

# **City of Charlotte**

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



## **Meeting Agenda**

**Monday, October 13, 2025**

**Council Chamber**

### **City Council Business Meeting**

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

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

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

### **1. Mayor and Council Consent Item Questions and Answers**

**Staff Resource(s):**

Marie Harris, Strategy and Budget

**Time:** 5 minutes

**Synopsis**

Mayor and Council may ask questions about Consent agenda items.

[2025-10-13 Council Agenda QA](#)

### **2. Consent agenda items 12 through 25 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.**

**Time:** 10 minutes

Consideration of consent items shall occur in the following order:

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

### **3. Action Review Agenda Overview**

**Staff Resource(s):**

Marcus Jones, City Manager

## 4. Action Review Items

### **Metropolitan Public Transportation Authority Appointment Process**

**Resource(s):**

James Mitchell, City Council Work Group Chair

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

**Explanation**

- Review updated considerations since the October 6th Council Discussions.

### **Housing Trust Fund Recommendations Discussion**

**Staff Resource(s):**

Rebecca Hefner, Housing and Neighborhood Services

**Time:** Presentation - 20 minutes; Discussion - 30 minutes

**Explanation**

- Follow up information on recommendations related to the recent Housing Trust Fund request for proposals.

[4.1 MPTA Appointment Process](#)

[4.2 Housing Trust Fund Recommendations Discussion](#)

## **5. Closed Sessions**

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

***Call to Order***

***Introductions***

***Invocation***

***Pledge of Allegiance***

## **AWARDS AND RECOGNITIONS**

### **6. Hispanic Heritage Month**

**Action:**

Mayor Lyles will read a proclamation recognizing September 15 through October 15, 2025, as Hispanic Heritage Month.

## **POLICY**

### **7. City Manager's Report**

## BUSINESS

### 8. Donation of Artwork to the Harvey B. Gantt Center and Mecklenburg County

**Action:**

**Adopt resolutions authorizing the donation of artwork to the Harvey B. Gantt Center and Mecklenburg County.**

**Staff Resource(s):**

Phil Reiger, General Services

Kathleen Cishek, General Services

Mary Herington, General Services

**Explanation**

- NC General Statute Section 160A-280 authorizes the donation of property from a city to a non-profit organization or another government unit upon adoption of a resolution by City Council.
- The Public Art Commission passed motions supporting the gifting of these pieces at their August 22, 2025, meeting.
- The artwork is currently stored, as the Spectrum Center no longer has a suitable location to display the pieces due to ongoing renovations.
- Two original Tommie Robinson artworks, each approximately 25 by 48 feet, will be donated to the Harvey B. Gantt Center. The two pieces are titled *Commerce* and *Transportation*.
- The Paul Sires granite bench sculptures titled *Tulip* and *Fallow Gear* will be donated to Mecklenburg County and placed along the Cross Charlotte Trail.
- These pieces are culturally significant works by local artists and will continue to be accessible to the community through the new placements.
- The total estimated value of the artwork is \$270,000.

**Attachment(s)**

Resolutions

[Resolution - Harvey B. Gantt Center donation](#)

[Resolution - Mecklenburg County donation](#)

[Artwork donation pics 10.13.2025](#)

## 9. Initial Findings Resolution for Special Obligation Bonds

### **Action:**

- A. Adopt an initial findings resolution that makes certain statements of fact concerning Special Obligation Bonds and a Commercial Paper Program for Bank of America Stadium and Field House improvements,**
- B. Provide for issuance of a Commercial Paper Program as part of the Special Obligation Bonds financing plan in an amount not to exceed \$650,000,000, and**
- C. Authorize city officials to take necessary actions to complete the financings including making the application to the Local Government Commission.**

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

Matthew Hastedt, Finance

### **Explanation**

- On June 24, 2024, City Council authorized an agreement to contribute funding for improvements to the city-owned Bank of America Stadium using funds from the Convention Center Tax Fund. These funds are derived from hospitality and tourism taxes and are legally required to be spent on projects to support the city's tourism economy including funding and maintenance for the Convention Center, venues that seat 60,000 people or more, and amateur sports facilities.
- The Commercial Paper program will provide short-term, interim funding for improvements and renovations for the multipurpose Bank of America Stadium and Field House up to \$650,000,000 and is expected to be done in multiple tranches to allow for continuous construction period financing.
- The first tranche of Commercial Paper will be approximately \$350,000,000 which is anticipated to cover the first two years of renovations.
- The permanent financing for the first tranche of approximately \$350,000,000 of renovations will be secured in long-term debt via Special Obligation Bonds in two to three years.
- Special Obligation Bonds are long-term financing tools that are traditionally used for facility construction or renovation. These types of bonds are not repaid from property taxes, and the city's investment does not require any new taxes to be collected.
- This request for Council action begins the process of authorizing a Commercial Paper program as part of a \$650,000,000 Special Obligation Bonds financing plan for Bank of America Stadium and Field House improvements.
- City Council will be asked to take further actions regarding these bonds at the following upcoming Business Meetings:
  - October 27, 2025: Adopt a bond resolution approving a Commercial Paper Program as part of a Special Obligation Bonds financing plan not to exceed \$650,000,000.

### **Fiscal Note**

Funding: Convention Center Debt Service Fund

### **Attachment(s)**

Resolution

[Initial Resolution - Charlotte Special Obligation Bonds - 2025](#)

## 10. Lease of City-Owned Property at 705 West Fourth Street

### **Action:**

- A. Adopt a resolution to approve a ground lease of city-owned property at 705 West Fourth Street (parcel identification number 073-161-11) with PS Marks LLC for a 60-month term for construction laydown, parking, and related purposes,**
- B. Authorize the City Manager to negotiate, execute, and amend all documents necessary to complete the transaction, and**
- C. Adopt a budget ordinance appropriating \$1,107,824 from PS Marks LLC to the CATS Operating Fund.**

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

Brent Cagle, CATS  
Kelly Goforth, CATS  
Lori Lencheski, CATS

### **Explanation**

- On September 23, 2019, City Council approved CATS' purchase of the property at 705 West Fourth Street (located in Council District 2) from Norfolk Southern for future transit needs and for short-term use such as construction laydown area before the property is needed for transit development.
- On June 24, 2024, City Council approved the Bank of America Stadium Improvements Project, which stipulated that Tepper Sports and Entertainment (TSE) would enter into an agreement for the use of the CATS lot.
- This ground lease will allow PS Marks LLC to use the property for a period of five years until it is needed for CATS transit projects. This lease, lease is contingent upon TSE's agreement to accommodate future CATS right-of-way needs on the site adjacent to the CATS lot.
- On August 4, 2025, CATS entered into a Temporary Construction Easement agreement with Panthers Stadium LLC for the purposes of construction laydown, parking, and access in connection with renovation or construction at the stadium and practice facility.
- The Temporary Construction Easement consideration was \$490,000, which will be credited to the first year's payment under this new lease.
- The ground lease terms are:
  - Use: Construction laydown, construction parking, truck turnaround and shake-out, access and other related purposes in connection with renovation or construction project at and adjacent to the stadium and practice facility including temporary relocation of team operational needs, TSE employee parking, and operating and selling parking to third parties and the general public.
  - Term: 60-months, with an option to extend lease for additional five months, if mutually agreed upon.
  - Lease rate: \$1,107,824 per year, which is market rate based on an appraisal conducted by the city.
- The city/CATS will retain access to the site to allow for environmental, soils, structural, and survey investigations related to future CATS projects. If such access causes areas to be unavailable for TSE use, then rent abatement will be provided based on the time period and square footage of the area made unavailable.

### **Fiscal Note**

Funding: Proceeds from the lease will be deposited in the CATS Operating Budget

### **Attachment(s)**

Map  
Resolution

Budget Ordinance

[Map - City-Owned Property at 705 West 4th St](#)

[Resolution - Lease of City-Owned Property at 705 West 4th St](#)

[Budget Ordinance - Lease of City-Owned Property at 705 W 4th St](#)

## 11. Bank of America Stadium Additional Ground Lease Provisions

### Action:

- A. Approve new provisions to the Bank of America Stadium Amended and Restated Ground Lease that contemplate future scenarios supporting the ongoing use of a Performance Venue (Stadium Annex) and Training Center beyond the 20-year non-relocation term for the Carolina Panthers and Charlotte Football Club, and**
- B. Authorize the City Manager, or his designee, to negotiate the additional Ground Lease provisions and include them in the Amended and Restated Ground Lease.**

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

Shawn Heath, City Manager's Office  
Holly Eskridge, Economic Development

### **Explanation**

- On June 24, 2024, City Council approved funding for the Bank of America Stadium Improvements Project and authorized the City Manager to negotiate and execute the agreements necessary to carry out the project.
- Prior to the June 24, 2024, Council approval, the Jobs and Economic Development Committee (June 3, 2024) and City Council (June 10, 2024) received staff updates on key deal points related to the proposed Bank of America Stadium Improvements Project. This included the identification of a Stadium Annex as a possible Owner-Elected future project (i.e., solely private sector-funded) to be located on property subject to the Ground Lease.
- The Bank of America Stadium Rezoning Petition RZP-2024-146, approved by Council on April 21, 2025, included all uses permitted by right under the Uptown Core District, including without limitation: stadium; practice/training facilities and field house; sports operations; and live performance venue.
- Tepper Sports & Entertainment (TSE) plans to activate the Stadium Annex concept as an Owner-Elected privately funded project, as presented to Council in June 2024, by building a free-standing Performance Venue that would maximize the value of the Bank of America Stadium site as an economic and cultural anchor for Charlotte.
- The Training Center includes the NFL Team practice fields and the new Field House to be constructed as part of the overall Stadium Improvements Project. The Training Center is subject to the non-relocation term required in the June 24, 2024, Council action (i.e., the NFL Team shall keep and maintain the NFL Team's training and practice facilities on the Ground Lease property during this term).
- This Council action authorizes the inclusion of specific terms into the Amended and Restated Ground Lease to be executed with TSE as part of the agreements necessary to carry out the Stadium Improvements and Field House construction. These provisions could not have been known at the time of the June 24, 2024, Council action. This will allow for the ongoing use of the Performance Venue and Training Center and associated benefits to the city beyond the 20-year non-relocation term should the NFL Team transition where it plays its home games.

### **Performance Venue Key Terms**

- In the event that after the initial 20-year non-relocation term, the NFL Team ceases to play all NFL Team Home Games in the stadium located on the Ground Lease property, TSE will have the option to extend the Ground Lease term for the Performance Venue land for an additional 20 years, and TSE will be responsible for the following:
  - TSE shall pay the city annual rent of \$500,000 for use of the Performance Venue land;
  - TSE shall provide the city five use days per year for the Performance Venue;
  - If TSE or any of its affiliates has acquired the NCDOT-owned land adjacent to the Performance Venue, the city shall have the option to purchase the land for \$1.00; and
  - At the end of the extended 20-year period, the city shall have the right to terminate the lease associated with the Performance Venue.

- The Performance Venue must be a free-standing structure located within an approximate two-acre footprint adjacent to the Stadium and be used as a multi-purpose venue that includes uses such as music and special events.
- The sublease or other occupancy agreement between TSE and the Performance Venue operator will be subject and subordinate to the terms of the Amended and Restated Ground Lease.

**Training Center Key Terms**

- After the expiration of the 20-year non-relocation term, if the NFL Team relocates to another stadium within the Charlotte City limits, TSE shall have the option to continue Ground Lease rights to the Training Center land (approximately nine acres).

## CONSENT

### 12. Traffic Signal Installation and Maintenance

**Action:**

**Approve a contract in the amount of \$11,739,097.69 to the lowest responsive bidder Brooks-Berry-Haynie & Associates, Inc. for the Unspecified Traffic Signal Installation and Maintenance project.**

**Staff Resource(s):**

Debbie Smith, Transportation

David Smith, Transportation

**Explanation**

- The Charlotte Department of Transportation operates and maintains a transportation system that includes approximately 1,000 traffic signals and supporting infrastructure to manage traffic operations throughout the city.
- Population growth and new development have increased the demand for new and modified traffic signals and infrastructure to support Charlotte's growing transportation network.
- This contract will provide resources to install and maintain traffic signals and supporting infrastructure citywide.
- Expenditures are based on specific task orders as projects are developed and needs arise.
- On April 22, 2025, the city issued an Invitation to Bid (ITB); one bid was received.
  - NC General Statute 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 May 15, 2025, the city reissued the ITB; one bid was received.
- Brooks-Berry-Haynie & Associates, Inc. was selected as the lowest responsive, responsible bidder.

**Charlotte Business INclusion**

Established MWSBE goal: 6.00%

Committed MWSBE goal (at time of bid): 2.50%

MWSBE Participation to Date: 6.00%

Brooks-Berry-Haynie & Associates, Inc. failed to meet the established MWSBE goal but earned the required minimum Good Faith Effort Points. Brooks-Berry-Haynie & Associates, Inc. has since met the established contract goal and has committed 6.00% (\$704,347) to the following certified firm(s):

- Carolinas Geotechnical Group LLC (SBE) (\$50,400) (soil testing)
- CCE Equipment (WBE, SBE) (\$5,854) (rental equipment)
- LMJ Pavement Markings (WBE) (\$363,000) (loop sawcut)
- RAM Pavement Services, Inc. (SBE) (\$141,750) (pavement markings)
- Roadmasters Traffic Control LLC (WBE, SBE) (\$96,000) (traffic control)
- Striping Concepts, LLC (SBE) (\$47,343) (striping)

**Fiscal Note**

Funding: General Capital Investment Plan

## 13. Electrical Supplies and Equipment

### **Action:**

- A. Approve the purchase of electrical supplies and equipment from a cooperative contract,**
- B. Approve a unit price contract with WESCO Distribution, Inc. for the purchase of electrical supplies and equipment for a term of four years under Omnia Partners Contract #R240809, and**
- C. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect at prices and terms that are the same or more favorable than those offered under the cooperative contract.**

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

Phil Reiger, General Services

David Wolfe, General Services

John Mrzygod, General Services

### **Explanation**

- The city is responsible for the operations and maintenance of municipal facilities, structures, and assets including offices, warehouses, storage spaces, vehicle maintenance facilities, communication towers, cultural facilities, and public safety facilities.
- Key items to be purchased include but are not limited to:
  - Ballasts and bulbs,
  - Safety switches,
  - Conduit of all varieties and cable fittings,
  - Enclosures and boxes (metallic and non-metallic), and
  - Transformers.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise that can be utilized on a local, regional, and national level.
- Annual expenditures are estimated to be \$250,000.

### **Charlotte Business INclusion**

Cooperative purchasing contracts leverage contracts established by other governmental agencies and do not involve the city conducting a bidding process and are thus exempt from CBI Program goals. Subcontracting opportunities are typically not feasible under cooperative purchasing arrangements.

### **Fiscal Note**

Funding: General Services Operating Budget and General Capital Investment Plan

## 14. Right of Way Acquisition and Relocation Services

### Action:

- A. Approve unit price contracts for right-of-way acquisition and relocation services for a term of three years with the following:**
- Carolina Right of Way,
  - CityScape Acquisition, Inc. (WBE, SBE),
  - Colliers,
  - Gulf Coast (SBE),
  - Hearn's Real Estate Solutions (MBE, SBE),
  - O.R. Colan,
  - Professional Land Management,
  - Professional Property Services,
  - TELICS,
  - Volkert, and
- B. Authorize the City Manager to renew the contracts for up to one, two-year renewal 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

Gregory Crawford, General Services

### **Explanation**

- Real estate related services are required for all Capital Investment Plan projects.
- These contracts will include right-of-way acquisition and relocation services, with firms responsible for negotiating with impacted property owners to obtain necessary rights and for relocating any displaced firms or individuals.
- On July 16, 2025, the city issued a Request for Proposals (RFP); twelve responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Projects will be assigned to firms on a work-order basis using unit prices in the contract.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Total annual aggregate expenditures are estimated to be \$7.5 million.

### **Charlotte Business INclusion**

The following Prime Consultant is a WBE and SBE firm and will self-count participation of the total contract amount:

- CityScape Acquisition, Inc.

The following Prime Consultant is an MBE and SBE firm and proposes to self-count 92.5% participation of the total contract amount:

- Hearn's Real Estate Solutions

The following Prime Consultant is an SBE firm and will self-count participation of the total contract amount:

- Gulf Coast

The city negotiates participation after the proposal selection process before each work order is issued. The specific tasks and contract opportunities associated with these contracts are undefined; however, each of the following consultants have identified MWSBE firm(s) to be utilized:

### Colliers

- Hearn's Real Estate Solutions (MBE, SBE) (land acquisition, relocation, appraisal services)

Professional Land Management

- CityScape Acquisition, Inc. (WBE, SBE) (land acquisition and relocation)
- Hearn Real Estate Solutions (MBE, SBE) (land acquisition and relocation)

**Fiscal Note**

Funding: General Capital Investment Plan and CATS Capital Investment Plan

## 15. Brass Parts and Fittings for Water Services

**Action:**

- A. Approve a unit price contract with Fortiline Waterworks, Inc. for the purchase of brass parts and fittings for water services for a term of one year, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

**Staff Resource(s):**

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

**Explanation**

- This contract will provide specialty brass components needed for the installation and repair of water service lines and meters.
- On July 17, 2025, the city issued an Invitation to Bid; three bids were received.
- Fortiline Waterworks, Inc. was selected as the lowest responsive, responsible bidder.
- 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 \$925,000.

**Charlotte Business INclusion**

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

**Fiscal Note**

Funding: Charlotte Water Operating Budget

## 16. Engineering Services for Reclaimed Water Systems

**Action:**

**Approve a contract in the amount of \$901,818 to Garver, LLC for engineering services for reclaimed water systems.**

**Staff Resource(s):**

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

**Explanation**

- This contract will provide project management, system evaluation, design development, and permitting for improvements to the reclaimed water systems at Mallard Creek Water Resource Recovery Facility (WRRF) in Council District 4.
- On July 12, 2025, the city issued a Request for Qualifications (RFQ); three responses were received.
- Garver, LLC is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- The project is anticipated to be complete by the first quarter of 2027.

**Charlotte Business INclusion**

The city negotiates subcontracting participation after the proposal selection process. Garver, LLC has committed 14.16% (\$127,730) of the total contract to the following certified firm(s):

- Southeastern Consulting Engineers, Inc. (SBE) (\$96,000) (electrical engineering)
- The Survey Company, Inc. (SBE) (\$18,750) (site & SUE)
- Froehling & Robertson, Inc. (MBE) (\$12,980) (geotechnical & materials testing services)

**Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

## 17. Wastewater Treatment Equipment

### Action:

- A. Approve the purchase of Tri-Vent aeration blower filters by the sole source exemption,
- B. Approve a contract with Bofrebo Industries dba Endustra Filter Manufacturers, Inc. for the purchase of Tri-Vent filters for a term of three years, and
- C. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

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

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

### **Sole Source Exemption**

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

### **Explanation**

- This contract will provide Tri-Vent aeration blower filters for the McAlpine Creek Water Resource Recovery Facility, located in the Town of Pineville (adjacent to Council District 7).
- The Tri-Vent filters are required to maintain equipment compatibility for performance and longevity of operation.
- 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 \$70,000.

### **Charlotte Business INclusion**

Sole sourcing was required for this contract to ensure compatibility with the filter housing and provide the required level of filtration efficiency. Sole source contracts are exempt from CBI Program goals, as these contracts do not involve a competitive bidding process and do not present opportunities for subcontracting. This aligns with what is required by NC General Statute Section 143-129(e)(3).

### **Fiscal Note**

Funding: Charlotte Water Operating Budget

## 18. Water Service Line Copper Tubing

### **Action:**

- A. Approve a unit price contract with Ferguson Enterprises LLC for the purchase of water service line copper tubing for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

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

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

### **Explanation**

- This contract will provide copper tubing used for installation and repair of water service lines. Inventory is purchased on an as needed basis and is priced per linear foot.
- On August 22, 2025, the city issued an Invitation to Bid; one bid was received.
- Ferguson Enterprises LLC was selected as the lowest responsive, responsible bidder.
- 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 \$650,000.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: Charlotte Water Operating Budget

## 19. Engineering Services for Cricketeer Storm Drainage Improvement Project

### Action:

- A. **Approve contract amendment #1 for \$489,000 to the contract with Brown & Caldwell for design and construction phase administration services, 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):**

Angela Charles, Charlotte Water  
Mike Davis, Storm Water Services  
Matthew Gustis, Storm Water Services

### **Explanation**

- On September 3, 2021, based on a Request for Qualifications solicitation, the city entered into a contract with Brown & Caldwell for \$250,000 to provide planning services for the Cricketeer Storm Drainage Improvement Project in Council District 2.
- As intended upon the successful completion of planning services, an amendment is needed to add design and construction phase administration services for the project.
- Specific design and construction administration tasks include, but are not limited to:
  - Design of repairs and/or improvements,
  - Survey and utility locate services,
  - Geotechnical subsurface investigations,
  - Preparation of construction documents, and
  - Construction administration.
- The new estimated value of the contract including this amendment is \$739,000.

### **Charlotte Business INclusion**

All additional work involved in this amendment will be performed by Brown & Caldwell and their existing subconsultant(s). Brown & Caldwell has committed 18.93% (\$92,565) of the total contract amendment to the following certified firm(s):

- Forrest Geomatics, PLLC (SBE) (\$63,870) (field surveying, easement plats)
- Froehling & Robertson, Inc. (MBE) (\$28,695) (geotechnical)

### **Fiscal Note**

Funding: Stormwater Capital investment Plan

### **Attachment(s)**

Map

[Map - Cricketeer SDIP](#)

## 20. CATS Air Compressor Maintenance and Repair Service

### **Action:**

- A. Approve a contract with FS Compression Co. LLC for maintenance and repair service of air compressors and air dryers for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

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

Brent Cagle, CATS

Victoria Johnson, CATS

Craig Fox, CATS

### **Explanation**

- The Charlotte Area Transit System (CATS) requires maintenance and repair service for four air compressors and four air dryers located at multiple facilities in Charlotte.
- On April 22, 2025, the city issued a Request for Proposals (RFP); one proposal was received.
- FS Compression Co. LLC meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Estimated expenditures for the contract are \$625,000.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: CATS Operating Budget

## 21. CATS Bus Operations Bus Batteries

### **Action:**

- A. Approve a unit price contract with Charlotte Truck Center for the purchase of bus batteries for a term of three years, and
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

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

Brent Cagle, CATS

Elizabeth Presutti, CATS

### **Explanation**

- The contract will provide bus batteries for the Charlotte Area Transit System (CATS) bus fleet.
- On May 8, 2025, the city issued an Invitation to Bid; five bids were received.
- Charlotte Truck Center was selected as the lowest responsive, responsible bidder.
- 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 \$173,000.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: CATS Operating Budget

## 22. CATS Light Rail Tire Wheel Kits

**Action:**

- A. Approve a unit price contract with Siemens Mobility Inc, for the purchase of light rail tire wheel kits for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

**Staff Resource(s):**

Brent Cagle, CATS

Victoria Johnson, CATS

Gary Lee, CATS

**Explanation**

- Light rail tire wheel kits are complete assemblies designed for light rail vehicles consisting of a wheel, a resilient tire, and mounting components. They enhance ride quality, reduce noise, ensure safe wheel-to-rail contact, simplify maintenance, and extend component lifespan.
- The Charlotte Area Transit System (CATS) requires an estimated 32 sets of wheel kits for the light rail vehicle tires.
- On July 29, 2025, the city issued an Invitation to Bid; one bid was received.
- Siemens Mobility Inc. was selected as the lowest responsive, responsible bidder.
- 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.
- Estimated total expenditures are \$500,000.

**Charlotte Business INclusion**

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

**Fiscal Note**

Funding: CATS Operating Budget

## 23. Professional Engineering and Planning Services for the Charlotte Regional Transportation Planning Organization Comprehensive Safety Action Plan

### Action:

- A. Approve a contract for up to \$2,850,000 with Stantec Consulting Services, Inc. for professional engineering and planning services to develop a Comprehensive Safety Action Plan for the Charlotte Regional Transportation Planning Organization planning area, and
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

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

Monica Holmes, Planning, Design, and Development  
Robert Cook, CRTPO  
Will Snyder, CRTPO

### **Explanation**

- The Charlotte Regional Transportation Planning Organization (CRTPO) is the federally designated metropolitan planning organization for the Charlotte urban area. It provides long-range transportation planning services to Mecklenburg, Union, and Iredell counties. The city is CRTPO's lead planning agency, and its staff is housed in the Planning, Design, and Development department.
- On February 10, 2025, City Council approved a budget ordinance accepting a Safe Streets and Roads for All grant from the U.S. Department of Transportation (USDOT) in the amount of \$3,150,000 for development of a regional Comprehensive Safety Action Plan for the CRTPO planning area.
- On May 13, 2025, the CRTPO issued a Request for Qualifications (RFQ); five responses were received. Stantec Consulting Services, Inc. best meets the CRTPO's needs in terms of qualifications, experience, and responsiveness to the RFQ requirements.
- The CRTPO will allocate up to \$2,850,000 of its total \$3,150,000 USDOT grant funding to its contract with Stantec to produce the following deliverables:
  - A planning area-wide high injury network and road safety audit, mapping all corridors and intersections with a prevalence of crashes resulting in serious injuries and fatalities and their infrastructure-influenced causes;
  - Innovative technology adoption to standardize crash data reporting and create a "big data" ecosystem for ongoing transportation safety performance tracking; and
  - Deliver a final planning document to include all study findings, recommendations, and individual jurisdiction Safety Action Plans for local adoption and capital improvement implementation, including a City of Charlotte Safety Action Plan.
- The remaining funds will be used to support a robust public engagement for public outreach and education throughout the Charlotte urban area.

### **Charlotte Business INclusion**

This contract is completely federally funded is exempt from CBI Program.

### **Fiscal Note**

Funding: USDOT Funding

## **24. Resolution of Intent to Abandon a Portion of Alleyway between Liggett Street and Bullard Street**

**Action:**

- A. Adopt a Resolution of Intent to abandon a portion of alleyway between Liggett Street and Bullard Street, and**
- B. Set a Public Hearing for November 24, 2025.**

**Staff Resource(s):**

Debbie Smith, Transportation

Leslie Bing, Transportation

**Explanation**

- North Carolina General Statute 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition to abandon public right-of-way and requests this 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 alleyway is located in Council District 2.

**Petitioners**

Robert T. Drakeford

**Attachment(s)**

Map

Resolution

[2024-005791A - Abandonment Map](#)

[2024-005791A Resolution of Intent 10.13.2025](#)

**CONSENT - PROPERTY TRANSACTIONS****25. Property Transactions - Design-Build Valley Haven Water Quality Enhancement Project, Parcel # 32**

**Action:** Approve the following Acquisition: Design-Build Valley Haven Water Quality Enhancement Project, Parcel # 32

**Project:** Design-Build Valley Haven Water Quality Enhancement Project, Parcel # 32

**Program:** Design-Build Valley Haven Water Quality Enhancement Project

**Owner(s):** HDP McAlpine, LLC

**Property Address:** 6130 Pineburr Road

**Total Parcel Area:** 376,632 sq. ft. (8.646 ac.)

**Property to be acquired by Easements:** 61,210 sq. ft. (1.405 ac.) Conservation Easement and 53,333 sq. ft. (1.224 ac.) Temporary Construction Easement

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

**Landscaping to be impacted:** None

**Zoned:** N2-B

**Use:** Neighborhood 2-B

**Parcel Identification Number(s):** 189-262-19  
<https://polaris3g.mecklenburgcountync.gov/pid/18926219>

**Purchase Price:** \$680,000

**Council District:** 6

## Adjournment

## REFERENCES

### 26. 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.

## 27. 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.

## 28. 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.