

City of Charlotte

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



Meeting Agenda

Monday, November 10, 2025

Council Chamber

City Council Business Meeting

Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tiawana Brown
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Reneé Johnson
Council Member LaWana Mayfield
Council Member James Mitchell
Council Member Marjorie Molina
Council Member Edwin Peacock
Council Member Victoria Watlington

5:00 P.M. CITY COUNCIL ACTION REVIEW AND CONSENT AGENDA, CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, REGULAR MEETING ROOM 267

This meeting will also be accessible via the Government Channel, the City's Facebook page, and the City's YouTube channel.

1. Mayor and Council Consent Item Questions and Answers

Staff Resource(s):

Marie Harris, Strategy and Budget

Time: 5 minutes

Synopsis

Mayor and Council may ask questions about Consent agenda items.

[2025-11-10 Council Agenda QA](#)

2. Consent agenda items 24 through 42 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

- A. Items that have not been pulled,
- B. Items with residents signed up to speak to the item, and
- C. Items that have been pulled for a separate vote.

3. Action Review Agenda Overview

Staff Resource(s):

Marcus Jones, City Manager

4. Action Review Items

Community Area Planning

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Kathy Cornett, Planning, Design, and Development
Catherine Mahoney, Planning, Design, and Development

Time: Presentation - 15 minutes; Discussion - 20 minutes

Explanation

- Receive an overview of how public feedback has shaped and the proposed plans.

Mobility+ Transportation Investment (40% for Roads)

Staff Resource(s):

Monica Allen, City Manager's Office
Ed McKinney, Special Initiatives
Danielle Frazier, Special Initiatives
Holly Eskridge, Economic Development

Time: Presentation - 20 minutes; Discussion - 20 minutes

Explanation

- Receive an update on the city's aligned mobility efforts.

[4.1 Community Area Plans](#)

[4.2 Mobility Update](#)

5. Closed Session (as necessary)

**6:30 P.M. CITY COUNCIL BUSINESS MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
COUNCIL CHAMBER**

Call to Order

Introductions

Invocation

Pledge of Allegiance

POLICY

6. City Manager's Report

BUSINESS

7. Fire Building Inspection Schedule

Action:

Adopt a resolution to update the established fire building inspection schedule as required by the North Carolina Fire Prevention Code.

Staff Resource(s):

Kevin Miller, Fire

James Meyers, Fire

Explanation

- The North Carolina State Fire Prevention Code specifies that cities and counties have an inspection schedule to identify activities of the conditions in buildings, structures, and premises that pose a danger of fire, explosion, or related hazards.
- The inspection schedule adopted by the city must be approved by the local governing body and submitted to the NC Office of the State Fire Marshal to ensure compliance with state reporting requirements.
- The current schedule was adopted on December 14, 1992, and needs to be updated to reflect the current inspection practices of the Charlotte Fire Department Fire Marshal's Office.
- Proposed changes include:
 - Changing the inspections for educational facilities to twice a year (from once every two years for private schools and once every year for public schools);
 - Inspections once every two years for industrial facilities;
 - Inspections once every three years for buildings with assembly occupancy loads less than 100; and
 - Annual inspections for the following:
 - All properties with a renewable operational fire permit, regardless of occupancy;
 - Hazardous, institutional, high-rise, and/or assembly buildings with occupancy loads of 100 or more;
 - Residential three- or more-family dwellings, and the interior common areas of multi-family dwellings;
 - New and existing lodging establishments for the installation and maintenance of carbon monoxide alarms and detectors; and
 - All vacant properties, regardless of occupancy.

Attachment(s)

Resolution

[Resolution - Fire Buildings Inspection Schedule](#)

8. Transfer of City-Owned Property on Freedom Drive

Action:

- A. Adopt a resolution approving the transfer of city-owned property located at 6514 Freedom Drive (a portion of parcel identification number 057-231-06) to the North Carolina Department of Transportation containing approximately 0.101 acres to be used as public right-of-way and approximately 0.126 acres to be used as a public utility easement, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the transaction.**

Staff Resource(s):

Phil Reiger, General Services

Gregory Crawford, General Services

Explanation

- The North Carolina Department of Transportation (NCDOT) is planning future improvements to Freedom Drive between Toddville Road and Moores Chapel Road (Council Districts 2 and 3) to improve mobility and accommodate bicycles and pedestrians along the project corridor (Project).
- The Charlotte Department of Transportation is a partner in the Project.
- The city owns a 0.637-acre property at 6514 Freedom Drive (Property), which lies within the project corridor and is located in Council District 2.
- To support the Project, the city proposes to transfer the necessary rights and easements to NCDOT for \$1 in advance of any future sale of the Property.
- The proposed transfer to NCDOT includes:
 - A 0.101-acre portion of the Property to be conveyed in fee simple and used as public right-of-way, and
 - A 0.126-acre public utility easement.
- The Planning Commission reviewed the Property on May 20, 2025, and had no comments.

Attachment(s)

Map

Resolution

[Map - Transfer of City-Owned Property on Freedom Dr](#)

[Resolution - Transfer of City-Owned Property on Freedom Dr](#)

9. Youth Violence Prevention Communication Strategy and Social Norms Campaign Program Services

Action:

- A. **Approve a contract for program services for the Youth Violence Prevention Communication Strategy and Social Norms Campaign with Creative Marketing Resources, Inc. (MBE) for a term of two years, and,**
- B. **Authorize the City Manager to renew the contract for up to one, one-year term with possible price adjustments and to modify or amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Raquishela Stewart, Housing and Neighborhood Services

Explanation

- A Youth Violence Prevention Communication Strategy and Social Norms Campaign (Program) is an evidence-based best practice that seeks to change the perceptions and behaviors that lead to an acceptance of youth violence, promote positive social norms, empower, train, and employ youth as credible messengers/ambassadors, and connect youth with community resources.
- On August 22, 2025, the city issued a Request for Proposals (RFP) seeking a qualified organization to design, develop and implement the Program; 18 responses were received.
- Creative Marketing Resources, Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements, and was selected to oversee the comprehensive design, management and execution of the Program.
- Core program services include:
 - Program development: Recruiting, hiring, and training credible young people to participate in the development of the Program including design of campaign materials and implementation, convening a youth advisory group including leveraging existing youth advisory groups, identifying community resources for youth and their families, and establishing a brand and website for the Program campaign.
 - Communication strategy: Developing an overarching youth violence prevention communication strategy including social norms research, call to action, types of media to be used for development and distribution, and a plan for monitoring and evaluation.
 - Developing messaging, materials, and media: Working with youth to develop messaging and materials, identifying social norms, and testing and refining these with relevant audiences to incorporate positive messages and imagery, risk education, breaking the stigma on mental health, highlighting the strength and resiliency of impacted communities, and creating ways to connect youth and their families with community resources. This experience will provide opportunities for creative expression and training for youth, paired with professional design and production services as needed.
 - Strategy execution and campaign implementation: Executing and implementing the Program, including an innovative multi-media approach to ensure that the campaign achieves high community visibility.
 - Reporting: Providing comprehensive, periodic reports to the city.
 - Outcome evaluation: Developing theory of change and logic model; measuring changes in knowledge and awareness, beliefs, and actions related to gun violence, positive social norms, and acceptance of youth violence; evaluating effectiveness of reach of specific campaign messaging; tracking referrals and youth connection to resources; and providing recommendations for process improvements based on outcome monitoring and learnings for future programming and initiatives.
- The Office of Youth Opportunities will manage the contract and Program oversight and will provide periodic updates to City Council.

- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$300,000.

Background

- Youth violence and other forms of violence have caused injury and trauma for individuals, families, and neighborhoods within Charlotte and other communities across the U.S.
- In May 2024, in response to the Mayor's community safety framework policy referral, the Housing, Safety and Community Committee identified a youth-led social norms campaign as a collaborative, prevention-focused strategy to help reduce and prevent juvenile crime.
- Implementing a multi-media youth violence prevention and social norms campaign is a recommendation of The Way Forward Community Violence Prevention Plan for Mecklenburg County, a collaborative initiative led by Mecklenburg County's Offices of Violence Prevention and Public Health, in partnership with the city including Charlotte-Mecklenburg Police Department, the towns of Mecklenburg County (Cornelius, Davidson, Huntersville, Matthews, Mint Hill, and Pineville), the UNC-Charlotte Urban Institute, and the Violence Prevention Data Collaborative.
- Through the Fiscal Year 2025 Adopted Budget, City Council earmarked funds to support and expand community-based initiatives aimed at preventing and reducing youth violence.

Charlotte Business Inclusion

Creative Marketing Resources, Inc. is a city certified MBE. Contract goals were not established for this contract because there were no certified MWSBEs available within the city's database capable of performing the required work or providing the necessary goods. This determination was made based on a comprehensive search by CBI and relevant departments, utilizing the city's vendor registration system, relevant market research, and an assessment of the work required by the contract.

Fiscal Note:

Funding: General Capital Investment Plan including funds available as a result of ARPA revenue replacement

10. Sublease of City-Leased Property at 5625 Hollyfield Drive, Suite 122

Action:

- A. Adopt a resolution approving a sublease of city-leased property located at 5625 Hollyfield Drive, Suite 122 with Artisen Gelato, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the lease of the property.**

Staff Resource(s):

Shahid Rana, Economic Development

Todd DeLong, Economic Development

Explanation

- Artisen Gelato desires to lease 1,000 rentable square feet in Suite 122 of the mixed-use development located at 5625 Hollyfield Drive for the purposes of operating a gelato and ice cream shop, including the sale of gelato, sorbet, desserts, and related products.
- The city has authority to enter into this lease agreement under its Charter and NC General Statute Section 160A-272.
- The lease terms include:
 - A five-year initial term;
 - One, four-year renewal option; and
 - An annual lease rate of \$22 per square foot to be increased annually at a rate of three percent per year and six percent of gross sales exceeding a natural breakpoint of \$375,467 in any year.

Background

- While updating City Council and the Jobs and Economic Development Committee over the past several years, staff highlighted the city's commitment to building an equitable economy in East Charlotte. To advance this goal, the city executed a master lease of approximately 16,175 square feet of ground floor commercial space in the two mixed use buildings development by Crosland Southeast (CSE).
 - Small business support as part of the Eastland Yards redevelopment has been an integral component of the small business support strategy since November 2020.
- Recognizing that access to affordable commercial space is a major barrier for small business growth, the city has partnered with CSE over the past year to ensure a diverse tenant mix that:
 - Activates the ground floor and complements the redevelopment;
 - Strengthens the retail/commercial balance;
 - Increases pedestrian activity throughout the day; and
 - Creates a unique sense of place.
- On August 28, 2023, City Council authorized the City Manager to negotiate and execute a master lease agreement with CSE for the Eastland Yards site. Key terms include:
 - 10-year lease term with at least one, five-year extension option;
 - Base triple-net rent of \$39.70 per rentable square foot; and
 - An average tenant allowance of \$35 per square foot from CSE.
- The Master Lease agreement was executed in December 2023.

Attachment(s)

Resolution

[Resolution - Sublease of Property at 5625 Hollyfield Dr, Ste 122](#)

11. Sublease of City-Leased Property at 5625 Hollyfield Drive, Suite 123

Action:

- A. Adopt a resolution approving a sublease of city-leased property located at 5625 Hollyfield Drive, Suite 123 with HG Eastland, LLC dba Higher Grounds by Manolo, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the lease of the property.**

Staff Resource(s):

Shahid Rana, Economic Development

Todd DeLong, Economic Development

Explanation

- HG Eastland, LLC (dba Higher Grounds by Manolo) desires to lease 1,024 rentable square feet in Suite 123 of the mixed-use development located at 5625 Hollyfield Drive for the purposes of operating a coffee shop offering coffee, tea, beverages, and light food items typically associated with a café, and for no other purpose.
- The city has authority to enter into this lease agreement under its Charter and NC General Statute Section 160A-272.
- The lease terms include:
 - A five-year initial term;
 - One, four-year renewal option; and
 - An annual lease rate of \$22 per square foot to be increased annually at a rate of three percent per year and six percent of gross sales exceeding a natural breakpoint of \$375,467 in any year.

Background

- While updating City Council and the Jobs and Economic Development Committee over the past several years, staff highlighted the city's commitment to building an equitable economy in East Charlotte. To advance this goal, the city executed a master lease of approximately 16,175 square feet of ground floor commercial space in the two mixed use buildings development by Crosland Southeast (CSE).
 - Small business support as part of the Eastland Yards redevelopment has been an integral component of the small business support strategy since November 2020.
- Recognizing that access to affordable commercial space is a major barrier for small business growth, the city has partnered with CSE over the past year to ensure a diverse tenant mix that:
 - Activates the ground floor and complements the redevelopment;
 - Strengthens the retail/commercial balance;
 - Increases pedestrian activity throughout the day; and
 - Creates a unique sense of place.
- On August 28, 2023, City Council authorized the City Manager to negotiate and execute a master lease agreement with CSE for the Eastland Yards site. Key terms include:
 - 10-year lease term with at least one, five-year extension option;
 - Base triple-net rent of \$39.70 per rentable square foot; and
 - An average tenant allowance of \$35 per square foot from CSE.
- The Master Lease agreement was executed in December 2023.

Attachment(s)

Resolution

[Resolution - Sublease of Property at 5625 Hollyfield Dr, Ste 123](#)

12. Sublease of City-Leased Property at 8115 Eastland Yards Boulevard, Suite 105

Action:

- A. Adopt a resolution approving a sublease of city-leased property located at 8115 Eastland Yards Boulevard, Suite 105 with Rumbao Latin Dance Company LLC, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the lease of the property.**

Staff Resource(s):

Shahid Rana, Economic Development

Todd DeLong, Economic Development

Explanation

- Rumbao Latin Dance Company LLC desires to lease 3,245 rentable square feet in Suite 105 of the mixed-use development located at 8115 Eastland Yards Boulevard for the purposes of operating a Latin dance studio, including the offering of classes, performances and recitals, and associated business operations of a dance studio.
- The city has authority to enter into this lease agreement under its Charter and NC General Statute Section 160A-272.
- The lease terms include:
 - A five-year initial term;
 - One, four-year renewal option; and
 - An annual lease rate of \$12 per square foot to be increased annually at a rate of three percent and 15 percent of gross sales exceeding an artificial breakpoint of \$325,000 in any year.

Background

- While updating City Council and the Jobs and Economic Development Committee over the past several years, staff highlighted the city's commitment to building an equitable economy in East Charlotte. To advance this goal, the city executed a master lease of approximately 16,175 square feet of ground floor commercial space in the two mixed use buildings development by Crosland Southeast (CSE).
 - Small business support as part of the Eastland Yards redevelopment has been an integral component of the small business support strategy since November 2020.
- Recognizing that access to affordable commercial space is a major barrier for small business growth, the city has partnered with CSE over the past year to ensure a diverse tenant mix that:
 - Activates the ground floor and complements the redevelopment;
 - Strengthens the retail/commercial balance;
 - Increases pedestrian activity throughout the day; and
 - Creates a unique sense of place.
- On August 28, 2023, City Council authorized the City Manager to negotiate and execute a master lease agreement with CSE for the Eastland Yards site. Key terms include:
 - 10-year lease term with at least one, five-year extension option;
 - Base triple-net rent of \$39.70 per rentable square foot; and
 - An average tenant allowance of \$35 per square foot from CSE.
- The Master Lease agreement was executed in December 2023.

Attachment(s)

Resolution

[Resolution- Sublease of Property at 8115 Eastland Yards Blvd, Ste 105](#)

NOMINATIONS

13. Nominations to the Agricultural Advisory Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning January 12, 2026, and ending January 11, 2029.

Attachment(s)

Agricultural Advisory Board Applications

14. Nominations to the Arts & Science Council Governance Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a two-year term beginning December 1, 2025, and ending November 30, 2027.
 - Allison Allen is eligible for reappointment.

Attachment(s)

Arts & Science Council Governance Board Applications

15. Nominations to the Business Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending April 28, 2027.
 - Nate Hogan has resigned.
- One appointment for a three-year term recommended by the Certified SBE-Hispanic Contractors Association beginning April 29, 2023, and ending April 28, 2026.
 - Domenico Santilli is ineligible for reappointment.
- One appointment for a partial term recommended by the Metrolina Minority Contractors Association beginning upon appointment and ending April 28, 2026.
 - Melody Compton did not meet attendance requirements.
- One appointment for a partial term recommended by the Metrolina Native American Association beginning upon appointment and ending April 28, 2026.
 - Gregory Bryant did not meet attendance requirements.

Attachment(s)

Business Advisory Committee Applications

16. Nominations to the Charlotte Business INClusion Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term recommended by the Black Chamber of Commerce beginning upon appointment and ending February 28, 2027.
 - Marjory Brifil has resigned.

Attachment(s)

Charlotte Business INClusion Advisory Committee Applications

17. Nominations to the Charlotte International Cabinet

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term recommended by the Charlotte Regional Business Alliance beginning July 1, 2025, and ending June 30, 2028.
 - Akofa Dossou is eligible but not interested in reappointment.

Attachment(s)

Charlotte International Cabinet Applications

18. Nominations to the Charlotte Tree Advisory Commission

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Two appointments for a three-year term beginning December 14, 2025, and ending December 13, 2028.
 - Nate Negrin has served two terms and is ineligible for reappointment.
 - Elliott Voreis is eligible for reappointment.

Attachment(s)

Charlotte Tree Advisory Commission Applications

19. Nominations to the Civil Service Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending May 15, 2027.
 - Nicholas Peach has resigned.

Attachment(s)

Civil Service Board Applications

20. Nominations to the INLIVIAN Board of Commissioners

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning December 18, 2025, and ending December 17, 2028.
 - Linda Ashendorf has served two terms and is ineligible for reappointment.

Attachment(s)

INLIVIAN Board of Commissioners Applications

21. Nominations to the Keep Charlotte Beautiful Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending June 30, 2026.
 - Kelsey Shuster-Dutcher has resigned.

Attachment(s)

Keep Charlotte Beautiful Committee Applications

22. Nominations to the Passenger Vehicle for Hire Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Company Operating Certificate Licensee category representative for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Alvin Stennett has served two terms and is ineligible for reappointment.
- One appointment for a Hospitality / Tourism Industry category representative for a three-year term beginning July 1, 2024, and ending June 30, 2027.
 - Sheila Etheridge-Boddie has served two terms and is ineligible for reappointment.

Attachment(s)

Passenger Vehicle for Hire Board Applications

23. Nominations to the Unified Development Ordinance Board of Adjustment

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending January 31, 2027.
 - Wes Davis did not meet attendance requirements.

Attachment(s)

Unified Development Ordinance Board of Adjustment Applications

CONSENT

24. North Carolina Department of Transportation Safety Project on Ardrey Kell Road

Action:

Adopt a resolution supporting a safety project on Ardrey Kell Road at Blakeney Park Drive to improve traffic safety in support of the Strategic Mobility Plan.

Staff Resource(s):

Debbie Smith, Transportation
Charlie Jones, Transportation
Geoffrey Sloop, Transportation

Explanation

- The North Carolina Department of Transportation (NCDOT) has conducted an evaluation of the crash history at the intersection of Ardrey Kell Road and Blakeney Park Drive (Council District 7).
 - The evaluation revealed a history of crashes for left-turning vehicles exiting Blakeney Park Drive.
 - NCDOT proposes the installation of concrete medians to restrict left turns from Blakeney Park Drive.
- NCDOT will fully fund the cost of these improvements.
- The project requires a resolution of support for the use of NCDOT Highway Safety Improvement Project funding.
- This project supports the Strategic Mobility Plan by advancing a safe transportation system for all users.
- NCDOT anticipates beginning the design phase of the project in fiscal year 2026.

Fiscal Note

Funding: NCDOT funding

Attachment(s)

Map
Resolution

[Map - NCDOT project on Ardrey Kell Rd](#)

[Resolution - NCDOT project on Ardrey Kell Rd](#)

25. North Carolina Department of Transportation Safety Project on Westinghouse Boulevard

Action:

Adopt a resolution supporting a safety project on Westinghouse Boulevard at Pioneer Avenue to improve traffic safety in support of the Strategic Mobility Plan.

Staff Resource(s):

Debbie Smith, Transportation
Charlie Jones, Transportation
Geoffrey Sloop, Transportation

Explanation

- The North Carolina Department of Transportation (NCDOT) has conducted an evaluation of the crash history at the intersection of Westinghouse Boulevard and Pioneer Avenue (Council District 3).
 - The evaluation revealed a history of crashes for left-turning vehicles exiting Pioneer Avenue.
 - NCDOT proposes the installation of concrete medians to restrict left turns from Pioneer Avenue.
- NCDOT will fully fund the cost of these improvements.
- The project requires a resolution of support for the use of NCDOT Highway Safety Improvement Project funding.
- This project supports the Strategic Mobility Plan by advancing a safe transportation system for all users.
- NCDOT anticipates beginning the design phase of the project in fiscal year 2026.

Fiscal Note

Funding: NCDOT funding

Attachment(s)

Map
Resolution

[Map - NCDOT project on Westinghouse Blvd](#)

[Resolution - NCDOT project on Westinghouse Blvd](#)

26. Mobile Payment Services for On-Street Parking Contract Amendment

Action:

- A. **Approve contract amendment #1 to increase the not to exceed amount of the contract with ParkMobile, LLC for mobile payment services for on-street parking by \$400,000, and**
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Debbie Smith, Transportation

Charlie Jones, Transportation

Paul Benton, Transportation

Explanation

- The Charlotte Department of Transportation manages more than 1,800 on-street parking spaces in Uptown and South End, providing residents and visitors convenient means to access businesses, restaurants, museums, and government services.
- Payment for metered parking is primarily conducted using mobile applications or via pay stations located throughout the area.
- On March 13, 2023, following a Request for Proposals process, the city executed a contract in an amount not to exceed \$400,000 with ParkMobile, LLC for mobile payment services for on-street parking.
- ParkMobile, LLC provides mobile payment processing services for on-street paid parking spaces across the city. The contract supports customer payments via mobile phone in all metered parking areas throughout the city.
- The current contract is anticipated to reach its not-to-exceed amount before its expiration date due to increases in on-street parking usage and transactions.
- Additional funding will ensure the uninterrupted continuation of mobile payment services.
- The new estimated total contract value including amendment #1 is \$800,000.
- Costs associated with the contract amendment are paid for through the on-street parking fees collected from users.

Charlotte Business INCLUSION

ParkMobile, LLC has committed 3.00% (\$24,000) of the total contract to the following certified firm(s):

- Copy Cat Instant Printing of Charlotte (WBE) (sign/decal fabrication)

Fiscal Note

Funding: Transportation Operating Budget

27. Spectrum Center Traffic Control Services

Action:

- A. Approve a contract with Parking Unlimited Inc. for Spectrum Center traffic control services in an amount not to exceed \$270,000 for a term of one year, 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 which the contract was approved.**

Staff Resource(s):

Debbie Smith, Transportation
Charlie Jones, Transportation
Brandon Brezeale, Transportation

Explanation

- The city has utilized a traffic control service provider to manage traffic control services for Spectrum Arena events in Uptown since 2005.
- The current contract for these services expires on December 31, 2025.
- On July 22, 2025, the city issued a Request for Proposals (RFP); five responses were received.
- Parking Unlimited Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to the RFP.
- Services include the set-up of traffic control devices, management, staffing, and direction of special event-related traffic and bus parking needs for the Spectrum Center.

Charlotte Business INclusion

Contract goals were not established for this contract because the scope of work or goods does not present viable subcontracting opportunities. Parking Unlimited Inc. will be responsible 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: Transportation Operating Budget

28. City Vehicles and Equipment

Action:

- A. **Approve the purchase of vehicles and equipment from cooperative and state contracts,**
- B. **Approve unit price contracts for the purchase of vehicles and equipment for a term of one year under North Carolina Sheriff's Association contract #26-12-0909 with the following:**
- **Capital Chevrolet Inc.,**
 - **Capital Ford Inc.,**
 - **Parks Chevrolet,**
 - **Parks Ford,**
 - **Piedmont Truck Center,**
- C. **Approve unit price contracts for the purchase of vehicles and equipment for a term of one year under Sourcewell contracts with the following:**
- **Club Car LLC (#091024-CCR),**
 - **Doosan Bobcat North America (#053024-DIV),**
 - **McNeilus Financial dba McNeilus Truck & Mfg. (#110223-MCN),**
- D. **Approve unit price contracts for the purchase of vehicles and equipment for a term of one year under North Carolina Department of Administration contracts with the following:**
- **Clarke Equipment Co. dba Bobcat Co. (#2210A),**
 - **Knapheide Truck Equipment Midsouth (#065A), and**
- E. **Authorize the City Manager to extend the contracts for additional terms as long as the cooperative and state contracts are in effect at prices and terms that are the same or more favorable than those offered under the cooperative and state contracts.**

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
Chris Trull, General Services

Explanation

- City vehicles and equipment are assessed annually to determine replacement needs based on a rating of vehicle usage, age, maintenance costs, and condition.
- Purchased vehicle and equipment include electric vehicles, construction equipment, light-duty vehicles and pickup trucks, refuse truck bodies, and utility vehicles.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
 - A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies can leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- NC General Statute Section 143-129(e)(9) allows local governments to purchase from state contracts if the contractor is willing to extend the same or more favorable prices, terms, and conditions as those established under the state contract.
 - Clark Equipment Co. dba Bobcat Co. and Knapheide Truck Equipment Midsouth are willing to provide the vehicles and equipment to the city at the same or better terms as established in the state contract.
- Annual aggregate expenditures are estimated to be \$9,090,000.

Charlotte Business INclusion

Cooperative purchasing contracts and contracts procured through existing state contracts do not involve the city conducting a bidding process and are thus exempt from CBI Program goals. Subcontracting

opportunities are typically not feasible under cooperative purchasing arrangements.

Fiscal Note

Funding: General and Enterprise Capital Equipment Funds

29. Disaster Debris Removal and Debris Management Services

Action:

- A. Approve unit price contracts for disaster debris removal and debris management services for a term of three years with the following:**
- CrowderGulf, LLC,
 - Southern Disaster Recovery, LLC, 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.**

Staff Resource(s):

Phil Reiger, General Services

Kathleen Cishek, General Services

Tonia Wimberly, General Services

Explanation

- These contracts support the city's emergency preparedness plan by ensuring the ability to respond to natural and man-made disasters efficiently and in a timely manner. These contracts include disaster debris removal, disposal, and other emergency cleanup services following a disaster event.
- Services may include, but are not limited to:
 - Emergency road clearing,
 - Right-of-way and public property debris removal,
 - Hazardous stump, tree, and hanging limb removal,
 - Temporary debris management site operations,
 - Debris grinding/processing, and
 - Debris disposal/recycling.
- On June 23, 2025, the city issued a Request for Proposals (RFP); ten responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Costs will only be incurred when needed in response to disaster events.

Charlotte Business INClusion

A CBI goal will be negotiated based on the actual contractual tasks if and when the services are needed.

30. Real Estate Appraisals and Appraisal Reviews

Action:

- A. Approve unit price contracts for real estate appraisals for a term of three years with the following:**
- AAA Valuations, LLC (MBE, SBE),
 - BBG, Inc.,
 - Colliers International Holding (US) Inc.,
 - Cooper McCain, LLC (WBE),
 - Cushman & Wakefield of North Carolina, Inc.,
 - Fortenberry Lambert, Inc. (MBE),
 - Integra Realty Resources (WBE),
 - Curran, Reich & Associates, Inc. dba T.B. Harris, Jr.,
- B. Approve unit price contracts for real estate appraisal reviews for a term of three years with the following:**
- Fortenberry Lambert, Inc.,
 - Hopkins Consulting and Review, LLC (WBE),
 - J.D. Parker & Associates, Inc.,
 - Kack Consulting Group, LLC,
 - The Hanes Group, Inc. (WBE),
 - John Bosworth & Associates, LLC dba Valbridge Property Advisors,
 - William R Morgan Company, and
- C. 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.**

Staff Resource(s):

Phil Reiger, General Services

Greg Crawford, General Services

Explanation

- Real estate appraisal services are required for all Capital Investment Plan projects. Real estate appraisal is required during the real estate acquisition phase of public projects to determine impacts to real property.
- Certified independent real estate appraisers have expertise in eminent domain appraisal disciplines. Appraisers are necessary for assistance with determining market value and establishing fair and just compensation for property owners.
- On August 19, 2025, the city advertised a Request for Proposals (RFP); 15 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Projects will be assigned to firms on a work-order basis using unit prices in the contract.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the price of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Total annual aggregate expenditures are estimated to be \$2,995,000.

Charlotte Business INclusion

The city negotiates contract participation after the proposal selection process. The following Prime(s) are city certified M/W/SBE; their self-performance will be counted toward the established goal.

- AAA Valuations, LLC (MBE, SBE)
- Hopkins Consulting and Review, LLC (WBE)
- The Hanes Group, Inc. (WBE)

- Cooper McCain, LLC (WBE)

The following Prime(s) have elected to self-perform 100% of the work on this contract and have provided the required documentation to demonstrate that they can perform all scopes of work on this contract with their own forces.

- BBG, Inc.
- Colliers International Holding (US) Inc.
- Cushman & Wakefield of North Carolina, Inc.
- Fortenberry Lambert, Inc.
- Integra Realty Resources
- J.D. Parker & Associates, Inc.
- Kack Consulting Group, LLC
- Curran, Reich & Associates, Inc. dba T.B. Harris, Jr.
- John Bosworth & Associates, LLC dba Valbridge Property Advisors
- William R Morgan Company

Fiscal Note

Funding: General Capital Investment Plan

31. McAlpine Creek Sanitary Sewer Rehabilitation

Action:

Approve a contract in the amount of \$5,854,732.73 to the lowest responsive bidder Insituform Technologies, LLC for the McAlpine Creek 54-inch Sanitary Sewer Rehabilitation Phase 2 project.

Staff Resource(s):

Angela Charles, Charlotte Water
Carl Wilson, Charlotte Water
Marion Sanders, Charlotte Water

Explanation

- This project will rehabilitate large diameter sanitary sewer lines along McAlpine Creek near Johnston Road in Council District 7.
- On September 11, 2025, the city issued an Invitation to Bid; seven bids were received.
- Insituform Technologies, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2026.

Charlotte Business INclusion

Established MWSBE Goal: 3.00%

Committed MWSBE Goal: 4.00%

Insituform Technologies, LLC exceeded the established contract goal and has committed 4.00% (\$234,118) of the total contract amount to the following certified firm(s):

- Procoat, INC (WBE) (\$234,118) (manhole rehab)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Map

[Map - McAlpine Creek 54-inch Sanitary Sewer Rehabilitation Phase 2](#)

32. Sanitary Sewer Chemical Root Control Services

Action:

- A. Approve a unit price contract with Dukes Root Control, Inc. for sanitary sewer chemical root control services for a term of one year, and**
- B. Authorize the City Manager to renew the contract for up to five, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Carl Wilson, Charlotte Water
Marion Sanders, Charlotte Water

Explanation

- This contract provides for the chemical root control treatment of approximately 300 miles of sanitary sewer mains throughout the Charlotte Water service area. Chemical root control treatment inhibits roots from entering the sanitary sewer collection system and causing sanitary sewer back-ups and overflows.
- Waiver of a competitive solicitation process for services may be granted on a limited basis when deemed appropriate and in the city's best interest. A waiver has been approved for these services since this product best meets the city's needs for effectiveness and environmental tolerance, and the process is propriety to Dukes Root Control, Inc.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$2,700,000.

Charlotte Business INclusion

A waiver of solicitation was necessary for this contract since this product best meets the city's needs for effectiveness and environmental tolerance, and the process is propriety to Dukes Root Control, Inc. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

33. Wastewater Treatment Plant Equipment and Parts

Action:

- A. Approve the purchase of wastewater treatment plant equipment and parts by the sole source exemption,
- B. Approve contracts for the purchase of wastewater treatment plant equipment and parts for three years with the following:
- Ferguson Enterprises, LLC dba Templeton & Associates,
 - Landia, Inc., and
- C. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):

Angela Charles, Charlotte Water
Joseph Lockler, Charlotte Water
Travis Hunnicutt, Charlotte Water

Sole Source Exemption

- NC General Statute Section 143-129(e)(6) provides that formal bidding requirements do not apply when:
 - Performance or price competition are not available;
 - A needed product is available from only one source or supply; or
 - Standardization or compatibility is the overriding consideration.
- Sole sourcing is necessary for this contract because equipment standardization and compatibility are necessary.
- City Council approval is required for any purchases made under the sole source exception.

Explanation

- These contracts provide wastewater treatment plant equipment and parts that can only be obtained from authorized representatives of the original equipment manufacturers. Maintenance service is required by manufacturer-authorized representatives to honor warranties.
- In order to meet operational needs and regulatory requirements, Charlotte Water's process equipment needs to be repaired and/or replaced in a timely and cost-effective manner.
- This equipment was previously installed through competitive construction bid processes.
- Annual aggregate expenditures are estimated to be \$95,000.

Charlotte Business INclusion

Sole sourcing was required for this contract because there are only a select number of vendors that are authorized representatives of the original equipment manufacturers. Sole source contracts are exempt from CBI Program goals, as these contracts do not involve a competitive bidding process and do not present opportunities for subcontracting. This aligns with what is required by NC General Statute Section 143-129(e)(3).

Fiscal Note

Funding: Charlotte Water Operating Budget

34. Water and Sanitary Sewer Infrastructure Engineering and Surveying Services

Action:

- A. Approve contracts for water and sanitary sewer engineering and surveying services for a term of two years with the following:**
- **GHD Consulting Services, Inc.,**
 - **McKim & Creed, Inc.,**
 - **WSP USA, Inc., and**
- B. Authorize the City Manager to renew the contracts for up to two, two-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Keri Cantrell, Charlotte Water

Explanation

- These contracts will provide for engineering and survey services for water and sanitary sewer facility and infrastructure projects.
- On June 30, 2025, the city issued a Request for Qualifications (RFQ); 16 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, and responsiveness to RFQ requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$1,500,000.

Charlotte Business INclusion

The city negotiates subcontracting participation after the proposal selection process. Each of the Primes has identified certified firm(s) for participation as project scopes are defined:

GHD Consulting Services, Inc.

- Froehling & Robertson, Inc. (MBE) (geotechnical services)
- Habitat Assessment and Restoration Professionals, Inc. (WBE, SBE) (environmental services)
- Stewart Engineering, Inc. (MBE) (subsurface utility engineering services)
- Tidemark Survey (SBE) (surveying and easement mapping services)

McKim & Creed, Inc.

- Avioimage Mapping Services, Inc. (SBE) (aerial planimetric and aerial photogrammetry, topographic mapping)
- Capstone Civil Engineering, Inc. (MBE, SBE) (geotechnical investigations, analysis, and reporting, onsite observation)
- Stewart Engineering, Inc. (MBE) (topographic survey, boundary/ROW survey, preparation of plats, easements)

WSP USA, Inc.

- Carolina Wetland Services, Inc. (WBE, SBE) (stream/wetland delineations)
- Stewart Engineering, Inc. (MBE) (surveying)
- Wells Geotech LLC (SBE) (geotechnical services)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

35. Collective Storm Drainage Improvement Project - Series AF

Action:

- A. Reject the low bid submitted by Efficient Developments, LLC for the Collective Storm Drainage Improvement Project - Series AF,**
- B. Approve a contract in the amount of \$1,231,169.50 to the lowest responsive bidder United of Carolinas, Inc. for the Collective Storm Drainage Improvement Project - Series AF, and**
- C. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Logan Oliver, Storm Water Services

Explanation

- This contract is part of an ongoing program to provide repairs and/or improvements to storm drainage systems across the city.
- This contract will address storm drainage systems at:
 - 6032 Bridlewood Lane in Council District 1, and
 - 6108 Bridlewood Lane in Council District 1.
- On September 10, 2025, the city issued an Invitation to Bid; six bids were received.
- United of Carolinas, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2026.

Reject Low Bid Explanation

- The low bid of \$1,150,668.20 submitted by Efficient Developments, LLC was found to be non-responsive due to noncompliance with the Charlotte Business INclusion (CBI) Program.

Charlotte Business INclusion

Established MBE Goal: 8.00%

Committed MBE Goal: 8.00%

United of Carolinas, Inc. met the established contract goal and has committed 8.00% (\$98,500) of the total contract amount to the following certified firm(s):

- Cesar A Leon, LLC (MBE, SBE) (\$38,500) (hauling)
- RRC Concrete, Inc (MBE) (\$60,000) (concrete)

Established WBE Goal: 4.00%

Committed WBE Goal: 4.06%

United of Carolinas, Inc. exceeded the established contract goal and has committed 4.06% (\$50,000) of the total contract amount to the following certified firm(s):

- Parsi Trucking, LLC (WBE) (\$50,000) (hauling and concrete)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Collective SDIP Series AF](#)

36. Storm Water Channel Cleaning Services

Action:

- A. **Approve a unit price contract with Bell's Tree Service, Inc. for Storm Water Channel Cleaning Services 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.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Logan Oliver, Storm Water Services

Explanation

- This contract is part of an ongoing maintenance program to remove and dispose of debris in existing stormwater channels throughout the city.
- Each request is investigated and prioritized based on the severity of potential property flooding.
- This contract will address approximately 120 to 150 locations per year. The number of locations may vary depending on the nature and extent of the blockages actually removed.
- On September 5, 2025, the city issued a Request for Proposals (RFP); five responses were received.
- Bell's Tree Service, Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$200,000.

Charlotte Business INclusion

Contract goals were not established for this contract because the scope of work or goods does not present viable subcontracting opportunities. Bell's Tree Service, Inc. will be responsible 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: Stormwater Operating Budget

37. Summerlin Place Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$1,442,473.75 to the lowest responsive bidder Hux Contracting, LLC for the Summerlin Place Storm Drainage Improvement Project, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Logan Oliver, Storm Water Services

Explanation

- This project will reduce flooding and replace aging infrastructure along Brynwood Drive, Summerlin Place, and Wessynton Drive in Council District 7.
- Work will include grading, storm drainage, water, sanitary sewer, curb and gutter, driveways, and asphalt paving.
- On September 12, 2025, the city issued an Invitation to Bid; six bids were received.
- Hux Contracting, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2026.

Charlotte Business INclusion

Established MBE Goal: 8.00%

Committed MBE Goal: 8.04%

Hux Contracting, LLC exceeded the established contract goal and has committed 8.04% (\$116,000) of the total contract amount to the following certified firm(s):

- RRC Concrete, Inc. (MBE) (\$15,000) (concrete)
- Shoreline Trucking, LLC (MBE, SBE) (\$101,000) (hauling)

Established WBE Goal: 3.00%

Committed WBE Goal: 3.05%

Hux Contracting, LLC exceeded the established contract goal and has committed 3.05% (\$44,000) of the total contract amount to the following certified firm(s):

- B & N Grading, Inc. (WBE) (\$44,000) (milling and paving)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Summerlin Place SDIP](#)

38. Public Auction for Disposal of Surplus Equipment

Action:

- A. **Adopt a resolution declaring specific vehicles, equipment, and other miscellaneous items as surplus,**
- B. **Authorize said items for sale by public electronic auction beginning November 3, 2025, and ending November 12, 2025, and**
- C. **Authorize the City Manager to approve certain administrative and storage fees as may be required for auction events.**

Staff Resource(s):

Cheryl Wright, Contracting and Procurement

Marcy Mars, Contracting and Procurement

Explanation

- Contracting and Procurement provides asset recovery and disposal services to city departments, Mecklenburg County, and Emergency Management Services.
- Periodic auctions of surplus items are regularly conducted at the city's Asset Recovery and Disposal facility located at 5550 Wilkinson Boulevard in Council District 3.
- Pursuant to NC General Statute 160A-270(c), approval is requested for a public electronic auction to be held beginning November 3, 2025, and ending November 12, 2025, to dispose of city-owned property declared as surplus.
- The auction will be conducted online by Rogers Realty and Auction Company Inc. at www.rogersauctiongroup.com.
- The auction company will be compensated seven percent of the total gross sale price of rolling stock and miscellaneous items.
- Proceeds from the auction are distributed to the city's General Fund and Enterprise Funds and other agencies based on asset ownership.

Attachment(s):

Property List

Delegation of Authority

Resolution

[Property List - Public Auction 11.03.2025](#)

[Delegation of Authority - Public Auction 11.03.2025](#)

[Resolution - Public Auction 11.03.2025](#)

39. City Vehicle Cleaning, Detailing, and Decontamination Services

Action:

- A. Approve unit price contracts for vehicle cleaning, detailing, and decontamination services for a term of three years with the following:**
- **Aftermath Services LLC dba ServiceMaster BioClean,**
 - **Autobell Car Wash, Inc.,**
 - **Punchys Mobile Detailing LLC (SBE),**
 - **Savant Management Group LLC, and**
- B. Authorize the City Manager to renew the contracts for up to one, two-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Cheryl Wright, Contracting and Procurement

Explanation

- The city utilizes on-site and off-site companies to provide vehicle cleaning, detailing, and decontamination services for a variety of city vehicles and equipment.
- The services include multiple tiers of vehicle cleaning as well as a la carte pricing for as-needed services.
- On August 19, 2025, the city issued a Request for Proposals (RFP); 11 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to the RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$300,000.

Charlotte Business INclusion

Punchys Mobile Detailing LLC is a city certified SBE. Contract goals were not established for this contract because the scope of work or goods required does not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: Various Departments' Operating Budgets

40. Driving While Impaired Task Force Resolution Amendment

Action:

Adopt a revised resolution authorizing the City Manager, or their designee, to accept a \$217,740 grant from the North Carolina Governor's Highway Safety Program for the Driving While Impaired Task Force.

Staff Resource(s):

Johnny Jennings, Police
Kevin Triola, Police
Katie Anderson, Police

Explanation

- On January 13, 2025, City Council adopted a resolution authorizing the city to apply for and accept a \$217,739 grant from the North Carolina Governor's Highway Safety Program for the Driving While Impaired Task Force.
- This action updates the resolution previously approved by Council on January 13, 2025, to reflect the amount actually awarded by the grant, \$217,740. This update was requested by the North Carolina Governor's Highway Safety Program. This revision does not affect the city's required match of \$653,218 or the total project budget of \$870,958.

Fiscal Note

Funding: North Carolina Governor's Highway Safety Program Grant and Police Operating Budget

Attachment(s)

Resolution

[Resolution - NCGHSP grant for DWI Task Force](#)

41. Set a Public Hearing on the Kelly M. and Margaret G. A. Alexander House Historic Landmark Designation

Action:

Adopt a resolution setting a public hearing for November 24, 2025, to consider historic landmark designation for the property known as the "Kelly M. and Margaret G. A. Alexander House" (parcel identification number 069-171-03).

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):

Tommy Warlick, Historic Preservation Specialist

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Erin Chantry, Planning, Design, and Development

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the Kelly M. and Margaret G. A. Alexander House as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Kelly M. and Margaret G. A. Alexander House is located at 2128 Senior Drive in Council District 2.
- Designation of this property could significantly contribute to its long-term preservation.
- The Kelly M. and Margaret G. A. Alexander House is listed under parcel identification number 069-171-03, and the recommended designation would include the interior and exterior of the house and the land listed under tax parcel number 069-171-03.
- The property is zoned N1-C (Neighborhood 1-Conditional).
- The property is owned by Helen and Alfred Alexander Living Trust. Designation is contingent upon acquisition of the property by the Charlotte-Mecklenburg Historic Landmarks Commission.
- Based on the current value, the potential amount of deferrable taxes would be approximately \$412.53 for the City of Charlotte taxes and \$741.52 for Mecklenburg County taxes.

Attachment(s)

Cover Sheet

Resolution

[Cover Sheet - Alexander House HLD](#)

[Resolution - Set a Public Hearing for Alexander House HLD](#)

CONSENT - PROPERTY TRANSACTIONS

42. Property Transactions - Belk Greenway Connector Phase I, Parcel # 2

Action: Approve the following condemnation: Belk Greenway Connector Phase I, Parcel # 2

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

Project: Belk Greenway Connector Phase I

Program: CDOT/Center City Transport

Owner(s): Carolina Hospitality Group 2010, LLC

Property Address: 555 South McDowell Street

Total Parcel Area: 453,043 sq. ft. (10.400 ac.)

Property to be acquired by Easements: 691 sq. ft. (0.016 ac.) sidewalk utility easement and 2,009 sq. ft. (0.046 ac.) temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: UC

Use: Uptown Core

Parcel Identification Number(s): 125-081-03
<https://polaris3g.mecklenburgcountync.gov/xv/1450950.7873.538951.6023>

Appraised Value: \$105,575

Property Owner's Concerns: The property owner is concerned about the potential impacts to the property and compensation offered.

City's Response to Property Owner's Concerns: The city was able to redesign to accommodate the property owner's design request. The city informed the property owner they could obtain their own appraisal or provide supporting documentation to justify their counteroffer. The city continues to negotiate with the property owner.

Recommendation: The recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

Council District: 1

Attachments: Map

[Map - Belk Greenway Connector Phase II, Parcel # 2](#)

Adjournment

REFERENCES

43. Reference - Property Acquisitions and Condemnations

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

44. Reference - Property Transaction Process

Property Transaction Process Following City Council Approval for Condemnation

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

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

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

45. Reference - Charlotte Business INclusion Program

The following excerpts from the City of Charlotte's Charlotte Business INclusion Administrative Procedures Manual are intended to provide further explanation for those agenda items that reference the Charlotte Business INclusion Program in the business meeting agenda.

Section 7.11 Small Business Market Strategy

Section 7.11: The Business Inclusion Officer may develop a market strategy for SBEs that may consist of setting aside certain classes or sizes of contracts for targeted Solicitations to SBEs.

Section 3.1 Contract Goals

Section 3.1.2: Contract Goals: One or more contract goals may be established for all Contracts of \$100,000 or more.

Section 3.1.3: Types of Contract Goals: A Contract Goal can be a (i) MWSBE Goal, (ii) MBE Goal, (iii) SBE Goal, (iv) WBE Goal, (v) MSBE Goal, (vi) WSBE Goal or (vii) MWBE Goal.

Section 3.1.4: Participation Plan for Specific City Agreements:

3.1.4.1: Participation Plans shall be used for Contracts using the Infrastructure Reimbursements Agreements, Developer Agreements, Financial Partner agreements, design-build construction delivery method, construction manager at-risk delivery method, and public-private partnership construction delivery method. The Business Inclusion Officer may require a Participation Plan for other Contracts not specified in this section.

3.1.4.2: The Business Inclusion Officer shall draft a Participation Plan describing what outreach and other efforts the Contractor will be required to undertake to meet the Contract Goals established for the Contract. Any revisions to a Participation Plan after submission shall be approved in writing by the Business Inclusion Officer.

Section 3.1.5: Negotiated Contract Goals:

3.1.5.1: The City may negotiate with a Business Enterprise regarding prospective MWSBE utilization on a Contract prior to its Solicitation. In such instances, the negotiation regarding any Contract Goals may involve scopes of work that are undefined prior to Solicitation but will consist of an overall City expenditure of funds that is known.

Section 3.1.6: No Contract Goals: Contract Goals will not be established on a Contract if (i) there are no MWSBEs to perform the work for the Contract or (ii) it is an Exempt Contract.

Section 8.0 Definitions

Section 8.15: Contract: Any written agreement between the City and Business Enterprise, or any modification thereof, obligating the Business Enterprise to furnish goods or services to the City or perform construction activities for the City. This term shall not include exempt contracts.

Section 8.21: Exempt Contracts: The following Contracts are exempt from all aspects of the CBI Program unless a Department elects otherwise:

8.21.1 Federal Funded Agreements: Contracts that are subject to the U.S. Department of Transportation Disadvantaged Business Enterprise Program as set forth in 49 CFR Part 26 or any successor legislation.

8.21.2 Financial Partner Agreements: Contracts with a Financial Partner that has an existing MWSBE program or DBE program that the Financial Partner uses regularly and can provide evidence thereof.

8.21.3 Interlocal Agreements: Contracts with other units of federal, state, or local government.

8.21.4 Legal Services: Contracts to provide legal services on behalf of the City or its employees or elected officials.

8.21.5 No Competitive Process: Contracts that are entered into without a competitive process, or entered into based on a competitive process administered by an entity other than the City, including but not limited to agreements that are entered into by sole sourcing, piggybacking, buying off the North Carolina State contract, buying from a competitive bidding group purchasing program

as allowed under North Carolina General Statutes § 143-129(e)(3), or using the emergency procurement procedures established by the North Carolina General Statutes.

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

8.21.7 Special Exemptions: Contracts where the Department and the Business Inclusion Officer agree that there was no discretion to hire an MWSBE including, but not limited to, payments or reimbursements to City employees or the procurement of utilities.

8.21.8 State Funded Agreements. Contracts that are subject to an MWBE Goal set by the State of North Carolina pursuant to North Carolina General Statutes § 143- 128.2

Section 5.0: Responsibilities After Contract Award

Section 5.4: New Subcontracting Opportunities

5.4.1: If a Contract has a previously unidentified opportunity for MWSBE participation or if a scope of work has been enlarged or increased, then the Contractor shall notify the Department Head.

5.4.2 Notice: Contractor shall promptly notify the Department Head of the new opportunity for MWSBE participation and whether existing MWSBE Subcontractors on the Contract can and/or will perform the new work.

5.4.3 Response: Upon receipt of the notice under Section 5.4.2, the Department Head shall notify the Contractor that (i) there will be no Supplemental Goal or (ii) there will be a Supplemental Goal based on MWSBE availability.

Section 7.12: Financial Partners

7.12.1 Exemption: If a Financial Partner currently administers a program for MWSBEs, then the Financial Partner may seek an exemption from the Business Inclusion Officer by communicating an intent to use the Financial Partner's existing program in lieu of adhering to the CBI Program. Determinations are made on a case-by-case basis by Business Inclusion Officer.

7.12.2 Contract Goals: A Financial Partner shall be subject to Section 3 (Goals) and Section 4 (Good Faith Efforts) if the Financial Partner has not been exempted pursuant to Section 7.11.1.