

# **City of Charlotte**

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



## **Meeting Agenda**

**Monday, June 8, 2026**

**Council Chamber**

### **City Council Business Meeting**

*Mayor Vi Lyles*

*Mayor Pro Tem James Mitchell*

*Council Member Dimple Ajmera*

*Council Member Dante Anderson*

*Council Member JD Mazuera Arias*

*Council Member Ed Driggs*

*Council Member Malcolm Graham*

*Council Member Renee Johnson*

*Council Member LaWana Mayfield*

*Council Member Joi Mayo*

*Council Member Kimberly Owens*

*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.

### **2. Consent agenda items 29 through 53 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 Preview Overview

**Staff Resource(s):**

Marcus Jones, City Manager

### 4. Action Preview Items

#### **Metropolitan Public Transit Authority Interlocal Agreement Update**

**Staff Resource(s):**

Andrea Leslie-Fite, City Attorney  
Liz Babson, City Manager's Office

**Time:** Presentation - 15 minutes; Discussion - 30 minutes

**Explanation**

- Receive an overview of updates and revisions to the primary interlocal agreement.

#### **Red Light Cameras**

**Council Resource(s):**

Danté Anderson, Safety Committee

**Staff Resource(s):**

Debbie Smith, Transportation

**Time:** Presentation - 10 minutes; Discussion - 20 minutes

**Explanation**

- Receive an overview of the red light camera pilot program recommended by the Safety Committee and next steps.

### 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*

## PUBLIC HEARING

### 6. Public Hearing and Decision on Averitt Express, Inc. Business Investment Grant

**Action:**

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to Averitt Express, Inc., and
- B. Approve the city's Business Investment Grant to Averitt Express, Inc. for a total amount not to exceed \$2,898,710 over five years.

**Staff Resource(s):**

Alyson Craig, City Manager's Office  
Shahid Rana, Economic Development  
Matt Dufore, Economic Development

**Explanation**

- On April 29, 2026, Averitt Express, Inc. announced it would open a new regional campus in Charlotte.
- This action is requesting a public hearing be conducted regarding City Council approval of a Business Investment Grant (BIG) of \$2,898,710 over five years.
- On April 13, 2026, City Council, in closed session, indicated intent to approve this BIG.
- Averitt Express, Inc. has committed to a capital investment of \$239,139,520 and creation of 211 jobs to be hired with an average wage of \$81,769.

**Background**

- Averitt Express is a leading supply chain and logistics provider founded in 1971, operating in more than 100 locations across the Southeast.
- Averitt Express has a strong record maintaining active partnerships with high schools, community colleges, and universities across its national footprint, including participation in career fairs, workforce readiness events, program collaborations, career-focused classroom engagements, and giving facility tours, among other activities.
- Averitt Express is heavily invested and committed to creating accessible entry points into the organization and offers strong long-term career pathways.

**Business Investment Grant**

- Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.
- Property taxes due from Averitt Express, Inc. must be paid before grant payment is made.
- If Averitt Express, Inc. removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.

**Fiscal Note**

Funding: Business Investment Grant

## 7. Public Hearing and Decision on The Capital Group Companies, Inc. Business Investment Grant

### Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to The Capital Group Companies, Inc., and
- B. Approve the city's Business Investment Grant to The Capital Group Companies, Inc. for a total amount not to exceed \$1,038,565 over five years.

### **Staff Resource(s):**

Alyson Craig, City Manager's Office  
Shahid Rana, Economic Development  
Matt Dufore, Economic Development

### **Explanation**

- On March 26, 2026, The Capital Group Companies, Inc. announced it would open a new office in Charlotte.
- This action is requesting a public hearing be conducted regarding City Council approval of a Business Investment Grant (BIG) of \$1,038,565 over five years.
- On February 23, 2026, City Council, in closed session, indicated intent to approve this BIG.
- The Capital Group Companies, Inc. has committed to a capital investment of \$90,000,000 and creation of 600 jobs to be hired with an average wage of \$200,000.

### **Background**

- The Capital Group is one of the nation's oldest and largest privately held global investment companies.
- The Capital Group has a strong record of being deeply committed to the communities in which it operates via corporate social responsibility initiatives and programs.
- The Capital Group is heavily invested and committed to creating a diverse and inclusive work culture demonstrated through its four-day in-office policy, 25 employee resource groups, and low voluntary attrition rate.

### **Business Investment Grant**

- Actual grant payments are based on the value of the investment as appraised by the Mecklenburg County Tax Office.
- Property taxes due from The Capital Group Companies, Inc. must be paid before grant payment is made.
- If The Capital Group Companies, Inc. removes the investment from Charlotte during the grant term, it will pay back 100 percent of the investment grant paid to date.

### **Fiscal Note**

Funding: Business Investment Grant

**POLICY**

**8. City Manager's Report**

## 9. Fiscal Year 2027 Operating Budget and Fiscal Years 2027-2031 Capital Investment Plan

### **Action:**

**Adopt the Fiscal Year (FY) 2027 Appropriations and Tax Levy Ordinance, the FY 2027 Compensation and Benefits Recommendations, and other items related to the Annual Budget Ordinance adoption:**

- A. The FY 2027 Operating Appropriations and Tax Levy Ordinance,**
- B. The FY 2027-2031 Capital Investment Plan,**
- C. The FY 2027 General Solid Waste Fee,**
- D. The FY 2027 Storm Water Services Fees,**
- E. The FY 2027 Transit Operating Budget, FY 2027 Transit Debt Service Budget, and FY 2027-2031 Transit Capital Investment Plan which was approved by the Metropolitan Transit Commission on April 22, 2026,**
- G. The FY 2027 Charlotte Water Rates,**
- H. The FY 2027 Compensation and Benefits Plan and associated Human Resources contracts,**
- I. Outside Agency and Municipal Service District contracts,**
- J. Municipal Service District 5 Boundary Expansion,**
- J. Internal Service Funds Financial Plans Resolution, and**
- K. Other budget items.**

### **Council Resource(s):**

Malcolm Graham, Budget, Governance, and Intergovernmental Relations Committee

### **Staff Resource(s):**

Marcus Jones, City Manager  
Marie Harris, Strategy and Budget  
Matt Hastedt, Finance

### **Policy**

- As required by Chapter 159 of the North Carolina General Statutes, the City of Charlotte adopts annual appropriations and a tax levy ordinance and considers related actions by July 1 of each fiscal year.
- The annual budget is an instrument that establishes policy. The budget identifies and summarizes programs and services provided by the city and how they are funded. It is the annual plan that coordinates the use of revenues and associated expenditures.

### **Background**

- The annual budget ordinance is presented in accordance with the City Manager's Proposed FY 2027 Budget presented on May 4, 2026, and subsequent City Council budget adjustments.
- The FY 2027 Budget is structurally balanced and focuses on five City Council Strategic Priorities: Well-Managed Government; Great Neighborhoods; Safe Communities; Transportation and Planning;

and Workforce and Business Development.

- The budget development process includes input from the community, city departments, and the Mayor and City Council. To facilitate input, the city held three Budget, Governance, and Intergovernmental Relations Committee meetings on February 5, March 5, and April 6, 2026, and two Budget Workshops on February 23 and March 23, 2026.
- Public budget engagement occurred through an in-person Budget 101 event on March 17; a virtual “Budget Listening Session: Connecting Capital Investments and Strategic Initiatives” on March 31; and a budget public input survey that was available from March 4 through April 6. There was also a Public Hearing on the Proposed Budget on May 11.
- The Mayor and City Council met on May 18 and June 1, 2026, to discuss budget adjustments for consideration to the Proposed FY 2027 Budget. Three budget adjustments were approved by City Council for inclusion in the FY 2027 Budget.
- FY 2027 General Fund and FY 2027 General Capital Investment Plan (CIP).
  - Is a structurally balanced budget with a two-year lens that:
    - Preserves core services,
    - Advances Public Safety,
    - Invests in transformational Mobility+, and
    - Maintains reserves.
  - Includes a 1.89¢ property tax increase dedicated to enhancing Public Safety.
  - Continues Charlotte’s achievement of affordability for government services, ranking lowest among North Carolina’s largest cities with a population of 250,000 or above.
  - Raises minimum pay to \$25 per hour for 40-hour per week, non-temporary general city employees.
  - Promotes recruitment and retention of Police and Fire employees in the Public Safety Pay plan with across the board pay increases, that are above typical pay plan years.
  - Includes \$12.4 million in funding for police and fire vehicle replacements.
  - Adds an additional 35 cars for the police take home vehicle program.
  - Includes \$2.3 million to add Engine 46 at Miranda Road Infill Station.
  - Adds funding for two civilian support positions to improve fire training and response times.
  - Reserves funding for a commercial burn building for fire training and moves forward on a schedule to construct new or replacement Fire facilities every two years.
  - Provides funding for a new helicopter hangar for Police.
  - Provides funding to advance and complete the Animal Care and Control Satellite Adoption Center project.
  - Invests in small businesses and neighborhoods with \$600,000 for Business District Organizations and Main Street programs, \$500,000 for Neighbors Building Neighborhoods, \$500,000 for the Business Matching Grant program to revitalize business corridors.
  - Elevates engagement by creating a new partnership with Foundation for the Carolinas to enhance engagement, adding personnel (one International Relations Manager and one Administrative Officer Senior) and additional operating funding to support international relations, and strengthening the Office of Constituent Services team to advance community engagement with seven positions (six support specialists and one communications specialist).
  - Invests in youth with \$500,000 to support youth internships at the city in FY 2027 and a \$1.5 million commitment to the expanded Road to Hire program.
  - Includes new sales tax revenue authorized by the Projects for Advancing Vehicle-Infrastructure Enhancements (PAVE) Act, which is projected to generate \$100 million in FY 2027 to be used for roadway system projects.
  - Creates a new Mobility PAYGO Program to provide a sustained source of cash funding for smaller-scale transportation programs, including \$7 million to support the acceleration of early-stage future transportation projects.
  - Matches the historic 2024 Transportation and Neighborhoods Bonds at \$300 million, which will include:
    - \$60 million for Strategic Investment Areas (SIAs), which will be expanded to the

- Corridors of Opportunity;
  - \$22 million for Vision Zero projects;
  - \$50 million for sidewalks;
  - \$10 million for bicycle facilities;
  - \$2 million for a new Orphan Roads program; and
  - \$100 million to deliver seven mobility projects by 2030 (Big Moves).
- Invests \$5.95 million for Mobility+ programming to proactively build workforce and small business capacity alongside increased capital transportation investments.
- Matches the historic 2024 Housing Bond plus a one-time bump of \$25 million to support anti-displacement efforts for the largest housing bond in city history at \$125 million.

### **Recommended Changes to the Proposed FY 2027 Budget from the June 1 City Council Budget Straw Votes Meeting**

- During the June 1 Budget Straw Votes Meeting, City Council approved the following adjustments:
  - Provide an additional three percent pay increase for eligible Fire employees in the Public Safety Pay Plan for a total pay increase of 10 percent across the board;
  - Provide an additional position and additional operating funding for international relations; and
  - Provide funding for consulting services and/or a partnership to develop a Land Use and Transportation Model, which will be scoped by the Transportation, Planning, and Development Council Committee.
- These adjustments are funded by reducing funding for Public Safety Technology Investments, reducing the proposed increases to Fire's overtime budget, eliminating three new proposed Fire Field Technician positions, and eliminating the proposed Community Investment Contingency and reducing the General Fund fuel contingency.

### **A. Adopt the FY 2027 Operating Appropriations and Tax Levy Ordinance**

- The total FY 2027 budget is \$4.49 billion net of transfers, with \$1.24 billion for personnel and benefits expenditures, \$1.03 billion for operating expenditures, \$1.86 billion for capital expenditures, and \$372.1 million for debt service expenditures. The General Fund operating budget totals \$1.04 billion.
- The total budget includes the following key revenues:
  - A property tax rate of 29.30¢ per \$100 of assessed valuation, a 1.89¢ increase from FY 2026. The FY 2027 assessed value is estimated at \$237.1 billion, with an estimated collection rate of 99.0 percent.
  - The FY 2027 Water and Sewer Fee is proposed to increase by 5.74 percent for the typical homeowner, which is an average increase of \$4.41 per month.
  - The FY 2027 Storm Water Services Fee is proposed to increase by 4.44 percent. The typical homeowner would experience a \$0.48 per month increase.
  - The Solid Waste Fee is increasing by approximately \$0.41 per month for residential dumpster service and approximately \$1.35 per month for residential curbside service.
  - Select Aviation non-regulatory fees were adjusted to increase or decrease based on Aviation's cost-recovery model.
  - Charlotte Area Transit System (CATS) base transit fare remains flat from FY 2026 to FY 2027.

### **B. Adopt the FY 2027-2031 Capital Investment Plan**

#### General CIP

- The General CIP is supported by a portion of the 29.30¢ property tax as follows:
  - 3.06¢ for the Municipal Debt Service Fund, and
  - 1.50¢ for the Pay-As-You-Go (PAYGO) Fund.
- The FY 2027-2031 five-year General CIP totals \$1.72 billion and includes General Obligation Bonds, other sources, reappropriation of prior authorization, and PAYGO funds.

#### Nongeneral CIPs

- Nongeneral programs are financially self-sustaining and do not rely on property tax support.

- The FY 2027-2031 five-year nongeneral CIPs include:
  - Aviation totals \$1.98 billion and is funded by \$1.29 billion in revenue bonds, \$379.1 million in Aviation PAYGO, \$39.2 million in passenger facility charges, \$228.2 million in federal grants, and \$46.5 million in state grants.
  - CATS totals \$1.24 billion and is funded by \$481.7 million in CATS PAYGO, \$380.8 million in debt issuance, \$354.4 million in federal grants, \$8.0 million state grants, and \$15.5 million in other sources.
  - Charlotte Water totals \$2.57 billion and is funded by \$1.03 billion in Charlotte Water PAYGO and \$1.54 billion in water and sewer revenue bonds.
  - Storm Water totals \$423.0 million and is funded by \$170.0 million in revenue bonds and \$253.0 million in Storm Water PAYGO and program income.

#### **C. Amend the General Solid Waste Fee**

- The annual Solid Waste Fee is increased from \$109.90 to \$114.77 for residential dumpster service and from \$120.30 to \$136.55 for residential curbside service. The increase will generate additional revenue to cover a portion of FY 2027 increases in Solid Waste operations. The additional revenue brings the estimated cost recovery for curbside residential service to 42.1 percent with the goal to reach 50 percent cost recovery by FY 2029.
- These changes become effective on July 1, 2026.
  - The revised fee will be included in the tax bills that will be mailed to property owners in July 2026 and are due by September 1, 2026.

#### **D. Approve the FY 2027 Storm Water Services Fee**

- In accordance with the Interlocal Agreement on Storm Water Services, this action will inform Mecklenburg County of the amount to be charged for the city's portion of the fee.
- The FY 2027 Storm Water Services Fee changes include:
  - Detached single-family homes with less than 2,000 square feet of impervious area changes from \$7.34 per month to \$7.66 per month in FY 2027;
  - Detached single-family homes with 2,000 to less than 3,000 square feet of impervious area changes from \$10.82 per month to \$11.30 per month in FY 2027;
  - Detached single-family homes with 3,000 to less than 5,000 square feet of impervious area changes from \$16.00 per month to \$16.70 per month in FY 2027;
  - Detached single-family homes with 5,000 square feet or more of impervious area changes from \$26.46 per month to \$27.62 per month in FY 2027; and
  - Commercial and multi-family per acre of impervious area changes from \$190.98 per month to \$199.38 per month in FY 2027.

#### **E. Adopt the FY 2027 Transit Operating Budget, FY 2027 Transit Debt Service Budget, and FY 2027-2031 Transit Capital Investment Plan which was approved by the Metropolitan Transit Commission on April 22, 2026**

##### Policy

- The Transit Governance Interlocal Agreement calls for the Metropolitan Transit Commission (MTC) to annually approve a Transit Operating Program and a Transit Capital Program by April 30. Following the MTC's approval, the Transit Operating and Capital Programs are forwarded to City Council for approval. Upon approval, City Council shall fund the programs through its budget process and/or project ordinances.

##### Budget Overview

- The FY 2027 Transit Operating and Debt Service Budgets and the FY 2027-2031 Transit CIP have been developed in compliance with CATS Financial Policies, including an annual contribution to the Transit Revenue Reserve Fund, year-end fund balance, debt service coverage ratios, and the transfer of balances to the capital program.
- The FY 2027 Budget includes no proposed fare increases and no proposed new fees.
- The FY 2027 Budget for CATS represents three key ideas: safety and security of riders and operators, valuing CATS employees, and maintenance and preservation of CATS facilities, buses,

and rail vehicles.

#### **F. Adopt the FY 2027 Charlotte Water Rates**

- Water and sewer fees are necessary to maintain current infrastructure, accommodate growth, and respond to changing regulatory requirements.
- FY 2027 rate changes include:
  - Typical resident water and sanitary sewer availability fees at \$12.53 per month, an increase of \$0.77 from FY 2026;
  - Typical resident water and sanitary sewer fixed fees at \$13.50 per month, an increase of \$0.26 from FY 2026;
  - The typical monthly total water and sanitary sewer bill for residential customers is estimated to be \$81.21 in FY 2027, an increase of \$4.41 per month; and
  - The typical bill assumes 4,488 gallons, or six Ccf, used each month. Based on the current rate structure, users consuming more than the typical level of consumption are charged a higher rate to encourage conservation and responsible use of this resource.

#### **G. Adopt the FY 2027 Compensation and Benefits Plan and Associated Human Resources Contracts**

##### Compensation

- This action authorizes the City Manager to implement the recommendations from the FY 2027 Compensation and Benefits Plan and subsequent adjustments by Council at the June 1 Budget Adjustments meeting including, but not limited to the following items:
  - In the Public Safety Pay Plan:
    - A market adjustment to the pay steps of 10 percent, effective July 4, 2026, for Police and Fire.
    - Qualifying military service may be combined with a two-year degree to be eligible for a total 10 percent incentive equal to the incentive provided for a four-year degree, and
    - Deferral of step progressions until FY 2028.
  - In the General Employee Pay Plan:
    - City minimum pay rate increase to \$25 per hour or \$52,000 per year for all non-temporary, 40-hour per week employees effective July 4, 2026;
    - An across-the-board pay increase of 1.5 percent for hourly employees effective July 4, 2026;
    - Merit increase pool funded at 2.5 percent for hourly employees;
    - Merit increase pool funded at four percent for salaried employees, and
    - Unified salary structure for salaried and hourly employees effective July 4, 2026, to establish consistent pay grades across the organization, support transparent career progression and internal mobility, and provide administrative efficiency. The new structure will change the minimum and maximum rates for pay grades to ensure the plan remains competitive in the marketplace.

##### Benefits

- Increase active employee medical plan weekly premiums by \$1 to \$20 based on plan and tier.
- Maintain non-Medicare-eligible medical plan monthly premiums currently in Plan Year 2026 for all plans and tiers for retirees with 20 years of service.
- Provide the City Manager the authority to make medical and prescription drug plan and wellness incentive changes within the overall health insurance budget.
- Provide the City Manager the authority to approve vendor, rate, plan options and plan design changes for the Medicare-eligible retiree health plans.
- Provide the City Manager the authority to renegotiate the current contracts, or if the contracts are rebid, to select vendors, execute the contracts and future contract amendments and determine plan design within the selected vendors for medical coverage, dental, health clinic, employee assistance program, flexible spending accounts, health savings accounts, health advocacy, short-term and long-term disability, family medical leave administration, benefits administration, vision, stop loss insurance, life insurance, prescription drug plan, benefits consulting services,

voluntary benefits, and wellness services.

#### **H. Approve Outside Agency and Municipal Service District Contracts**

- This action authorizes the City Manager to negotiate and execute contracts related to outside agencies and municipal service districts. The outside agency and Municipal Service District contracts are outlined below.

##### Arts and Culture Sector

- Foundation For The Carolinas (FFTC) will administer the city's FY 2027 allocation of arts and culture funding totaling \$11,000,000 from the General Fund. This allocation includes:
  - \$8,850,000 to support the organizations that have historically received annual operating support;
  - \$2,000,000 to be distributed to Arts, Sciences and Cultural Council (ASCC) via FFTC for grantmaking that supports individual artists, creatives, collaboration across the ecosystem, of this amount, up to 15 percent is eligible for administrative costs that support the Arts and Culture Plan; and
  - \$150,000 in an administrative fee to FFTC for their service as the fiscal agent and administrative partner.

##### FY 2027 General Fund Discretionary Financial Partners

- Carolina Youth Coalition: \$125,000
- Community Culinary School: \$38,830
- Crisis Assistance Ministry: \$90,000
- Housing Collaborative: \$200,000
- ParentChild+: \$190,000
- Per Scholas, Inc.: \$120,000
- Roof Above: \$127,182

##### FY 2027 Dedicated Revenue Sources Financial Partners

- Municipal Service District (MSD) contracts: \$12,661,183
  - The tax rates remain unchanged in MSDs 1, 2, 3, 4 (Charlotte Center City Partners), and 6 (SouthPark Community Partners). University City Partners' FY 2027 Budget for MSD 5 includes a tax rate increase of 1.18¢ per \$100 assessed valuation. This increase is to support enhanced services to business and residents in MSD 5 including: an ambassador program to address safety and cleanliness; improved business and community programming; beautification and wayfinding signage and projects; and strategic planning to address growth.
    - Charlotte Center City Partners
      - District 1: Center City
        - Tax rate remains the same, 1.28¢
        - FY 2027 contract: \$1,940,866
      - District 2: Center City
        - Tax rate remains the same, 3.00¢
        - FY 2027 contract: \$1,796,992
      - District 3: Center City
        - Tax rate remains the same, 4.14¢
        - FY 2027 contract: \$2,749,904
      - District 4: South End
        - Tax rate remains the same, 2.80¢
        - FY 2027 contract: \$1,922,798
    - University City Partners
      - District 5: University City
        - Tax rate increase, 3.80¢
        - FY 2027 contract: \$2,442,066
    - SouthPark Community Partners
      - District 6: SouthPark
        - Tax rate remains the same, 3.81¢

- FY 2027 contract: \$1,808,558
- Charlotte Center City Partners: Additional support from Tourism Fund for special events (up to \$500,000)
- Charlotte Regional Visitors Authority (CRVA): \$24,587,022
  - CRVA - Film Commission: \$150,000
  - Additional funding from Tourism Fund to support Atlantic Coast Conference events: \$200,000

#### Federal Grant Funded and Other Sources Financial Partners

- Crisis Assistance Ministry: \$425,000 in PAYGO funding for Innovative Housing
- TreesCharlotte funded through Tree Canopy Care funds: \$250,000
- Safe Alliance: \$397,000 in PAYGO funding for Crime Reduction

#### FY 2027 Public Art Work Plan

- The Arts, Sciences, and Cultural Council administers the Public Art Program, which is outlined in Chapter 15 Article IX of the Charlotte City Code.
- The FY 2027 CIP Public Art allocation includes \$288,000 in the General CIP.

#### School Resource Officer Program for Charlotte-Mecklenburg Schools

- The Charlotte-Mecklenburg Police Department (CMPD), through the School Resource Officer (SRO) Program, has a security presence at Charlotte-Mecklenburg Schools (CMS) middle and high schools in their jurisdiction.
- The SROs provide police services to their respective school communities as their primary assignment.
- CMPD will provide approximately 57 Police Officers and three Sergeants to CMS for the 2026-2027 school year.
- This action authorizes the City Manager to negotiate and execute the FY 2027 contract with CMS for continued funding for these SRO positions.

#### Public Access Television Programming

- The Charlotte-Mecklenburg Public Access Corporation is a private non-profit corporation that operates the city's public access channel and receives 6.6 percent of the city's share of video tax revenue received from the State of North Carolina.
- In FY 2027, the city will increase CMPAC's share of the video tax revenue to 10 percent to account for increased operating costs.

### **I. Municipal Service District 5 Boundary Expansion**

- This action approving the expansion of MSD 5 (University City) in accordance with NC General Statute Section 160A-538.
- The current MSD 5 boundary follows property lines and includes properties between the Highway 29/49 connector off Interstate 85 on the south, the rear property line of parcels on the west side of Mallard Creek Road on the west, Mallard Creek Church Road and some adjacent commercial properties on the north, and the rear property line of parcels on the east side of Highway 49 on the east.
- State law outlines several guidelines for determining boundaries of municipal service districts. Properties within the MSD 5 boundaries must satisfy at least one of the following guidelines:
  - Location in or surrounding existing or redeveloping concentrations of retail, office, or significant employment-generating uses,
  - Surrounding major institutional uses, such as a university or hospital, and
  - Location within 1,500 feet of major transportation and transit corridors, except for residential parcels which must be within 150 feet.
- The proposed MSD 5 boundary expansion extends the existing district north and northeast to include additional properties that are contiguous to, and functionally part of, the University City Town Center, including:
  - Properties beginning at the current northern edge of the district near JW Clay Boulevard and extending northward to include areas along and south of Mallard Creek Church Road between North Tryon Street on the west and Mallard Creek Road on the east;
  - Properties east of Mallard Creek Church Road including those bounded by University City Boulevard and the Mecklenburg County line, following parcel lines and natural edges where

- applicable; and
- Properties located north of Interstate 85 in the vicinity of Pavilion Boulevard and surrounding parcels, while generally limiting further northern extension to areas consistent with existing development patterns and roadway boundaries.
- The proposed boundary continues to follow property lines and major transportation corridors, including North Tryon Street, JW Clay Boulevard, Mallard Creek Church Road, Mallard Creek Road, Interstate 85, and University City Boulevard, creating a contiguous and cohesive district that aligns with the primary commercial, retail, and economic activity areas of University City.
- Council will be asked to consider adoption of an ordinance to expand the MSD 5 boundary at the June 22, 2026, Business Meeting.
- The boundary expansion would take effect July 1, 2026.

**J. Internal Service Funds Financial Plans Resolution**

- This action adopts the Financial Plans for the city's Internal Service Funds.
- The three funds include the Employee Health and Life Fund, Risk Management Fund, and Fleet Management Fund. These three funds predominately benefit other city funds and departments or other governments.
- This action excludes the Financial Plans from the Budget Ordinance, as authorized by state statute, with adoption granted through the approval of a separate Resolution.

**K. Approve Other Budget Items**

- Various updates to the schedule of regulatory and non-regulatory user fees.
- The budget ordinance included is the city's annual budget operating ordinance.
  - Sections 1 through 13 of this Ordinance reflect the items included in the FY 2027 Budget.
  - Sections 14 through 49 of this Ordinance serve to make budgetary corrections to the current fiscal year for technical, accounting, and other adjustments necessary prior to the fiscal year's end.
  - Sections 50 through 87 of this Ordinance contain related authorizations.

**Attachment(s)**

Annual Budget Ordinance

Resolution by MTC

FY 2027 Compensation and Benefits

Internal Service Funds Resolution

[FY 2027 Budget Ordinance](#)

[MTC Resolution FY 2027](#)

[FY 2027 Compensation and Benefits](#)

[FY 2027 Internal Service Fund Resolution](#)

## 10. Temporary Moratorium on New Telecommunications and Data Storage Facilities

### **Action:**

**Adopt an ordinance to impose a 150-Day moratorium on the acceptance, processing, and approval of applications for new telecommunications and data storage facilities within the City of Charlotte, North Carolina, and its Extraterritorial Jurisdiction pursuant to NC General Statute 160D-107.**

### **Staff Resource(s):**

Alyson Craig, City Manager's Office  
Andrea Leslie-Fite, City Attorney

### **Explanation**

- The Charlotte Unified Development Ordinance (UDO) defines a data center as a "telecommunications and data storage facility, accessed only by employees, that houses computer systems and associated components, related to the transmittal and receiving of information, including but not limited to, telecommunications systems, telecommunication and telephone switching systems, cloud storage systems, and server farms."
- Per the UDO, telecommunications and data storage facilities (data centers) are permitted uses by right in the following zoning districts:
  - General Commercial (CG),
  - Regional Commercial (CR),
  - Office Flex Campus (OFC),
  - Research Campus (RC),
  - Manufacturing & Logistics (ML-1 and ML-2),
  - Innovation Mixed Use (IMU), and
  - Uptown Core (UC).
- Currently all data centers, regardless of size, type, or capacity, are treated the same under the UDO.
- Data centers are subject to applicable zoning and general development standards (setbacks, height, transparency, landscape yards, screening, exterior lighting, etc.), but have no additional prescribed conditions.
- At the April 27, 2026, Business Meeting, City Council directed staff to provide information on the status of data centers in Charlotte.
- On May 11, 2026, city staff shared the following with City Council:
  - The existing data center inventory in Charlotte;
  - Environmental impacts of data centers (water usage, energy consumption, noise);
  - Jobs and economic development considerations; and
  - Legal constraints with modifying certain land use requirements in the UDO due to Session Law 2024-57 (SB 382) which limits the ability of local governments to down-zone property without the written consents of all affected property owners.
- At the May 11, 2026, Council Business Meeting, City Council adopted the following recommendations made by staff:
  - Conduct a public hearing on May 26, 2026, to consider the adoption of a 150-day temporary moratorium on data centers to begin on June 8, 2026; and
  - Refer the issue of data centers to the Transportation, Planning, and Development Committee on June 1.
- On May 26, 2026, City Council held a properly noticed legislative public hearing on the proposed moratorium in accordance with NC General Statute Section 160D-601(b).
- The purpose of the temporary moratorium would be to allow the city to analyze and study the unique development, infrastructure, and environmental impacts of data centers and prepare and consider appropriate regulatory and policy changes to address those impacts. These considerations include, but are not limited to, impacts on water consumption, energy demand, noise, and land-use compatibility.

- The city has assembled a multi-disciplinary team of city staff with expertise across city departments to study and explore the impacts of data centers and create a unified strategy to address concerns during the proposed moratorium period.
- On June 1, 2026, staff presented to the Transportation, Planning, and Development Committee on what would occur during a 150-day moratorium on data center approvals.
- City Council has considered and addressed the following statements required to adopt a temporary moratorium in accordance with NC General Statute Section 160D-107(d):
  - A statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the local government and why those alternative courses of action were not deemed adequate;
  - A statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium;
  - A date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium; and
  - A statement of the actions, and the schedule for those actions, proposed to be taken by the local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.
- The 150-day moratorium on the acceptance, processing, and approval of applications for new telecommunications and data storage facilities in the City of Charlotte and its extraterritorial jurisdiction, would commence on June 8, 2026, and expire no later than November 5, 2026, or upon city Council approval of new regulations and/or policies regarding data centers, whichever occurs first.
- City Council recognizes that certain property and/or projects are exempt from this moratorium under NC General Statute Section 160D-107(c) and acknowledges that the city cannot enforce this moratorium as to exempt property and/or projects.

**Attachment(s)**

Ordinance

[Ordinance - Temporary Moratorium on New Telecommunications and Data Storage Facilities](#)

## 11. Discussion on Council Rules and Procedures

## BUSINESS

### 12. Federal Funding for the East Charlotte Connector

**Action:**

- A. Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute a grant agreement with the Federal Highway Administration to accept Fiscal Year 2023 Active Transportation Infrastructure Investment Program funds in the amount of \$1,400,000 for the East Charlotte Connector, and**
- B. Adopt a budget ordinance appropriating \$1,400,000 from the Federal Highway Administration to the General Capital Projects Fund.**

**Staff Resource(s):**

Debbie Smith, Transportation  
Samantha Miller, Transportation

**Explanation**

- This project is a result of a robust study and community engagement process conducted by the Corridors of Opportunity program in 2022 and was further refined by a multi-departmental team during the development of the East Charlotte (CLT) Connector Framework Plan in 2025.
- The program goals align with the goals in Charlotte's Strategic Mobility Plan, particularly the goal to create mode shift from single-occupancy vehicles to active modes like walking and biking and to better connect residents to essential goods and services.
- The East CLT Connector, (formerly the Albemarle Cultural Trail) is a planned, comprehensive eight-mile pedestrian and bicycle corridor intended to safely and more effectively connect surrounding neighborhoods to key destinations within the Albemarle/Central Corridor of Opportunity in Council District 5.
- The Bipartisan Infrastructure Law established the Active Transportation Infrastructure Investment Program (ATIIP) competitive grant program to construct projects that provide safe and connected active transportation facilities in active transportation networks.
- As part of the ATIIP, the city was awarded a \$1,400,000 planning grant to advance the feasibility design of the preferred alignment within the Albemarle/Central Corridor of Opportunity.
- Grant requirements include a 20 percent local match. The total budget for the project is \$1,800,000 and includes:
  - \$1,400,000 in federal grant funding, and
  - \$400,000 in local funds from the Corridors of Opportunity Program.
- The East CLT Connector is anticipated to be complete in the fourth quarter of 2028.

**Fiscal Note**

Funding: Federal grant funding and General Capital Investment Plan

**Attachment(s)**

Map  
Resolution  
Budget Ordinance

[Map - East CLT Connector](#)

[Resolution - East CLT Connector](#)

[Budget Ordinance - Federal funding for East CLT Connector](#)

### 13. Federal Funding for the Rozzelles Ferry Mobility Path

**Action:**

- A. Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute a grant agreement with the Federal Highway Administration to accept Fiscal Year 2024 Reconnecting Communities funds in the amount of \$1,290,480 for the Rozzelles Ferry Mobility Path, and**
- B. Adopt a budget ordinance appropriating \$1,290,480 from the Federal Highway Administration to the General Capital Projects Fund.**

**Staff Resource(s):**

Debbie Smith, Transportation  
Samantha Miller, Transportation

**Explanation**

- The Rozzelles Ferry Mobility Path is a planned, comprehensive 5.25-mile section of Rozzelles Ferry Road and Valleydale Road that will retrofit the street and will create shared-use paths, allowing safe and seamless movement across access barriers such as I-85, Brookshire Boulevard, and railroads.
- This project is located in the Beatties Ford/Rozzelles Ferry Corridor of Opportunity in Council District 2.
- The program goals align with the goals in Charlotte's Strategic Mobility Plan, particularly the goal to create mode shifts from single-occupancy vehicles to active modes like walking and biking and to better connect residents to essential goods and services.
- A feasibility study was completed in 2021 to enhance mobility and connectivity for the residents in the Beatties Ford/Rozzelles Ferry corridor.
- The Infrastructure Investment and Jobs Act established the Reconnecting Communities Pilot Program to advance community-centered transportation connection projects, with priority for projects that benefit communities.
- As part of the Reconnecting Communities Pilot Program, the city was awarded a \$1,290,480 planning grant to advance feasibility design of the preferred alignment along Rozzelles Ferry Road.
- Grant requirements include a 20 percent local match. The total budget for the project is \$1,613,100 and includes:
  - \$1,290,480 in federal grant funding, and
  - \$322,620 in local funds from the Corridors of Opportunity Program.
- The Rozzelles Ferry Mobility Path is anticipated to be complete by fall 2027.

**Fiscal Note**

Funding: Federal grant funding and General Capital Investment Plan

**Attachment(s)**

Map  
Resolution  
Budget Ordinance

[Map - Rozzelles Ferry Mobility Path](#)

[Resolution - Rozzelles Ferry Mobility Path](#)

[Budget Ordinance - Federal funding for Rozzelles Ferry Mobility Path](#)

## 14. General Obligation Bond Referendum

### **Action:**

**Adopt resolutions authorizing staff to proceed with the necessary actions to conduct a general obligation bond referendum on November 3, 2026.**

### **Staff Resource(s):**

Matthew Hastedt, Finance

Mitali Shah, Finance

### **Explanation**

- City Council is scheduled to adopt the Fiscal Year 2027 Budget and Fiscal Years 2027-2031 Capital Investment Plan at the June 8, 2026, Business Meeting. The plan includes a \$425,000,000 general obligation bond referendum on November 3, 2026.
- This proposed referendum includes \$280,000,000 of street bonds, \$125,000,000 of housing bonds, and \$20,000,000 of neighborhood improvement bonds.
- The statutory requirements for the legal process include applying to the Local Government Commission for approval, holding a public hearing on the proposed bond orders, setting of the special referendum, and certification of the results.
- The current action is the first of three Council actions associated with the 2026 Bond Referendum. This first action will specifically authorize:
  - Publication of a notice of intent to apply to the Local Government Commission;
  - Application to the Local Government Commission; and
  - Certain statements of facts concerning the proposed bonds.

### **Next Steps**

- On June 22, 2026, the bond orders will be introduced, and Council will be asked to set a public hearing on the bond orders for August 10, 2026.
- On August 10, 2026, Council will be asked to hold a public hearing on each of the bond orders, approve the bond orders and set a bond referendum for November 3, 2026.
- After November 3, 2026, Council will be asked to adopt a resolution certifying and declaring the results of the special bond referendum after the Certificate of Canvass is signed by the Mecklenburg Board of Elections.

### **Fiscal Note**

Funding: Municipal Debt Service Fund and General Capital Investment Plan

### **Attachment(s)**

Resolution - Notice of Intent to Apply - 2026 GO Referendum

Resolution - Statement of Facts - 2026 GO Referendum

[Resolution - Notice of Intent to Apply to LGC 2026 GO Referendum](#)

[Resolution - Statement of Facts 2026 GO Referendum](#)

## 15. Amendment to Amended and Restated Lease for the Bank of America Stadium

### **Action:**

Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete a First Amendment to Amended and Restated Lease for the Bank of America Stadium property (parcel identification numbers 073-281-01A and 073-281-02) with Panthers Stadium, LLC.

### **Staff Resource(s):**

Shawn Heath, City Manager's Office

Scott Hester, City Attorney's Office

### **Explanation**

- The North Carolina Department of Transportation has conveyed to the city approximately 0.244 acres of real property referred to as the "Triangle Parcel" located along South Graham Street in Council District 2.
- The city and Panthers Stadium, LLC desire to enter into a First Amendment to the Amended and Restated Lease to modify the collective Property as described in the Amended and Restated Lease to include the Triangle Parcel in the portion of land to described as the Performance Venue Land adjacent to Bank of America Stadium.

### **Background**

- On June 24, 2024, City Council authorized the City Manager, or his designee, to negotiate and execute agreements between the city and Panthers Stadium, LLC, for the Bank of America Stadium Improvements Project.
  - The project includes: investments to maintain and enhance the stadium; building a new Field House; accessibility and sustainability improvements; and other renovations to help to deliver world-class entertainment and related economic impacts for the city.
- On October 13, 2025, City Council authorized the City Manager, or his designee, to negotiate and execute additional ground lease provisions for inclusion in the Amended and Restated Ground Lease that contemplate the inclusion of a free-standing performance venue on a portion of the Bank of America Stadium property.

### **Attachment(s)**

Map

Resolution

[Map - Triangle Parcel](#)

[Resolution - Amend A&R Lease for BofA Stadium](#)

## NOMINATIONS

### 16. Nominations to the Bechtler Arts Foundation 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 July 1, 2026, and ending June 30, 2029.
  - Margaret Switzer has served two terms and is ineligible for reappointment.

**Attachment(s)**

Bechtler Arts Foundation Board Applications

### 17. 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 three-year term recommended by the Certified SBE-Hispanic Contractors Association beginning April 29, 2026, and ending April 28, 2029.
  - Domenico Santilli is ineligible for reappointment.
- One appointment for a three-year term recommended by the Charlotte Regional Business Alliance beginning April 29, 2026, and ending April 28, 2029.
  - Catherine Morrison did not meet attendance requirements.
- One appointment for a three-year term recommended by the Metrolina Minority Contractors Association beginning April 29, 2026, and ending April 28, 2029.
  - Melody Compton did not meet attendance requirements.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning April 29, 2026, and ending April 28, 2029.
  - Gregory Bryant did not meet attendance requirements.

**Attachment(s)**

Business Advisory Committee Applications

## 18. 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 three-year term recommended by the Carolinas Association of General Contractors beginning March 1, 2026, and ending February 28, 2029.
  - Sharon Walters has resigned.
- One appointment for a three-year term recommended by the Hispanic Contractors Association of the Carolinas beginning March 1, 2026, and ending February 28, 2029.
  - Carolina Shoffner has resigned.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning March 1, 2026, and ending February 28, 2029.
  - Rebecca LaClaire has resigned.

**Attachment(s)**

Charlotte Business Inclusion Advisory Committee Applications

## 19. Nominations to the Charlotte Mecklenburg Public Access Corporation

**Action:**

**Nominate residents to serve as specified.**

**Staff Resource(s):**

Stephanie Kelly, City Clerk's Office

**Explanation**

- Five appointments for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Faye Barnette-Shell is eligible for reappointment.
  - Tyler Loveless is eligible for reappointment.
  - Pamela McCarter has served two terms and is ineligible for reappointment.
  - Dregan McCleney declined appointment.
  - Sasha Tomaszycycki is eligible for reappointment.

**Attachment(s)**

Charlotte Mecklenburg Public Access Corporation Applications

## 20. Nominations to the Charlotte Regional Vistors Authority

**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 July 1, 2026, and ending June 30, 2029.
  - Emma Allen has served two terms and is ineligible for reappointment.
  - Ervin Gourdine has served two terms and is ineligible for reappointment.
- One appointment for a Full Service Hotel category representative for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Thomas Dolan has served two terms and is ineligible for reappointment.
- One appointment for a General Travel category representative for a partial term beginning upon appointment and ending June 30, 2028.
  - Pascual Alvarez has resigned.
- One appointment for a Restaurant category representative for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Tripp Cagle is eligible for reappointment.
- One appointment for a Town Representative category representative for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Marcie Kelso is eligible for reappointment.

**Attachment(s)**

Charlotte Regional Vistors Authority Applications

## 21. Nominations to the Charlotte Water Advisory Committee

**Action:**

**Nominate residents to serve as specified.**

**Staff Resource(s):**

Stephanie Kelly, City Clerk's Office

**Explanation**

- One appointment for a Financial Expert category representative for a partial term beginning upon appointment and ending June 30, 2027.
  - Cemental Grayson Rountree did not meet attendance requirements.
- One appointment for a Water/Sewer Contractor category representative for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - William Cornett has served two terms and is ineligible for reappointment.

**Attachment(s)**

Charlotte Water Advisory Committee Applications

## 22. Nominations to the Community Relations Committee

**Action:**

**Nominate residents to serve as specified.**

**Staff Resource(s):**

Stephanie Kelly, City Clerk's Office

**Explanation**

- Three appointments for a partial term beginning upon appointment and ending June 30, 2028.

**Attachment(s)**

Community Relations Committee Applications

## 23. Nominations to the Neighborhood Matching Grants Fund

**Action:**

**Nominate residents to serve as specified.**

**Staff Resource(s):**

Stephanie Kelly, City Clerk's Office

**Explanation**

- One appointment for a Non-Profit Sector Representative for a two-year term beginning April 16, 2026, and ending April 15, 2028.
  - Phillip Gusman has served two terms and is ineligible for reappointment.

**Attachment(s)**

Neighborhood Matching Grants Fund Applications

## 24. Nominations to the Keep Charlotte Beautiful Committee

**Action:**

**Nominate residents to serve as specified.**

**Staff Resource(s):**

Stephanie Kelly, City Clerk's Office

**Explanation**

- Three appointments for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Maggie Brackett is eligible for reappointment.
  - Martin Doss is eligible for reappointment.
  - Stephanie Griffin is eligible for reappointment.

**Attachment(s)**

Keep Charlotte Beautiful Committee Applications

## 25. 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 Representative of Persons with Disabilities for a partial term beginning upon appointment and ending June 30, 2026, and a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Melanie Dunston has resigned.

**Attachment(s)**

Passenger Vehicle for Hire Board Applications

## 26. Nominations to the Planning Commission

**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 July 1, 2026, and ending June 30, 2029.
  - Wil Russell is eligible for reappointment.

**Attachment(s)**

Planning Commission Applications

## 27. Nominations to the Public Art Commission

**Action:**

**Nominate residents to serve as specified.**

**Staff Resource(s):**

Stephanie Kelly, City Clerk's Office

**Explanation**

- One appointment for an Education category representative for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Nina Jackson is eligible for reappointment.

**Attachment(s)**

Public Art Commission Applications

## **28. 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 three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Deborah Dryden has served two terms and is ineligible for reappointment.

**Attachment(s)**

Unified Development Ordinance Board of Adjustment Applications

## CONSENT

## 29. Bridge Maintenance and Repairs

### **Action:**

**Approve a contract in the amount of \$3,172,838.50 to the lowest responsive, responsible bidder Lee Construction Company of the Carolinas, Inc. for the Bridge Maintenance and Repairs project.**

### **Staff Resource(s):**

Debbie Smith, Transportation  
Charlie Jones, Transportation  
Martin Brown, Transportation

### **Explanation**

- The Federal Highway Administration mandates that bridges and culverts be inspected every two years for structural adequacy, safety, and functionality.
- The city is responsible for the inspection and maintenance of 242 bridges within the city limits.
- This contract provides for maintenance and repair work on 37 bridges identified through a Council-approved bridge inspection contract.
- Work may include, but is not limited to:
  - Superstructure repairs,
  - Concrete pavement repairs,
  - Asphalt surface sealing, repair, or replacement,
  - Brush and tree control,
  - Debris removal,
  - Soil and erosion repairs,
  - Barrier rail and handrail installation and repairs,
  - Retaining wall repairs and replacement,
  - Culvert repairs,
  - Removal, containment, and disposal of the existing materials,
  - Traffic control, and
  - Erosion and sediment control.
- On March 31, 2026, the city issued an Invitation to Bid (ITB); no bids were received.
  - NC General Statutes Section 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if re-advertisement results in fewer than three competitive bids.
- On April 10, 2026, the city reissued the ITB; one bid was received.
- Lee Construction Company of the Carolinas, Inc was selected as the lowest responsive, responsible bidder.
- Repairs are anticipated to begin in summer 2026.

### **Charlotte Business INclusion**

A waiver of non-compliance was issued by the Charlotte Business Inclusion Office for the established MBE goal. The waiver was issued after review of the project circumstances. No bids were received when the project was first advertised. When the project was readvertised, Lee Construction Company of the Carolinas, Inc. was the only bidder.

Established MBE Goal: 6.00%  
Committed MBE Goal: 0.00%

Established WSBE Goal: 16.00%  
Committed WSBE Goal: 22.19%

Lee Construction Company of the Carolinas, Inc. exceeded the established contract goal and has committed 22.19% (\$704,000) of the total contract amount to the following certified firm(s):

- Whitesell Trucking (SBE) (\$704,000) (clearing and grubbing, demolition, and hauling)

Although the established MBE goal was not met, the overall committed certified firm participation exceeded the combined MBE and WSBE goal through the 22.19% WSBE commitment.

**Fiscal Note**

Funding: General Capital Investment Plan

**Attachment(s)**

Bridge Maintenance Repair List

[Bridge Maintenance Repairs List](#)

### 30. North Carolina Department of Transportation Safety Project on Old Statesville Road

**Action:**

**Adopt a resolution supporting a North Carolina Department of Transportation safety project on Old Statesville Road at Oak Drive to improve traffic safety in support of the city's Strategic Mobility Plan goals.**

**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 Old Statesville Road at Oak Drive in Council District 2.
- The evaluation revealed a history of crashes for left-turning vehicles exiting Oak Drive.
- NCDOT has proposed the installation of concrete medians on Old Statesville Road at Oak Drive to restrict left turns from Oak 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.
- The project supports the city's Strategic Mobility Plan goals by advancing a safe transportation system for all users.
- NCDOT anticipates beginning design in fiscal year 2027.

**Fiscal Note**

Funding: North Carolina Department of Transportation

**Attachment(s)**

Map

Resolution

[Map - NCDOT project on Old Statesville Rd](#)

[Resolution - NCDOT project on Old Statesville Rd](#)

## 31. North Carolina Department of Transportation Safety Project on South Tryon Street

### **Action:**

**Adopt a resolution supporting a North Carolina Department of Transportation safety project on South Tryon Street at Freeland Lane to improve traffic safety in support of the city's Strategic Mobility Plan goals.**

### **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 South Tryon Street at Freeland Lane in Council District 3.
- The evaluation revealed a history of crashes for pedestrians and left-turning vehicles on both South Tryon Street and Freeland Lane.
- NCDOT has proposed the installation of a concrete median and pedestrian hybrid beacon (PHB) on South Tryon Street to restrict left turns on both South Tryon Street and Freeland Lane and provide a signalized crossing across South Tryon Street.
- 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.
- The project supports the city's Strategic Mobility Plan goals by advancing a safe transportation system for all users.
- NCDOT anticipates beginning design in fiscal year 2027.

### **Fiscal Note**

Funding: North Carolina Department of Transportation

### **Attachment(s)**

Map  
Resolution

[Map - NCDOT project on S Tryon St](#)

[Resolution - NCDOT project on S Tryon St](#)

## 32. Arrowood Road at Whitehall Commons Center Drive Intersection Improvements

### **Action:**

- A. Reject the low bid submitted by Cardinal Civil Contracting, LLC for the Arrowood Road at Whitehall Commons Center Drive Intersection Improvements project, and**
- B. Approve a contract in the amount of \$1,255,340.57 to the lowest responsive, responsible bidder DOT Construction, Inc. for the Arrowood Road at Whitehall Commons Center Drive Intersection Improvements project.**

### **Staff Resource(s):**

Phil Reiger, General Services  
Kathleen Cishek, General Services  
Keith Bryant, General Services

### **Explanation**

- This project will construct intersection improvements at Arrowood Road and Whitehall Commons Center Drive to enhance mobility and safety in Council District 3.
- Improvements include installation of a new traffic signal, pedestrian signals, roadway widenings, curb ramps, and crosswalks.
- On March 10, 2026, the city issued an Invitation to Bid; five bids were received.
- DOT Construction, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2028.

### **Reject Low-Bid Explanation**

The low bid from Cardinal Civil Contracting, LLC in the amount of \$1,254,304.18 was found to be non-responsible/non-responsive for failure to meet the established WSBE goal and failure to satisfy the Good Faith Efforts requirements.

### **Charlotte Business INclusion**

Established MBE Goal: 5.00%

Committed MBE Goal: 8.01%

DOT Construction, Inc. exceeded the established contract goal and has committed 8.01% (\$100,568) of the total contract amount to the following certified firm(s):

- DMD Supply Services Group LLC (MBE, SBE) (\$37,800) (material)
- Streeter Trucking Company (MBE, SBE) (\$62,768) (hauling)

Established WSBE Goal: 10.00%

Committed WSBE Goal: 10.00%

DOT Construction, Inc. met the established contract goal and has committed 10.00% (\$125,535) of the total contract amount to the following certified firm(s):

- Clear Creek of Salisbury Inc. (WBE, SBE) (\$125,535) (concrete)

### **Fiscal Note**

Funding: General Capital Investment Plan

### **Attachment(s)**

Map

[Map - Arrowood Rd Intersection Improvements](#)

### 33. Building Automation Maintenance and Repair Services

**Action:**

- A. Approve contracts for building automation maintenance and repair services for a term of three years with the following:**
- Carolina Building Controls, LLC (SBE),
  - Carrier Enterprise, 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  
David Wolfe, General Services  
Bill Witherell, General Services

**Explanation**

- General Services is responsible for maintaining a portfolio of more than 200 municipal facilities, structures, and assets with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, cultural facilities, and public safety.
- Many city facilities use building automation systems to monitor and control heating, cooling, and other building functions. These systems improve energy efficiency, reduce operating costs, and help maintain comfortable building conditions, supporting the city's Strategic Energy Action Plan goals.
- These contracts will provide routine maintenance, repairs, technical support, and emergency response services needed to keep building automation services operating reliably across city facilities.
- On April 15, 2026, the city issued a Request for Proposals (RFP); two responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, 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 \$2,000,000.

**Charlotte Business INclusion**

Carolina Building Controls, LLC is a city-certified SBE. Contract goals were not established for this contract because the scope of work required does not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work, 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: General Services Operating Budget

## 34. Heavy Truck Cab-Chassis Repair Services

### **Action:**

- A. Approve contracts for heavy truck cab-chassis repair services for a term of three years with the following:**
- **Cummins Inc.,**
  - **Excel Truck Group,**
  - **MHC Kenworth,**
  - **On-The-Go Fleet Services,**
  - **Rush Truck Center,**
  - **Superior Truck Service,**
  - **TLG Peterbilt Charlotte, 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.**

### **Staff Resource(s):**

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

### **Explanation**

- General Services' Fleet Management Division requires qualified heavy-equipment dealers and full-service repair providers to maintain and repair its diverse fleet of heavy-duty trucks.
- These contracts will help ensure city vehicles remain safe, reliable, and compliant with federal, state, and manufacturer standards while supporting essential municipal operations.
- On February 24, 2026, the city issued a Request for Proposals (RFP); seven 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.
- Annual aggregate expenditures are estimated to be \$1,250,000.

### **Charlotte Business INclusion**

Contract goals were not established for this contract because there were limited 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: Fleet Management Fund

## 35. NASCAR Hall of Fame Improvement Project

### Action:

- A. Approve a guaranteed maximum price not to exceed \$6,035,000 with Holder Construction Group LLC for Construction Manager at Risk services for the construction of the NASCAR Hall of Fame Improvement Project, and**
- B. Authorize the City Manager, or his designee, to negotiate, execute, amend, and modify the contracts consistent with the purpose for which the contract was approved.**

### **Staff Resource(s):**

Phil Reiger, General Services  
Kathleen Cishek, General Services  
Cathy Buchhofer, General Services

### **Explanation**

- The NASCAR Hall of Fame welcomes more than 200,000 visitors each year, 65 percent of whom stay overnight, and engages approximately 21,000 students annually through its education program.
- On November 24, 2025, City Council approved \$25 million in capital improvements to the NASCAR Hall of Fame.
- This project will create flexible learning and multi-purpose spaces, incorporate the NASCAR studio into a new merchandise shop, and improve entry, guest flow, and security to enhance the visitor experience.
- This Guaranteed Maximum Price contract with Holder Construction Group LLC is for the second phase of construction.
- Construction Manager at Risk services can consist of multiple phases including pre-construction, early work packages, and the construction phase.
  - The pre-construction phase contract with Holder Construction Group LLC was executed on February 24, 2026, in the amount of \$458,099.
  - A contract for the first phase of construction in the amount not to exceed \$12,500,000 was approved by City Council on May 11, 2026.
- The project is anticipated to be complete by the first quarter of 2028.

### **Charlotte Business INclusion**

The city has negotiated an overall project goal of 12.00% MBE and 10.00% WSBE. Because this is a Construction Manager at Risk project, Holder Construction Group LLC has the opportunity to add Minority (MBE), Women (WBE), and Small (SBE) Business Enterprise participation throughout the life of the project.

### **Fiscal Note**

Funding: NASCAR Hall of Fame Tax Fund

## 36. Overhead Bay Door Maintenance Services

### Action:

- A. Approve contracts for overhead bay door maintenance services for a term of three years with the following:**
- Carolina Door Specialties,
  - DH Pace Company, Inc., and
- B. Authorize the City Manager to renew the contracts for one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

### **Staff Resource(s):**

Phil Reiger, General Services  
David Wolfe, General Services  
Bill Witherell, General Services

### **Explanation**

- General Services is responsible for maintaining a portfolio of more than 200 municipal facilities, structures, and assets with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, and public safety.
- Contractors will provide labor, materials, equipment, and supervision for the installation of new overhead doors as well as maintenance and repair services for approximately 250 overhead and specialty doors located at police stations, firehouses, and cultural facilities.
- On April 6, 2026, the city issued a Request for Proposals (RFP); three 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.
- Annual aggregate expenditures are estimated to be \$650,000.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: General Services Operating Budget

## 37. Painting Services

### Action:

- A. Approve contracts for painting services for a term of three years with the following:**
- **Blachaus Development Group,**
  - **Charlotte Paint Company LLC (WBE),**
  - **Reliable Restorations (MBE, SBE),**
  - **Treadaway & Sons Painting & Wallcovering, Inc. (SBE), 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  
David Wolfe, General Services  
Bill Witherell, General Services

### **Explanation**

- General Services is responsible for maintaining a portfolio of more than 200 municipal facilities, structures, and assets with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, cultural facilities, and public safety.
- These contracts will provide painting services at various city locations. Services may include labor, materials, equipment, and supervision for painting and finishing new and existing interior and exterior surfaces as needed.
- On April 27, 2026, the city issued a Request for Proposals (RFP); eight responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, 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 \$535,000.

### **Charlotte Business INclusion**

Charlotte Paint Company LLC is a city-certified WBE, Reliable Restorations is a city-certified MBE and SBE, and Treadaway & Sons Painting & Wallcovering, Inc. is a city-certified SBE. Contract goals were not established for this contract because the scope of work required does not present viable subcontracting opportunities. The companies selected will be responsible for 100% of the work, 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: General Services Operating Budget

## 38. Pump and Motor Repair Services

### Action:

- A. Approve contracts for pump and motor repair services for a term of three years with the following:**
- Dixie Electro Mechanical Services (WBE),
  - Electric Motor Shop, and
- B. Authorize the City Manager to renew the contracts for one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

### **Staff Resource(s):**

Phil Reiger, General Services  
David Wolfe, General Services  
Bill Witherell, General Services

### **Explanation**

- General Services is responsible for maintaining a portfolio of more than 200 municipal facilities, structures, and assets with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, and public safety.
- Services are needed to repair and maintain low-voltage motors and pumps that support HVAC and other building systems in city facilities.
- The selected companies will perform repairs in accordance with manufacturer guidelines and industry standards.
- On March 13, 2026, the city issued a Request for Proposals (RFP); four 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.
- Annual aggregate expenditures are estimated to be \$350,000.

### **Charlotte Business INclusion**

Dixie Electro Mechanical Services is a city-certified WBE. Contract goals were not established for this contract because the scope of work required does not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work, 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: General Services Operating Budget

## 39. Airport Door System Operation and Maintenance Services Contract Amendment

### Action:

- A. **Approve contract amendment #3 for \$775,000 to the contract with ASSA ABLOY Entrance Systems US Inc. for door system operation and maintenance services at Airport facilities, and**
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this amendment were approved.**

### **Staff Resource(s):**

Haley Gentry, Aviation  
Jack Christine, Aviation

### **Explanation**

- The Airport's terminal entrance and checkpoint overhead security door systems are critical to Transportation Security Administration (TSA) operations and must be fully operational at all times.
- ASSA ABLOY Entrance Systems US Inc. (Assa Abloy) is the sole manufacturer of these proprietary door systems, which require maintenance and repairs by certified Assa Abloy technicians.
- This contract provides for regular maintenance, inspection, and repair of the door systems.
- On March 15, 2025, the city entered into a contract with Assa Abloy for \$100,000 for door system operation and maintenance services at Airport facilities. Two amendments have been made regarding door service locations. Together these amendments had no change to the contract value.
- This amendment will provide for an increase in preventive maintenance and inspection services from twice annually to monthly and emergency on-call repair services, which are necessary due to the critical nature of the door systems and their high usage to ensure they meet Airport service level expectations and remain fully operational.
- 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 based on Assa Abloy being the only authorized provider of these services.
- The new estimated value of the contract including this amendment is \$875,000.

### **Charlotte Business INclusion**

A waiver of solicitation was necessary for this contract since Assa Abloy is the only authorized provider of these services. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

### **Fiscal Note**

Funding: Aviation Operating Funds

## 40. Airport Electric Power Services

### Action:

- A. **Approve service agreements with Duke Energy Carolinas, LLC for electric power services for Airport Terminal Expansion East, Airport Terminal Expansion West, and Concourse A Expansion Phase 2 for a term of ten years, then automatically converting to year-to-year,**
- B. **Approve a service agreement with Duke Energy Carolinas, LLC for electric power services for the Central Energy Plant for a term of five years, then automatically converting to year-to-year, and**
- C. **Authorize the City Manager to amend the agreements consistent with the purpose for which the agreements were approved.**

### **Staff Resource(s):**

Haley Gentry, Aviation  
Jack Christine, Aviation

### **Explanation**

- Duke Energy Carolinas, LLC owns, operates, and maintains the infrastructure and equipment that supplies electric power for the Airport.
- These agreements provide for the Airport's monthly electric power and energy usage and the furnishing, installation, and maintenance of additional infrastructure required to meet the Airport's electric power needs.
- The estimated costs during the initial term of each agreement are:
  - Airport Terminal Expansion East: \$1,164,913.20;
  - Airport Terminal Expansion West: \$1,163,235.60;
  - Concourse A Expansion Phase 2: \$580,356; and
  - Central Energy Plant: \$1,053,014.40
- The costs for the infrastructure, maintenance and estimated energy costs are based on the current rates and costs as approved by the North Carolina Utilities Commission.
- Upon expiration of the initial term, each agreement will transition to a year-to-year agreement at the same rates and costs (subject to routine rate adjustments approved by the North Carolina Utilities Commission).

### **Fiscal Note**

Funding: Aviation Operating Budget

## 41. Airport Facility Lease - 4818 Express Drive, Suite B

### **Action:**

- A. Approve a lease with Airline Tech Reps LLC dba STS Line Maintenance for office and warehouse needs at the airport related to its aircraft maintenance services for a term of three years, and**
- B. Authorize the City Manager to renew the lease for up to two, one-year terms and to amend the lease consistent with the purpose for which the lease was approved.**

### **Staff Resource(s):**

Haley Gentry, Aviation

Ted Kaplan, Aviation

### **Explanation**

- Airline Tech Reps LLC dba STS Line Maintenance is the current tenant of the Airport's facility located at 4818 Express Drive, Suite B, and wishes to continue tenancy through a new lease following the expiration of its current term.
- The leased premise consists of 712 square feet of office area and 2,573 square feet of warehouse area within a multi-tenant, airfield-accessing facility within the cargo campus of the Airport.
- Terms of the lease include:
  - Annual estimated revenue of \$22,776.50 based on current fair market value determination, and
  - Annual lease increase of three percent per year to support the Airport's federal requirement of remaining self-sustaining.

### **Fiscal Note**

Funding: Revenues from this lease will be deposited into the Aviation Operating Budget

## 42. Airport Facility Lease - 4710 Yorkmont Road

### **Action:**

- A. Approve a lease with Sky Chefs Inc. dba LSG Sky Chefs for a term of three years for a catering facility at the Airport related to its airline support services, and**
- B. Authorize the City Manager to extend the lease for up to two, one-year terms and to amend the lease consistent with the purpose.**

### **Staff Resource(s):**

Haley Gentry, Aviation  
Ted Kaplan, Aviation

### **Explanation**

- Sky Chefs, Inc. currently leases approximately 37,468 square feet of the Airport's facility at 4710 Yorkmont Road.
- Sky Chefs, Inc. provides airport catering and international trash removal services for multiple airlines.
- Terms of the lease include:
  - Annual estimated revenue of \$520,704.03 based on the current fair market value determination, and
  - Annual lease increase of three percent per year to support the Airport's federal requirement of remaining self-sustaining.

### **Fiscal Note**

Funding: Revenues from this lease will be deposited into the Aviation Operating Budget

## 43. Airport Federal Inspection Station Facility and Concourse D Renovations Change Order

### **Action:**

**Approve change order #2 for \$9,963,650.52 to the contract with Messer Construction Co. for Construction Manager at Risk services for the Federal Inspection Station Facility and Concourse D Renovations project.**

### **Staff Resource(s):**

Haley Gentry, Aviation

Jack Christine, Aviation

### **Explanation**

- The Federal Inspection Station (FIS) Facility was built in 1990 and expanded in 2000. Increases in international traffic have necessitated the renovation and expansion of the FIS facility and Concourse D.
- The project will provide for a 115,000-square-foot renovation of the FIS facility on the lower level of Concourse D and 99,000-square-foot renovation of the ticket level of Concourse D.
- On July 10, 2023, following a competitive solicitation process, City Council approved a contract with Messer Construction Co. in the amount of \$3,509,420.89 for Construction Manager at Risk (CMAR) services to procure the major mechanical and electrical equipment for the project.
- CMAR projects can consist of multiple phases including pre-construction, early work packages, and the construction phase.
  - Change order #1 in the amount of \$39,255,742.27 was to incorporate the guaranteed maximum price contract for the CMAR for the construction of the Concourse D ticket level renovation.
  - Change order #2 will provide for the reconfiguration of the baggage handling system layout to allow for the relocation of the international arrival recheck operation as part of the FIS facility renovation.
- The new total value of the contract including change order #2 is \$52,728,813.68.
- The total program estimate for Concourse D Renovations is \$330,000,000. To date \$67,900,000 in contracts have been awarded. Additional change orders will be forthcoming for the remainder of the program as is standard for the CMAR project delivery method.

### **Charlotte Business INclusion**

All additional work involved in this change order will be performed by Messer Construction Co. and their existing subcontractors. Messer Construction Co. has committed 24.15% (\$2,406,140) of the total change order amount to the following certified firm(s):

- AEGJ Construction LLC (MBE, SBE) (\$31,934) (final clean, painting)
- Besco Electrical Corporation (MBE) (\$1,037,836) (electrical)
- Fabtech Industrial Services Inc. (WBE) (\$1,244,583) (BHS installation)
- G & Y Masonry Inc. (MBE) (\$30,600) (masonry)
- RA Signs Inc. (MBE, SBE) (\$6,087) (signage)
- Superior Mechanical Systems Inc. (MBE) (\$55,100) (HVAC)

### **Fiscal Note**

Funding: Aviation Capital Investment Plan

## 44. Airport Fourth Parallel Runway South End-Around Taxiway Change Order

### **Action:**

**Approve change order #2 for \$23,945,449.84 to the contract with Ames Construction, Inc. for the Fourth Parallel Runway South End-Around Taxiway project.**

### **Staff Resource(s):**

Haley Gentry, Aviation

Jack Christine, Aviation

### **Explanation**

- The Fourth Parallel Runway Program will enhance airfield capacity and operational efficiency and reduce the number of active runway crossings.
- As part of the Runway Program, the South End-Around Taxiway (SEAT) project includes the construction of a new taxiway that will provide aircraft the ability to continuously taxi around the south end of the two center runways and associated airside and landside elements in preparation for the future Runway 1C-19C.
- On October 28, 2024, City Council approved a contract with Ames Construction, Inc. for \$136,914,188 for the Fourth Parallel Runway South End-Around Taxiway project.
  - Change order #1 was to update the Liquidated Damages associated with Intermediate Completion Times and did not impact the total value of the contract.
- This change order will provide for additional excavation, additional retaining wall drainage and reinforcement, two duct bank systems to support Runway 1C-19C navigational aids, construction of a vehicle access road and tunnel underneath Taxiway N, and extending the contract by nine days due to weather and operational impacts.
- This change order is necessary to accommodate soil and ground water conditions and rock encountered during excavation, as well as ensure access to the area south of Taxiway N for future Airport development needs.
- The new total value of the contract including change order #2 is \$160,859,637.84.

### **Disadvantaged Business Enterprise**

A new Interim Final Rule (IFR), which is binding law for federally funded contracts, was published in the Federal Register on October 3, 2025. In compliance with the new IFR, the DBE contract goal is not modified by this amendment or change order and until further notice, DBE participation cannot be counted towards any goal. In time, the IFR will allow goal setting/modification as well as the counting of DBE participation to resume. At that time appropriate action will be taken to ensure that this contract and project remain in compliance with the IFR and all applicable law.

### **Fiscal Note**

Funding: Aviation Capital Investment Plan

## 45. Airport On-Call General Contractor Services

### Action:

- A. Approve contracts for on-call general contractor services for a term of three years with the following:**
- **Ferlco LLC (SBE),**
  - **Keach Construction, Inc.,**
  - **Kelby Construction, Inc.,**
  - **Queen Boss Construction, LLC (MBE), 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.**

### **Staff Resource(s):**

Haley Gentry, Aviation  
Jack Christine, Aviation

### **Explanation**

- Aviation requires on-call general contractors for small maintenance projects that do not meet the threshold for standalone construction contracts. Work involves small-scale demolition, repair, and modification of Aviation facilities.
- On March 3, 2026, the city issued an Invitation to Bid (ITB); five responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to ITB requirements.
- Annual aggregate expenditures are estimated to be \$450,000.

### **Charlotte Business INclusion**

Ferlco LLC is a city-certified SBE, and Queen Boss Construction, LLC is a city-certified MBE. The city negotiates contract participation after the proposal selection process. MWSBE goals will be negotiated for each task order. Aviation will monitor MWSBE participation throughout the life of the contracts.

### **Fiscal Note**

Funding: Aviation Operating Budget and Aviation Capital Investment Plan

## 46. Airport Program Management Information System Support Services

### **Action:**

- A. Approve a contract with HNTB North Carolina, P.C. for program management information system support services 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 amend the contract consistent with the purpose for which the contract was approved.**

### **Staff Resource(s):**

Haley Gentry, Aviation

Jack Christine, Aviation

### **Explanation**

- Trimble Unity Construct (formerly e-Builder), an Enterprise Project Management Information System, was adopted as a component of the city's long-term enterprise technology strategy following the initial 2012 implementation.
- Aviation utilizes Trimble Unity Construct as a project management tool to facilitate the cost management process and standardize document controls.
- 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 based on the need for continuity of services.
- 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 \$1,000,000.

### **Charlotte Business INclusion**

A waiver of solicitation was necessary for this contract because of the need for continuity of service. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

### **Fiscal Note**

Funding: Aviation Capital Investment Plan

## 47. Airport Runway Status Light Implementation Reimbursement Agreement

### Action:

- A. **Authorize the City Manager to execute a reimbursement agreement with the Federal Aviation Administration for runway status light implementation, and**
- B. **Authorize the City Manager to amend the agreement consistent with the purpose for which the agreement was approved.**

### **Staff Resource(s):**

Haley Gentry, Aviation  
Jack Christine, Aviation

### **Explanation**

- The Fourth Parallel Runway Program will enhance airfield capacity and operational efficiency and reduce the number of active runway crossings.
- As part of the Runway Program, the Runway 1C-19C and Associated Connectors project includes the construction of the new runway and associated connector taxiways that will increase capacity while decreasing delays and congestion on the airfield.
- Runway Status Lights (RWSLs) are a system of lights that significantly increase safety for aircraft and vehicles that have a need to cross an active runway.
- This reimbursement agreement will provide for design and construction support services from the Federal Aviation Administration (FAA) for RWSL implementation for the new fourth parallel runway.
- The cost of the work is estimated to be \$697,943.58. Savings in the amount of \$291,833.08 from a previous FAA agreement will be applied to this cost. The remaining balance will be funded with allocated project funds.
- Aviation intends to return to City Council in the future for a change order to the Runway 1C-19C and Associated Connectors construction contract to include the RWSL implementation.

### **Charlotte Business INclusion**

Contract goals were not established for this contract because the scope of work or good required does not present viable subcontracting opportunities. The Federal Aviation Administration 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 departments after reviewing the project's scope and potential for division into subcontracting opportunities.

### **Fiscal Note**

Funding: Aviation Capital Investment Plan

## 48. Set a Public Hearing on Northway Woods Phase 1 Area Voluntary Annexation

### **Action:**

**Adopt a resolution setting a public hearing for June 22, 2026, for Northway Woods Phase 1 Area voluntary annexation petition.**

### **Staff Resource(s):**

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

### **Explanation**

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- The property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 29.01-acre "Northway Woods Phase 1" site is in eastern Mecklenburg County. The property is located along Frank Grier Road, south of Plaza Road Extension, and east of Plott Road.
  - The property is owned by Northway Homes LLC, James Dexter Grier, Reginald D. Sr Grier, and Angela C. Grier.
  - The site is currently occupied with single-family dwellings and associated accessory buildings that will be removed prior to any redevelopment.
  - The petitioner has plans to redevelop the site with 73 single-family detached dwelling units.
  - The property is zoned N1-A (Neighborhood 1 - A) which allows for single-family detached residential uses, as well as duplexes, triplexes, and a limited number of other uses.
  - The property is located immediately adjacent to City Council District 5.
  - The petitioned area consists of ten parcels: parcel identification numbers 108-112-08, 108-112-78, 108-112-55, 108-112-11, 108-112-17, 108-112-18, 108-112-19, 108-112-22, 108-112-10, and 108-112-09.

### **Consistency with City Council Policies**

- The annexation is consistent with voluntary annexation policy approved by City Council on March 24, 2003; more specifically this annexation:
  - Will not adversely affect the city's ability to undertake future annexations;
  - Will not have undue negative impact on city finances or services; and
  - Will not result in a situation where unincorporated areas will be encompassed by new city limits.

### **Attachment(s)**

Map

Resolution

[Resolution Northway Woods](#)

[Northway Woods Phase 1 Area Annexation Map](#)

## 49. Resolution of Intent to Abandon a Portion of Pete Brown Road

### Action:

- A. Adopt a Resolution of Intent to abandon a portion of Pete Brown Road, and
- B. Set a public hearing for August 24, 2026.

### **Staff Resource(s):**

Debbie Smith, Transportation  
Leslie Bing, Transportation

### **Explanation**

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 2.

### **Petitioner**

Toll Southeast LP Company INC

### **Attachment(s)**

Map  
Resolution

[2026-001193A - Abandonment Map](#)

[2026-001193A Resolution of Intent 06.08.2026](#)

## 50. Resolution of Intent to Abandon a Portion of Weona Avenue

### **Action:**

- A. Adopt a Resolution of Intent to abandon a portion of Weona Avenue, and**
- B. Set a public hearing for August 24, 2026.**

### **Staff Resource(s):**

Debbie Smith, Transportation  
Leslie Bing, Transportation

### **Explanation**

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 1.

### **Petitioner**

Crosland Greens, LLC

### **Attachment(s)**

Map  
Resolution

[2026-001507A - Abandonment Map](#)

[2026-001507A Resolution of Intent 06.08.2026](#)

## CONSENT - PROPERTY TRANSACTIONS

### 51. Aviation Property Transactions - 8518 and 8532 Douglas Drive

**Action:** Approve the following acquisition: 8518 and 8532 Douglas Drive

The property is acquired in accordance with Federal Regulations in 49 C.F.R. Part 24 that implement the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration Reimbursement, and/or Federal Transit Administration Reimbursement.

**Project:** Steeleberry Acres

**Program:** Voluntary Program

**Owner(s):** Mary M. Marshall

**Property Address:** 8518 and 8532 Douglas Drive

**Total Parcel Area:** 58,980.24 sq. ft. (1.354 ac.)

**Property to be acquired by Fee Simple:** 58,980.24 sq. ft. (1.354 ac.)

**Property to be acquired by Easements:** None

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Small shrubs and trees

**Zoned:** N1-A (ANO)

**Use:** Single-family residential and vacant lot

**Parcel Identification Number(s):** 141-222-04 and 141-222-05

<https://polaris3g.mecklenburgcountync.gov/pid/14122204>

<https://polaris3g.mecklenburgcountync.gov/pid/14122205>

**Purchase Price:** \$545,000

**Council District:** 3

## 52. Property Transactions - Rutgers Avenue 4049, Parcel # 1

**Action:** Approve the following condemnation: Rutgers Avenue 4049, Parcel # 1

**Project:** Rutgers Avenue 4049

**Owner(s):** 40 Rutgers, LLC

**Property Address:** 4050 and 4046 Rutgers Avenue

**Total Parcel Area:** 28,340 sq. ft. (0.651 ac.)

**Property to be acquired by Easements:** 2,005 sq. ft. (0.046 ac.) in storm drainage easement and 1,090 sq. ft. (0.025 ac.) in temporary construction easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** None

**Zoned:** N1-B

**Use:** Neighborhood 1-B

**Parcel Identification Number(s):** 087-052-06

<https://polaris3g.mecklenburgcountync.gov/pid/08705206>

**Appraised Value:** \$23,275

**Property Owner's Concerns:** Unknown, no response received.

**City's Response to Property Owner's Concerns:** Property owner is unresponsive. However, outreach efforts continue.

**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

**Attachment(s):** Map

[Map Property Transactions - Rutgers Avenue 4049, Parcel # 1](#)

## 53. Property Transactions - Rutgers Avenue 4049, Parcel # 2

**Action:** Approve the following condemnation: Rutgers Avenue 4049, Parcel # 2

**Project:** Rutgers Avenue 4049

**Owner(s):** Reginald Ray Vazquez

**Property Address:** 4100 Rutgers Avenue

**Total Parcel Area:** 15,486 sq. ft. (0.356 ac.)

**Property to be acquired by Easements:** 303 sq. ft. (0.007 ac.) in storm drainage easement and 75 sq. ft. (0.002 ac.) in temporary construction easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Large shrub

**Zoned:** N1-B

**Use:** Neighborhood 1-B

**Parcel Identification Number(s):** 087-052-05

<https://polaris3g.mecklenburgcountync.gov/pid/08705205>

**Appraised Value:** \$2,475

**Property Owner's Concerns:** Unknown, no response received.

**City's Response to Property Owner's Concerns:** Property owner is unresponsive. However, outreach efforts continue.

**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

**Attachment(s):** Map

[Map Property Transactions - Rutgers Avenue 4100, Parcel # 2](#)

## Adjournment

## REFERENCES

### 54. 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.

## 55. 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.

## 56. 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.