn, 4334 Columbine Circle** said good evening, Council. My name is Zach Kahn. I'm a student at Providence Day School. I'm 18 years old. So, my speech. So, Charlotte is booming, and there are a lot of neighborhoods that are growing. Charlotte has doubled in growth over the last 30 years. It's supposed to double again in the next 30 years, that's another million people. However, what I've learned recently is there's a big problem. The Dillon Rule means Charlotte can only do what state legislature says that we can. So, want to raise wages for airport workers? You can't just do it, you have to ask the state first. Want to let voters decide on a new transit sales tax? You can't put it on the ballot unless you ask the state first. Want to protect renters from big rent hikes? You can't, the State already blocked that power. Back in 2016, when the State passed stronger civil rights protections, Raleigh stepped in with HB2 and took them away. That's what the Dillon Rule means. Charlotte has to ask permission from Raleigh before solving Charlotte's problems, but here's the truth. This city is the economic engine of

North Carolina. We create the jobs, we attract the people, we drive the State's growth. Yet, when it comes to governing ourselves, we're stuck in the back seat while Raleigh holds the wheel. Council, I'm asking you, don't just live with this, push back, make noise, ask the General Assembly for more home rule authority, so that Charlotte can actually govern Charlotte, because if we don't change this, the Dillon Rule won't just hold Charlotte back, it'll hold North Carolina back, and that's something none of us can afford. Thank you so much.

Mayor Lyles said we may have to wait until you run for re-election. Alright, I think that is the end of our speaker's list, unless we had someone that came in later. So, thank you very much for all of you. You know, it's such an honor to see people come down and express what is important to them and actually to present it in this way, and so we're grateful that we have the opportunity to respond to you. What we know is that the staff will follow up with speakers and/or the speakers concerns and provide Council with additional context as appropriate. Council can also discuss or ask for follow-up information during the discussion time at the end of this meeting. So, is everybody aware of what's possible? Alright. We also know that we'll have a packet coming from the staff on public forum speaker topics, as well as updates from the staff on actions taken to address issues that are brought up by all of you. So, I would ask Council to really take a look at that, and where you find something that really resonates with you, let's figure out how to make it possible. Alright, so, thank you.

Mr. Jones said Mayor and members of Council, in your Thursday packet, we were able to provide you input for all of the questions that came up last Business Meeting that you had around the dais.

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## **PUBLIC HEARINGS**

### **ITEM NO. 4: PUBLIC HEARING AND ADOPT BOND ORDER ON GENERAL OBLIGATION REFUNDING BONDS**

**Mayor Lyles** declared the hearing open.

There being no speakers, either for or against, the motion was made by Councilmember Mitchell, seconded by Councilmember Ajmera, and carried unanimously to close the public hearing.

Motion was made by Councilmember Anderson, seconded by Councilmember Mitchell, and carried unanimously to adopt a bond order to provide for the issuance of General Obligation Refunding Bonds not to exceed \$201,510,000.

The resolution is recorded in full in Resolution Book 55, at Page(s) 724-725.

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### **ITEM NO. 5: PUBLIC HEARING AND DECISION ON THE DR. CHARLES W. AND VIVIAN L. WILLIAMS HOUSE HISTORIC LANDMARK DESIGNATION**

**Mayor Lyles** declared the hearing open.

There being no speakers, either for or against, the motion was made by Councilmember Ajmera, seconded by Councilmember Peacock, and carried unanimously to close the public hearing.

Motion was made by Councilmember Mitchell, and seconded by Councilmember Ajmera, to adopt Ordinance No. 1010-X with an effective date of August 25, 2025, designating the property known as the “Dr. Charles W. and Vivian L. Williams House” (parcel identification number 037-12-312) as a historic landmark.

**Councilmember Mitchell** said Mayor, I see the property owners are here, and I would like for them to please stand up. I read the article in the paper on Sunday. Hyde Park is always looked upon as a prestigious African American community, and so I think this is very important. So, Chuck, will you and your lovely wife please stand up. Thank you all.

Mayor Lyles said I have to say, it’s truly an honor to do this in this house after we played in it a number of times. So, I want to say thank you.

The vote was taken on the motion and recorded as unanimous.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 001-005.

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## **ITEM NO. 6: PUBLIC HEARING AND DECISION ON THE ZIGLAR-BOWERS HOUSE HISTORIC LANDMARK DESIGNATION**

**Mayor Lyles** declared the hearing open.

There being no speakers, either for or against, the motion was made by Councilmember Mayfield, seconded by Councilmember Ajmera, and carried unanimously to close the public hearing.

Motion was made by Councilmember Ajmera, seconded by Councilmember Anderson, and carried unanimously to adopt Ordinance No. 1011- X with an effective date of August 25, 2025, designating the property known as the “Ziglar-Bowers House” (parcel identification number 071-033-05) as a historic landmark.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 006-012.

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## **POLICY**

### **ITEM NO. 7: CITY MANAGER’S REPORT**

**Mayor Lyles** said Manager, do you have a report?

**Marcus Jones, City Manager** said yes, Mayor, members of Council. So, I have a brief report tonight, and before I make some introductions of new team members and team members who have been promoted, I do want to talk a little bit about the Council’s creation of the Office of Youth Opportunities. As you may recall, during this last budget, there were three big moves in the budget related to the departments. One is that we took Procurement and CBI (Charlotte Business INclusion) and combined that department to Purchasing and Contracts, and we’ll talk a little bit more about that before I conclude. We also had Animal Care and Control move over to General Services, and with a great beginning there. Lastly, we had the Office of Youth Opportunities, and I think it’s really important, because we had remnants of all of these different programs and various departments, whether it was community relations or CMPD or Housing and Neighborhood Services. So, we believe this realignment will better serve youth by

aligning programming and goals around youth engagement, youth employment, and youth safety.

Behind me are some photos of a recent graduation event, including the Mayor's Youth Employment Program. We're super excited. We're also taking this approach and combining some of the different elements of what we do as a horizontal organization. So, in other words, we were looking for opportunities for work and career exploration, resource connections, violence prevention, and helping youth stay active and connected. We provided paid employment this summer for career exploration for 400 young people, and as we continue down this pathway, two additional career pathways are under development. One is the access pathway, which provides individuals 18 and older with career opportunities around apartment leasing and maintenance. Lastly, the business and entrepreneurship pathway. Fourteen to 15-year-olds will learn the basics of starting a business, as well as entrepreneurship. So, we're really excited about what's happening with this very, very young office, but we believe that there are some opportunities there that have been untapped.

Finally, I have just a few announcements of some movements that I would like to do publically. Two members of Team Charlotte have been promoted. One, Marie Harris is no longer our Interim Budget Director. She is now the permanent Budget Director. I don't think I even need to say anything about Marie, because everybody knows the value we have from Marie, so we really appreciate you hanging in there over the last year and really filling a big void. Then, we also have Matt Hastedt, who has been promoted to our Chief Financial Officer. That was really difficult to say something about Matt, and not say anything about Teresa. So, Teresa, if you could stand up. Teresa, our CFO (Chief Financial Officer), is retiring September 30, 2025. What she has done over the years is maintain our coveted AAA bond rating, as well as a number of very difficult financial transactions that we've gone through, including purchasing a rail line. So, we're very appreciative for Teresa, but also appreciate that Teresa's going to stay on a bit, so we can have a good transition between Teresa and Matt. Matt has served in the Finance Department since 2013. Currently, he is the City's Treasurer and Deputy Director of the Department. So, we're super excited about Matt.

Then, lastly, is Cheryl Wright in the house? Okay, Cheryl Wright. So, Cheryl Wright is the new Director of our Department of Contracting and Procurement, as I mentioned earlier. So, Cheryl has led procurement and contract management for Union County, where she's been responsible for the oversight of the County's purchasing. It's an MWSBE (Minority, Women, Small Business Enterprise) outreach program, but I think what's really neat about having Cheryl on the team is their team won the North Carolina Association of Government Purchasing Sustained Professional Purchasing Award for nine consecutive years. Before that, Cheryl was the Director of Procurement Services with the City of Richmond. She spent time with the U.S. Department of Commerce here in Charlotte, as well as the Chicago Housing Authority. So, we're excited to have Cheryl on the team, and it really shows with Team Charlotte, a mixture of opportunities within the organization, as well as the attractiveness of getting great people on the team like Cheryl. So, that's my report, Mayor and members of Council. Thank you.

Mayor Lyles said any questions for the Manager?

**Councilmember Peacock** said I have one question, and you all know, I sent out a memo to you as well, Manager Jones. I know that you're working. We have announcement that our Police Chief will be retiring in less than four months. Hope we'll be hearing some updates and news from you. I know it'll be held either in closed session, but hopefully to share something with the public as well too.

Mr. Jones said sure, and we will have surveys of both the Council and the views with the Council, as well as surveys of CMPD and the general public for input, yes.

**Councilmember Watlington** said we've been talking about the small business participation with the transit tax, and I know that work's been going on for some time. I want to make sure I understand where that work sits in relation to Cheryl's new role.

Mr. Jones said sure, that's a great question. There's a couple things that are going on. Right now, the City is performing a gap analysis of what are the opportunities for small businesses based on both, let's call it the 40 percent of the tax that will stay here in the City, transportation related, as well as the 60 percent that will move over to the authority. What's kind of interesting, and I'll be brief, but I really like this stuff that's going on. If you think about the Strategic Investment Areas, it was a test to see how we could take \$55 million and really finish projects, and in both of those areas, we will finish all of these projects within two years, and it will be less costly than what we thought and faster. So, we believe that that's a beginning, and with that, there are some things that we're finding about gaps and the availability of small business, women-owned business, minority businesses, and we are upscaling them to be able to take on some of the projects in the SIAs (Strategic Investment Areas). So, if you think about that on a larger scale, \$25 billion over 30 years, how can we now look at the opportunities to scale up these small businesses, but maybe just as important, we are doing an evaluation on the workforce opportunities that come with this? So, many times people think it's just really horizontal construction. That could be so far from the truth. So, and I'm looking at Liz, I think by the end of September 2025, we'll have both of those gap analyses completed, both for the transportation piece and the transit piece.

Ms. Watlington said fantastic, thank you.

**Councilmember Johnson** said thank you, Mr. Manager. While we're talking about procurement, welcome to Ms. Wright. I wanted to ask if we could get an update, Marcus, or if we can get an update from the City Attorney. So, the City, there's a policy or an ordinance G.S.143-129, that if bids are outside of budget, then the Council has the ability or the authority to negotiate with the lowest bidder, that they would either lower their price or negotiate rates where we could negotiate, but there's also a separate authority. There's a separate Session Law that's specific to Charlotte, and it's 1987-151, and it grants the authority to the City Manager to reject all bids for the City of Charlotte without further action by City Council, and the local act is separate authority from the General Statute 143-129(b). So, I wanted to understand how those two laws, how they correlate. If we can get an update on that.

**Anthony Fox, Interim City Attorney** said I can give you a little bit of insight into it right now. The 143-129 is a General Statute. It's the statute that governs purchasing and construction repair by governmental entities including the City of Charlotte. It sets out the requirements for competitive bids. As you correctly stated, it does provide, though, when the bids exceed the amount of the budget, it authorizes the City in that situation to negotiate with the apparent low bidder to see if that bidder can drop their price and come within budget. Charlotte is unique. The General Assembly, through a local act, gave to Charlotte the authority for the Manager to reject bids. The language of that local act, and I'll provide it to you, removes the general authority to reject bids and negotiate, and it gives the Manager the authority to reject bids. Doesn't talk about negotiate bids, and because there is the difference between those two pieces of legislation, it's my belief that the local act will control, and the only way to remove that is to seek an amendment of that act from the General Assembly, which actually granted the City that authority.

Ms. Johnson said okay. So, I'd like to know more about it. How often that's used. So, maybe we can talk offline or get an update, or you send that to Council, how often is that used? How often does the City Manager reject bids when they're over budget? Because I don't know if that's done every time or if it's selected, but I'd like some information on that. Thank you.

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## **BUSINESS**

### **ITEM NO. 8: AFFORDABLE HOUSING GENERAL OBLIGATION BONDS**

Motion was made by Councilmember Mayfield, seconded by Councilmember Brown, and carried unanimously to adopt a bond order and resolution to provide for the issuance of General Obligation Bonds for Affordable Housing not to exceed \$75,000,000.

The resolution is recorded in full in Resolution Book 55, at Page(s) 726-739.

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#### **ITEM NO. 9: YOUTH DIVERSION PROGRAM INTERLOCAL AGREEMENT**

Motion was made by Councilmember Mitchell, and seconded by Councilmember Ajmera, to adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute a revenue interlocal agreement with Mecklenburg County through which the City will receive funding to support youth diversion programming.

**Councilmember Anderson** said I just wanted to say that I think this is a really great opportunity to highlight how we're working intergovernmentally with the County on an issue that's very important to our community, which is around youth violence, and trying to ensure that our youth has support and wraparound services and opportunities. So, I'm glad we are working with the County, we need more of this, and I'd love to have some updates as the work continues to progress. Thank you.

**Councilmember Brown** said so along with what Mayor Pro Tem said, but this is amazing. There's a lot going on with our youth, that we can never have enough programs. We can never have enough resources. So, this is great. We'd definitely like to see more of it. I know we're crunched for where the resources are going to come from, and how we're allocating them, but we got it right on this one. So, let's see what we do with it.

The vote was taken on the motion and recorded as unanimous.

The resolution is recorded in full in Resolution Book 55, at Page(s) 740-767.

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#### **ITEM NO. 10: THE FAMILY RESIDENCES AT OAK HILL APARTMENTS AFFORDABLE HOUSING SUPPORT REQUEST**

Motion was made by Councilmember Ajmera, and seconded by Councilmember Watlington to (A) Approve a federal Home Investment Partnerships Program allocation for up to \$600,000 to Community Housing Partners Corporation for the development of The Family Residences at Oak Hill Apartments, and (B) Authorize the City Manager to negotiate, execute, amend, extend, and renew contracts as needed to complete this transaction.

**Councilmember Mayfield** said I have a question for staff on this. So, as Mr. Wooten is making his way down, what we have on here is each year the City receives Home Investment Partnership Program HOME Funds from the U.S. Department of Housing and Urban Development, HUD. These funds are intended to support the development, rehabilitation, and preservation of affordable housing for low-income households. In the Fiscal Year 2026, the City received \$2,976,749. The question that I have is that this request is, one, in partnership, and it does say that our support is contingent upon the developer securing for project, but this is for a project in Davidson. Now, although the request amount is a relatively small amount in comparison, it's around \$600,000, why would we be the one to allocate this from the City for a project in Davidson versus the



County handling all of this, especially since the County has expanded to cover their own housing conversations.

**Warren Wooten, HNS** said sure, thank you, Ms. Mayfield. The City is the lead agency on your home consortium. So, this is a funding source that the City participates in with the other municipalities in Mecklenburg County, and we are the lead agency of that. So, it is fairly common that we will fund projects in other municipalities, because we are the lead agency for this funding source, and those requests come through us.

Ms. Mayfield said thank you for that. So, we have it also noted, as I mentioned, the City support is contingent upon the developer securing full project funding, and this project amount is anticipated to be, well, we're looking at a rent savings of \$6 million and some change.

Mr. Wooten said this is a \$15 million project, and they have asks out. So, the town of Davidson and Mecklenburg County are also being asked to participate. Davidson approved \$500,000 of funding on this project, and the Board of Commissioners is slated to consider a \$600,000 request in September 2025.

Ms. Mayfield said so, our \$600,000 would basically be set aside. If something were to happen on the County side, since both the City and County are looking at potential financial shortfalls, what happens with that \$600,000 if the County chooses not to move forward?

Mr. Wooten said yes, ma'am. In all of your projects, City staff always waits for full funding on an apartment development before we will fund the loan. So, if for some reason the funding is not approved by one of the other partners, then your funding will go back into your available balance for expenditure.

Ms. Mayfield said thank you. That's all I needed, Mayor.

**Councilmember Watlington** said I just wanted to say I'm actually very happy to see projects outside of the City center and City limits, because we know that our housing challenge is much broader than the City of Charlotte, but it is a regional issue. We hear the 157 people per day moving to Charlotte, it's the Charlotte region. So, as we think about how to work intergovernmentally to put housing in places where people want to be and that are in the path of progress, I think it's excellent when we can work with developers to identify opportunities outside the city limits.

**Councilmember Johnson** said so, thank you for the presentation. I see that there are the 30 percent AMI, which is the truly affordable rate, which I'm always advocating for, but my concern would be that it's outside of Charlotte also. I don't know how individuals would be able to get, if they work in Charlotte. Our goal is for people to be able to live, work and play in the City. So, I don't see that I'm going to be supporting this, because it is outside of the City. Thank you.

**Councilmember Brown** said yes. I love the fact that it's affordable as well. The problem I have, though, is for maybe some folks that are watching that are concerned about being able to have affordable housing just right in the area of Charlotte. I know we're growing and 157 people are moving here per day, but I'm going to have to be with Councilmember Johnson on this one, as far as reaching up to Davidson. We have so many concerned people right here, just in the Charlotte city limits, like right in my district, for instance, District Three, and so I wouldn't be able to support this. This is a nice project, it looks good, I get it, but I would have to say no.

Ms. Mayfield said I had a follow-up, Mr. Wooten, and for my colleagues. I wanted to clarify why I asked the question, because it's been a little while since we've had one of these. I think we've had more of them in previous years, but because Charlotte is the largest, we house the funds that then go out to other areas. So, it's been done years ago, but I think this is one of the first times that this Council has had an opportunity to see one of these projects. I probably didn't preface it the right way in the beginning

when I asked you, Mr. Wooten. So, it sounded more like a setup versus I knew that you knew to give the answer as to the why, but I wanted to make sure that we all, since this again, is the first time that we've had an opportunity. For the \$600,000, because we are the largest agency and the fact that we did identify that what we received was \$2,976,749 in the HOME Funds. The HOME Funds, just that one pocket of money, is what's opened up with a rolling RFP (Request For Proposal). This just happened to be one of the times in this cycle.

Mr. Wooten said correct, Ms. Mayfield. Let me provide a little bit of clarification. Again, we're only talking about your HOME Fund, which is a federal pass-through dollar. Again, we are the lead agency, but it's funding that's available to the entire County. This is the third project that I know that you funded. You funded projects also in Matthews and in Huntersville in the same method.

Ms. Mayfield said but over a period of years. So, just for Mr. Manager and for team, because it's so far and few between, that there's just a reminder blurb in the explanation, that that is why we do this, because just these HOME Funds, not our Housing Trust Fund dollars, this is open to the region and here is why.

Mr. Wooten said that is correct.

Ms. Mayfield said okay, just for clarification, thank you.

Ms. Johnson said and this is one of those that we might've gotten a small presentation about. So, thank you.

Motion was made by Councilmember Mitchell, and seconded by Councilmember Watlington to (A) Approve a federal Home Investment Partnerships Program allocation for up to \$600,000 to Community Housing Partners Corporation for the development of The Family Residences at Oak Hill Apartments, and (B) Authorize the City Manager to negotiate, execute, amend, extend, and renew contracts as needed to complete this transaction.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Mayfield, Mitchell, Peacock, and Watlington

NAYS: Councilmembers Brown and Johnson

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**ITEM NO. 11: NATURALLY OCCURRING AFFORDABLE HOUSING PRESERVATION SUPPORT FOR NU WESLEY APARTMENTS**

Motion was made by Councilmember Watlington, and seconded by Councilmember Mayfield to (A) Approve an allocation of American Rescue Plan Act ERA 2 funds in the amount of \$2,600,000 to DreamKey Partners, Inc. for the acquisition of Nu Wesley Apartments, and (B) Authorize the City Manager, or his designee, to negotiate, execute, amend, and renew contracts as needed to complete these transactions.

**Councilmember Mayfield** said I want to share, one, why I am supportive of this, mainly because this is a building that already has residents in it that are at the 60 percent AMI, which is different than a lot of our other projects, because I have shared with my colleagues, and with the Manager, the concern that I have of our City becoming a heavily residential rental and more transient city versus owner occupied. So, if we can remember last Monday, without a lot of discussion, I was just a no on a number of projects, mainly because I'm concerned about all the apartments that we're getting, but

pti:pk

for this particular project, I had a chance to do a little bit more research, and just like my colleagues, actually meet and have a conversation with representation of DreamKey, and learned that this particular project, whereas corporate buyers are coming in and buying up almost all the older apartments, rehabbing them, and the residents are having to leave. I appreciate the work of DreamKey with identifying this one. We are going to be able to keep people in place that are in that 60 percent Area Median Income and be able to go in and make some investments to bring this property up to today's standards. So, I just wanted to share that. Thank you, Mayor.

The vote was taken on the motion and recorded as unanimous.

**Mayor Lyles** said thank you very much. A lot of hard work going on out there, and we appreciate what you guys do, thanks so much. Alright, so now we have come to the place where we have appointments.

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## **APPOINTMENTS TO BOARDS AND COMMISSIONS**

**Mayor Lyles** explained the rules and procedures of the appointment process.

### **ITEM NO. 12: APPOINTMENTS TO THE BUSINESS ADVISORY COMMITTEE**

The following nominees were considered for one appointment for a three-year term beginning April 29, 2025, and ending April 28, 2028:

- Sary Chakra, nominated by Councilmember Anderson
- Perry Joiner, nominated by Councilmembers Ajmera, Brown, Graham, Johnson, Mayfield, and Mitchell

Perry Joiner was appointed.

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### **ITEM NO. 13: APPOINTMENTS TO THE FIREFIGHTER'S RELIEF FUND BOARD OF TRUSTEES**

The following nominees were considered for one appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028:

- Thomas Lineberger, nominated by Councilmembers Ajmera, Anderson, Brown, and Mayfield
- Lee Thompson, nominated by Councilmembers Graham, Johnson, Mitchell, Molina and Peacock

**Stephanie Kelly, City Clerk** said since no candidate received at least six votes that will have to come back at your September 22, 2025, meeting.

**Councilmember Mayfield** said I actually want to apologize directly to our clerk. I sent an email, when we received all the information and I was unclear. I read the nominations for tonight differently. Even though the nominations were coming back to us, what I didn't realize when I went through my packet, that my paper was stuck to something else, and that we had received it. So, I was wondering why the names were coming back. So, I appreciate you immediately responding to clear that up, but since I copied all of us on our emails when I sent all my questions over, I did want to acknowledge that, because thank you, Madam Clerk Kelly, for reminding me that this was us having to come back, because we still haven't hit that six-plus. Yet, I did have a question, and I don't know if it would be a question for our Attorney or for our Manager, because one of the candidates for an appointment is someone that's on the ballot right now. Since it's election season, sometimes things shift, sometimes they don't. Like, there's things that we can't do as City members, but if someone is actively seeking

office, would they still be in consideration for an appointment basically a month or two months prior to election, or would that be something that we possibly shouldn't consider? I don't know. That was one of the questions that I asked.

**Anthony Fox, Interim City Attorney** said I think an individual still remains eligible to serve until elected, and then once elected.

Ms. Mayfield said and if elected, then we will have to go through the process of appointing someone else.

Ms. Kelly said Ms. Watlington had to do that when she served on the Civil Service Board and was elected.

Ms. Mayfield said thank you.

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#### **ITEM NO. 14: MAYOR AND CITY COUNCIL TOPICS**

**Councilmember Ajmera** said first, I just want to recognize we had AP (Advanced Placement) Government class here from Providence Day, so I just wanted to recognize that there are a couple of students here from Providence. So, that's great to see young people here.

Second, in past couple of days, I've heard from several constituents regarding how they're afraid to ride our public buses, especially after recent violent incidents, and that is concerning. Clearly, our current safety policies are not enough, and with the referendum this November 2025, I'm even more concerned, because we cannot let fear drive people away. So, I would like City Manager to provide us immediate steps that are being taken to ensure the safety of our riders, our operators, and to restore the confidence in our system. Thank you.

**Councilmember Mayfield** said so, one, the gentleman that came down earlier that gave a recommendation regarding 311. We put a lot of energy and time in the creation of CLT+. In the packet, he also noted some recommendations on how we can update that. It would be helpful to receive an update on where we are with the CLT+ App, and making it more useful and more accessible for our residents.

Also, regarding the natural pollinators, I think we have an opportunity to have a conversation with partnering with TreesCharlotte, since when you actually utilize TreesCharlotte, they actually take you through a 30-to-45-minute training. That would be a great way for us to look at the type of trees that homeowners may be planting and/or neighborhoods with identifying ways to protect our pollination.

When we're looking at our housing funds, the funds that we actually contribute through the Housing Trust Fund, I don't know if we've actually implemented a true tracking mechanism, meaning a number of our elders, including an elder that I spoke with just earlier this morning at Hal Marshall, are being priced out of these senior housing projects that we have. So, the North Carolina Finance Housing Agency has an escalation clause in their application. Just because you can do it, doesn't mean you have to do it. So, we have individual homeowners that have not increased their rents, because you have a stable resident, other things. I would like for us to put some real energy in identifying more accountability on our end with these partners, because when I also reached out to the North Carolina Finance Housing Agency, one of the lead personnel said the majority of their complaints are coming from Charlotte regarding multi-family, and specifically tie to our elders and what is happening at facilities, as well as if we have a senior facility, it should be in our planning language or somewhere the type of bathroom it is. Grab bars should be an automatic versus a person having to request it without submitting a letter saying that they have a disability. Also, we have tubs versus walk-in or a garden shower. Those tubs are a hinderance for someone who

may have different physical challenges with getting in and out of them, when we're saying this is housing specifically for our older community.

I heard today from multiple people that a new Police Chief has been named, even though we just said that we're putting out a survey. There is a name that has been mentioned, and evidently someone in media has also mentioned a name.

**Marcus Jones, City Manager** said I don't know the name.

Ms. Mayfield said right, that's why I'm bringing it to you for us to have clarification, because what I shared with them is, "No, according to our leadership team, we have not. I don't know where you have this name from." Yet, at the same time we are talking about putting out a survey. So, then the question was asked, "How is that going to be done?" So, I think clarification on that would be helpful coming from your office.

You mentioned earlier that you have staff working on the positives regarding the transit tax. What I would like to know is, are we also looking at the challenges that may arise with a sales tax, specifically with that being managed by an authority, as we have had challenges with MTC (Metropolitan Transit Commission) as an authority? When we made that decision, long before you and I ever came here, but are we looking at both sides, so that we can present that to the community? Because there is a lot of conversation happening regarding this 27-member board, looking at Dallas or Denver, or some other places, that don't have boards nearly as large as the one we're talking about. What exactly would be the authority, when it has basically been mandated that this, in large part, is going to be businesspeople versus community riders. That is part of the conversation that's happening on the ground in community? I just think if we're bringing and trying to identify the positives, we also need to be very transparent of, here are some of the challenges we run into with the Blue Line, the Blue Line Extension, here are some of the challenges with MTC. Under an authority, here are the possibilities, because I don't believe in unintended consequences. So, if we have that conversation and present all that information, I think that would be received by more people, because the conversation that I am hearing in different community events is really leading to the no's, and there are very valid concerns that the community has. So, on our end, I think it would benefit us to be able to identify that, as well as something that was identified and I think would be very helpful. We look at best practices from other cities. There are other communities where their bus and their rail are on a computer system where they're aligned. So, right now, if you're on the bus, I was speaking to a bus rider earlier today, if his driver is five minutes late, he misses that next bus. If you go to the CATS (Charlotte Area Transit System) App, the CATS App doesn't give you the ability to do a round trip. The CATS App isn't necessarily giving you the ability to go from that bus to get to Bus 2, to get to the rail, to do what you need to do, and give you the route to come back. So, we have an opportunity, still utilizing technology, of creating some synergy to actually align, so that you don't have that two or three-minute delay on leg one that then puts you in a position where you're waiting 30, 40 minutes for that next bus to come. The question would be the type of system that we have, because we have an MTC. Is that something that we can get in alignment, because I believe with the other cities, they actually control their transportation system. So, it may be a little easier, but I think that would help us when we look at how we utilize AI (Artificial Intelligence) and technology, and that's it. Thank you, Mayor.

**Councilmember Peacock** said on a positive note, last week from District Six, I wanted to report out a really great visit. As we all know, SouthPark Area Partners, and the public/private partnership that we approved for \$8 million for Symphony Park was also a transformative decision for the SouthPark area, but just last week, and being the newest Council member being appointed on May 20, 2025, I got the good fortune to get caught up with St. Lloyd Presbyterian Church and the cemetery that's located on Colony and Sharon Road, which is predominantly a historically black cemetery. I have lived in District Six my whole life, and was simply unaware and very, very impressed to see that we are taking efforts from both the County as well as the City side, and I believe that they will coming in concert with others that are raising money to elevate that really powerful site that's located not very far from this dais right here that many did not know.

Most people don't believe that SouthPark has any history at all. In fact, it actually has a lot, and as evidenced by Sharon Presbyterian, and then it's sister, St. Lloyd Presbyterian, tied to Grier Heights in District One as well too. So, that was a big positive to see that working in concert with SouthPark Area Partners, our municipal area plan.

Second topic, I want to shift to, I think everybody at this dais has received the same news, as we all have, to hear about the criminal activity that's been occurring throughout the summer. We know about the mass shooting that occurred in Uptown Charlotte that led to a lot of fear in that area. We just last week learned that a bus rider on an CATS bus, not far from Carolina Place Mall, was assailed by four individuals, and we just learned on Friday night that there was a stabbing at a very prominent area right in the heart of South End, probably at the very apex of what many people consider to actually be the South End. Manager, you know that I emailed you. I wanted to make it public what my request was. Also, just building off of what Mrs. Ajmera wanted, I wanted to know any details about the victim on this East Boulevard shooting, as well as this victim that we have at Carolina Place Mall. Any information about the accused suspect, including pass records that can be disclosed, and then data and trends on criminal activity along the Light Rail over the past 36 months, and any actions that have been taken by CATS and CMPD. Now, why I'm underscoring this and why I think it's so important, is the very reason that Ajmera and all of us here who know what is on the ballot this November 2025, which is the continuance of the expansion of our transit system, and the transit system that we have all put so much energy and effort into, and that we feel is one of the best in the Country. All I know from my experience living in Washington D.C., and having a lot of friends in Atlanta, is that the moment that the transit systems start to become something where it's not considered to be safe, is the moment in which you begin to lose riders, you begin to lose the momentum that you want to keep. I don't want to see our community, I know our Council doesn't want to see that as well too, and that's why I want a request, do we have a trend, Mr. Manager? Do we have something that we need to respond to? We are in a gap period right now. We do not have a Police Chief that is coming in. He is going out. Is that the cause of this? I don't believe so. I'm not pointing a finger at CMPD, but what I do want is I want us to be proactive and not be reactive to this, and most importantly, I want our public to know that we care about citizens that are being harmed, and especially at such an egregious nature on a public transit system that we have direct authority over. Thank you, Mrs. Mayor, and Mr. Manager, thank you.

**Councilmember Anderson** said I just have three points I wanted to speak on. First is just to thank our civil servants, so our fireman and police officers, as well as Medic for a very successful Pride Fest that we had. There were several calls around heat exhaustion, but there were really no real issues. It was in a new location in First Ward Park, and I was out there on both days speaking to several participants, and a lot of people visiting our city for the first time. So, I just wanted to thank publically our officers and Medic officers as well, because they did an incredible job.

The other point I want to bring up, and one of the residents spoke about it, is we continue to hear about these street vendors, but in particular food vendors in South End and Uptown, and other parts of the City as well. I want to make sure that, yes, that the public knows the City of Charlotte, we are doing our part, but we also have to tap into our partners in Mecklenburg County, in particular for these food vendors. It is a public health concern, and they should reach out to their Board of County Commissioners representation around the food vending that's going on, because it is a violation, and we need the County to help us with that.

Then, lastly, Mr. Manager, I just wanted to talk about the Office for Youth Opportunities that you are standing up. I think this is a wonderful, wonderful opportunity for us as a city to begin to address some of the underlying challenges we have with our youth. We know, and some of us have sort of held up, what Baltimore has done over the last year or so, and I know their Mayor, doing a great job of reducing violent incidents by investing in youth and giving them opportunities. What I also know is that 90 percent of the conversations I have with CMPD about arrests and other things going on in District One, 90 percent of them are young males under the age of 25 who have guns, who are

distributing drugs and other things. So, we just really need to ensure that this doesn't get lost in everything that we do, Mr. Manager. We need to make sure that we're getting updates on what the Office is doing, what the Office needs. I hope that we all, as Council members, can connect and be advocates for this Office, because it's going to directly impact public safety and hopefully directly impact the reduction of violent crime. That's it, Madam Mayor, thank you.

**Councilmember Johnson** said just two things. I also want some information about the incidence on CATS, the Blue Line. We have an email that CATS consolidated our safety and security to a vendor professional security service. Is that correct? Okay. So, I think we should get an update from that vendor, some information about the security services, because we have a contractor. So, I'd like to know when their contract is up, and just more information about this vendor, and what reports we're receiving, or what outcomes or outputs that we are requiring for the vendor. We do need our citizens to feel safe and to be safe on the trains. So, I'd like some information on the security company.

Secondly, I want to lift up Tommy Nichols and the Queen City Arts Festival this weekend over at the Boardwalk from 3:00 p.m. to 8:00 p.m. It's going to be a great event, Labor Day weekend at the Boardwalk. So, I hope everyone comes out to District Four to the Queen City Arts Festival. Thank you.

Ms. Brown said that is a good festival. It's not in my district, but I always go, and I like being up there on the water. So, shout out to Tommy Nichols, who's doing a great job with that Festival, and people come in from all over the City.

I want to go back to our youth. One, this young man is still here, it's Zach, correct? I just want to say thank you so much Zach. I really connect with the youth. I'm forever young, I claim that, but what you said, your knowledge of policy and what we can do and what we can try to do, a good example of making good trouble. So, I just want to say thank you so much and want to acknowledge you again for addressing us and bringing the Dillon Rule to the Council for us to reimagine and rethink that. So, thank you so much for that. I had that on here and I sent you your picture, so thank you. It means a lot to me to hear that from you. Our young people are truly our future and our leaders, and so think about coming on down this way, okay, really, truly. Madam Mayor, the \$3 million that we're using to get out the word for the transit. That's a question that I'm asking that.

Mayor Lyles said of City money?

Ms. Brown said no, no, not City money, no. Is it Meck something.

Mr. Jones said it's Meck, The Alliance.

Mayor Lyles said oh, the Alliance is doing it.

Ms. Brown said not the City, that's why I'm asking for clarification.

Mayor Lyles said it is from the Alliance.

Ms. Brown said okay, right. So, some of my constituents, as they're coming out to the polls and people are asking about how it's being used, I'm not sure if we know, but when money comes out, people don't know if it's different through the City, County. We all get misconstrued. So, I just want to try to get the clarification on it. A lot of them have concerns, which my colleagues have already expressed, about transit riders, the workers and just the balance that comes with that. So, if we could kind of address that. I don't know how we would address that, but that's something that I would like to address. Then, I wanted to go back to the City Manager. I've been advocating for the Animal Shelter to be over. So, can you talk about that General Services, and what that looks like? Do you mind?

Mr. Jones said sure. Thank you, Councilmember Brown. So, one of the things we found out by moving Animal Care and Control from CMPD into the General Services. It was very difficult going through CMPD's processes to even foster animals. So, that was step one, trying to make sure that it's a lot easier for the general public to engage. The other thing that we're doing is, I think it's an investment of about \$30 million, to build out a new adoption center. I think that's the best way to describe it, as well as, as we continue to evolve and trying to find ways to make sure that the experience is a better experience for all of those who are involved. So, we're spending time with Dr. Fisher. We're spending time with this transition to provide for better opportunities.

Ms. Brown said okay, thank you so much, that's a start. That tribe, the people that support the animal shelter, they show up and they show out. So, thank you for just hearing us, not just me, because other Council members head that initiative as well, but that's something that they've been pounding on. So, I think it's a great start in the right direction. So, I think Dr. Fisher and his team and the animal lovers of all the creatures, they'll be happy about that.

I want to go back to the gang violence. There's a couple of young people that I know that have died in the City recently. I'll be attending I think a funeral this week, and in addition to me attending the homegoing celebration and funeral services. The gang violence is very, very concerning. Not only they've lost somebody, but then the retaliators are going back to the house and still initiating gun violence while the loved ones are trying to prepare for someone that they've lost. That was brought to my attention this week. It's not in my district, but it's in our city, so it affects all of us. So, anything that we can do. I know that we've got the Katie Blessing Center coming, and I'm so excited about that.

Mayor Lyles said I think they opened this week.

Ms. Brown said open this week? I thought it was going to be next week. It's this week?

Mayor Lyles said it just opened.

Ms. Brown said it just opened, okay, so that's awesome, that's good stuff. I didn't even know. Did they do a ribbon cutting or anything?

Mayor Lyles said I think a long time ago, but they just had I think an opening this week.

Ms. Brown said a real opening or a soft opening?

Mayor Lyles said I think it was a real one.

Ms. Brown said a real open, okay, alright, no problem. So, that young lady, her mom was here, Shila Nordone. I just want her to know that we do hear her loud and clear, and we are very concerned about the violence with our youth. I think the more activities that we have for our youth, the more that we are engaged with them and involved with them and put people in front of them that can identify, according to data and metrics, some of the things that they've been through, we'll be able to address that, and of course, West Boulevard. You and I have been talking about West Boulevard for a long time. If we can do that drive down West Boulevard from one end to the other, because I can tell you about West Boulevard, what it used to be and what it is now, and how concerned, I'm concerned about all of my district, all of District Three, but if we can reimagine West Boulevard looking like Beatties Ford Road. I bank on West Boulevard, which has changed the whole trajectory of what West Boulevard could be and what it could look like. We care about West Boulevard, the small businesses over there. So, I would like to do that ride with you. I know we prolonged it, but after September 9, 2025, can we schedule the ride [INAUDIBLE] I got some work to do.

Last, but not least, Tyler, the South End vendors. We do care. We hear you loud and clear. Some of those concerns cannot be addressed and fixed overnight, but when we get an email and we respond to it, it doesn't mean that we don't care. We have 10 other

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amazing people that sit on this Council, and we have to collaborate, because I have one vote, even though it's in my district, and I'm trying to get people to understand that. I can lead the charge and lead a project, but I still have to get my colleagues on board to support it, because we still need five other votes with mine. District Three, I love ya'll, but I still need five other votes. So, that concern is something I know that they want the pilot to be launched, but we have to look at the specifications of NoDa versus the specifications of South End and see how we can make those work together like a puzzle, and it doesn't always work that way, because of regulations and different things like that. So, Tyler, we hear you. South End, we hear you. We care about you just like we care about NoDa. Just have a little bit of patience for us and we'll work through it for you. That's all that I have, thank you.

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**ITEM NO. 15: CLOSED SESSION (AS NECESSARY)**

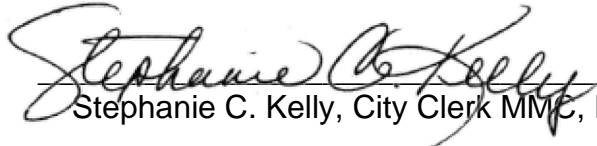
No closed session occurred.

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**ADJOURNMENT**

Motion was made by Councilmember Mitchell, seconded by Councilmember Anderson, and carried unanimously to adjourn the meeting.
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The meeting was adjourned at 7:20 p.m.

  
Stephanie C. Kelly, City Clerk MMC, NCCMC

Length of Meeting: 1 Hour, 46 Minutes  
Minutes completed: September 11, 2025