

City of Charlotte

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



Meeting Agenda

Monday, March 24, 2025

Council Chamber

City Council Business Meeting

*Mayor Vi Lyles
Mayor Pro Tem Danté Anderson
Council Member Dimple Ajmera
Council Member Tariq Scott Bokhari
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 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.

[2025-03-24 Council Agenda QA](#)

2. Consent agenda items 27 through 66 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, and
- B. Items with residents signed up to speak to the item.

3. Action Review Agenda Overview

Staff Resource(s):

Marcus Jones, City Manager

4. Action Review Items

Central Intercollegiate Athletic Association Tournament Update

Resource(s):

Steve Bagwell, Charlotte Regional Visitors Authority
Mike Butts, Charlotte Regional Visitors Authority

Time: Presentation - 5 minutes; Discussion - 10 minutes

Explanation

- Receive an update on the Central Intercollegiate Athletic Association Tournament.

Public Safety Update

Staff Resource(s):

Shawn Heath, City Manager's Office

Time: Presentation - 15 minutes; Discussion - 30 minutes

Explanation

- Receive an update on potential policy and investment areas to increase public safety.

[4.1 CIAA Tournament Update](#)

[4.2 Public Safety Update](#)

5. Closed Session (as necessary)

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

AWARDS AND RECOGNITIONS

6. Brain Injury Awareness Month

Action:

Council member Johnson will read a proclamation recognizing March 2025 as Brain Injury Awareness Month.

PUBLIC FORUM

7. Public Forum

PUBLIC HEARING

8. Public Hearing for DetraPel, Inc. Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to DetraPel, Inc., and**
- B. Approve the city's Business Investment Grant to DetraPel, Inc. for a total amount not to exceed \$22,843 over three years.**

Staff Resource(s):

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

Explanation

- On February 11, 2025, DetraPel, Inc. announced it would relocate its headquarters to Charlotte.
- On January 13, 2025, City Council, in closed session, indicated their intent to approve this Business Investment Grant (BIG).
- DetraPel, Inc. has committed to a capital investment of \$3,500,000 and creation of 35 jobs to be hired with an average wage of \$71,794.
- In addition to the City of Charlotte BIG, Mecklenburg County Board of County Commissioners approved a BIG in the amount of \$33,536.

Background

- DetraPel, Inc. is a clean-tech advanced materials manufacturer that specializes in synthesizing and creating protective coatings free of PFAS.
- DetraPel, Inc. will relocate seven employees.
- Nearly 70 percent of DetraPel's domestic business is concentrated in the Southeast.

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 DetraPel, Inc. must be paid before grant payment is made.
- If DetraPel, Inc. removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
- If DetraPel, Inc. moves the investment from Charlotte within ten years of the end of the Business Investment Program (BIP) grant term, a portion of the grant must be repaid as follows:
 - Within one year of the end of the BIP term: 90 percent of grant payments;
 - Within two years of the end of the BIP term: 75 percent of grant payments;
 - Within three years of the end of the BIP term: 60 percent of grant payments;
 - Within four years of the end of the BIP term: 45 percent of grant payments;
 - Within five years of the end of the BIP term: 30 percent of grant payments;
 - Within six years of the end of the BIP term: 20 percent of grant payments; and
 - Within seven to ten years of the end of the BIP term: 10 percent of grant payments.

Fiscal Note

Funding: Business Investment Grant

9. Public Hearing for Groninger USA, LLC Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to Groninger USA, LLC, and
- B. Approve the city's Business Investment Grant to Groninger USA, LLC for a total amount not to exceed \$171,936 over five years.

Staff Resource(s):

Alyson Craig, City Manager's Office

Matt Dufore, Economic Development

Explanation

- On January 15, 2025, Groninger USA, LLC announced it would expand its advanced manufacturing operations in Charlotte.
- On October 28, 2024, City Council, in closed session, indicated their intent to approve this Business Investment Grant (BIG).
- Groninger USA, LLC has committed to a capital investment of \$15,140,000 and creation of 60 jobs to be hired with an average wage of \$74,578.
- In addition to the City of Charlotte BIG, Mecklenburg County Board of County Commissioners approved a BIG in the amount of \$168,353.

Background

- Groninger USA, LLC is a leading international manufacturer of filling and closing machines for the pharmaceutical, healthcare, and cosmetics industries.
- Today, Groninger USA, LLC has 112 fulltime employees.
- Groninger USA, LLC relocated its U.S. operations from New Jersey to Charlotte in 2007.

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 Groninger USA, LLC must be paid before grant payment is made.
- If Groninger USA, LLC removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
- If Groninger USA, LLC moves the investment from Charlotte within ten years of the end of the Business Investment Program (BIP) grant term, a portion of the grant must be repaid as follows:
 - Within one year of the end of the BIP term: 90 percent of grant payments;
 - Within two years of the end of the BIP term: 75 percent of grant payments;
 - Within three years of the end of the BIP term: 60 percent of grant payments;
 - Within four years of the end of the BIP term: 45 percent of grant payments;
 - Within five years of the end of the BIP term: 30 percent of grant payments;
 - Within six years of the end of the BIP term: 20 percent of grant payments; and
 - Within seven to ten years of the end of the BIP term: 10 percent of grant payments.

Fiscal Note

Funding: Business Investment Grant

10. Public Hearing for RXO Corporate Solutions LLC Business Investment Grant

Action:

- A. **Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to RXO Corporate Solutions LLC, and**
- B. **Approve the city's Business Investment Grant to RXO Corporate Solutions LLC for a total amount not to exceed \$166,874 over seven years.**

Staff Resource(s):

Alyson Craig, City Manager's Office

Matt Dufore, Economic Development

Explanation

- On November 26, 2024, RXO Corporate Solutions LLC announced it would expand its headquarters operations in Charlotte.
- On June 24, 2024, City Council, in closed session, indicated their intent to approve this Business Investment Grant (BIG).
- RXO Corporate Solutions LLC has committed to a capital investment of \$13,700,000 and creation of 216 jobs to be hired with an average wage of \$88,958.
- In addition to the City of Charlotte BIG, Mecklenburg County Board of County Commissioners approved a BIG in the amount of \$223,411.
- In addition to the BIGs, the State of North Carolina approved a Jobs Development Investment Grant of up to \$1,914,750.

Background

- Utilizing technology, industry knowledge, and customer relationships, RXO Corporate Solutions LLC has built the world's largest network of independent carriers, enabling them to match shippers' transportation needs with carriers looking to haul freight via ocean, air, and truck.
- Today, RXO Corporate Solutions LLC has a statewide team of 759 fulltime employees.
- RXO Corporate Solutions LLC has been operating in Charlotte since 2021.

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 RXO Corporate Solutions LLC must be paid before grant payment is made.
- If RXO Corporate Solutions LLC removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
- If RXO Corporate Solutions LLC moves the investment from Charlotte within ten years of the end of the Business Investment Program (BIP) grant term, a portion of the grant must be repaid as follows:
 - Within one year of the end of the BIP term: 90 percent of grant payments;
 - Within two years of the end of the BIP term: 75 percent of grant payments;
 - Within three years of the end of the BIP term: 60 percent of grant payments;
 - Within four years of the end of the BIP term: 45 percent of grant payments;
 - Within five years of the end of the BIP term: 30 percent of grant payments;
 - Within six years of the end of the BIP term: 20 percent of grant payments; and
 - Within seven to ten years of the end of the BIP term: 10 percent of grant payments.

Fiscal Note

Funding: Business Investment Grant

11. Public Hearing on a Resolution to Close a Portion of Right-of-Way off Pawley Drive

Action:

- A. Conduct a public hearing to close a Portion of Right-of-Way off Pawley Drive, and
- B. Adopt a resolution and close a Portion of Right-of-Way off Pawley Drive.

Staff Resource(s):

Debbie Smith, Transportation
Charlie Jones, Transportation
Casey Mashburn, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (CDOT) 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 and attaches it to the adjacent property.
- The attached Resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way to be closed is located in Council District 2.

Petitioner

Olympia & Wright, LLC

Right-of-Way to be Abandoned

A Portion of Right-of-Way off Pawley Drive

Reason

Per the petition submitted by Olympia & Wright, LLC, the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels. The city has no objections.

Notification

As part of the city's notification process, and in compliance with NC General Statute 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

Angel Flores Carbajal - No objections

City Departments

- Review by city departments identified no apparent reason this closing would:
 - Be contrary to the public interest;
 - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
 - Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)

Map
Resolution

[2024-005946A - Abandonment Map](#)

[2024-005946A Resolution to Close 03.24.2025](#)

POLICY

12. City Manager's Report

[03.24.2025 City Manager's Memo](#)

13. Workforce Development Strategic Plan

Action:

Approve the Jobs and Economic Development Council Committee's recommendations to adopt the proposed Workforce Development Strategic Plan.

Committee Chair:

Malcolm Graham, Jobs and Economic Development Committee

Staff Resource(s):

Alyson Craig, City Manager's Office

Danielle Frazier, Office of Workforce Development

Explanation

- The Workforce Development Strategic Plan establishes key focus areas, goals, and strategies to guide the city's efforts in addressing our current and future workforce needs.
- The plan's vision is to cultivate a vibrant, diverse, and skilled workforce system that enables residents to obtain sustainable employment and businesses to access skilled talent.
- The plan was developed with input from City Council members and workforce partners and experts locally, nationally, and internationally and supports increasing economic and upward mobility for Charlotte residents and access to skilled talent for Charlotte area employers.
- Key Focus Areas of the plan include:
 - Career Pathway Access & Awareness;
 - Skill Development & Credential Attainment; and
 - Job Placement & Career Advancement.
- The plan also includes actionable strategies and metrics to track progress.

Committee Discussion

- In February 2024, the Mayor referred the workforce development work to the Jobs and Economic Development Committee (JED) for further discussion on developing a workforce development strategic plan.
- In March 2024, the JED Committee began discussion of the development of the plan process.
- On October 7, 2024, the JED Committee reviewed the workforce development plan key insights and focus areas for consideration and discussion.
- On January 28, 2025, there was a Workforce Development session held at City Council's Annual Strategy Meeting.
- On February 3, 2025, the JED Committee reviewed the full draft plan and incorporated additional input.
- At the March 3, 2025, JED Committee meeting, the committee voted unanimously to recommend the plan for City Council to adopt.
- At the March 3, 2025, Council Committee Update meeting, the workforce development plan was shared and discussed and input and feedback provided to incorporate into next action steps.

Attachment(s)

Proposed Workforce Development Strategic Plan

[Proposed Work Force Development Strategic Plan](#)

BUSINESS**14. Lease of City-owned Property at Archdale Drive****Action:**

- A. Adopt a resolution approving a five-year lease agreement with Mecklenburg County with the option to extend the lease agreement for a greenway trail on city-owned property (parcel identification numbers 173-065-38 and 173-065-39), and**
- B. Authorize the City Manager or his designee, to execute any necessary documents to complete this transaction and to amend the lease agreement consistent with the intent of the agreement.**

Staff Resource(s):

Phil Reiger, General Services
Ashleigh Price, General Services
Gregory Crawford, General Services

Explanation

- The city owns two parcels totaling approximately 7.884 acres of land located at 2501 Archdale Drive (tax parcel identification numbers 173-065-38 and 173-065-39) in Council District 6.
- The properties were acquired in 1931. The parcels are encumbered with FEMA floodplain, post construction buffers, and steep terrain making the sites challenging and generally unsuitable for development.
- Mecklenburg County desires to lease a portion of the property to construct, maintain, and operate bicycling and walking trails for recreational use by the general public ("Greenway Trail").
- Mecklenburg County will be solely responsible for the construction, operation, and maintenance of the Greenway Trail including keeping the trail in good order and safe repair.
- The terms of the lease agreement are as follows:
 - A five-year term with the option to extend for three additional five-year periods; and
 - Base rent of \$1.00 per year.

Attachment(s)

Map
Resolution

[Map - Lease of City-owned Property at Archdale Drive](#)

[Resolution - Lease of City-owned Property at Archdale Drive](#)

15. Interlocal Agreement for Assignment of Street Addresses

Action:

Adopt a resolution authorizing the City Manager, or his designee, to execute an Interlocal Agreement with Mecklenburg County, and the Towns of Cornelius, Davidson, Huntersville, Matthews, Mint Hill, and Pineville for the assignment of street addresses.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Josh Weaver, Planning, Design, and Development

Explanation

- This interlocal agreement by and between Mecklenburg County, the City of Charlotte, and the Towns of Cornelius, Davidson, Huntersville, Matthews, Mint Hill, and Pineville, collectively referred to as "Participants," delegates the responsibility for the assignment of street addresses to Mecklenburg County and the provisions of the Mecklenburg County Street Address Ordinance.
- The original agreement between Mecklenburg County and the city has been in place for decades, but only an informal agreement has been in place with the other towns.
- Over the past year, an addressing committee made up of representatives from all Mecklenburg jurisdictions drafted and provided feedback on a new agreement.
- This new unified approach to the assignment of addresses will promote consistency and efficiency in addressing.
 - It is critical that proper street address numbers are created and displayed for effective emergency response, mail delivery, and general identification of properties.
- The agreement also establishes a new multijurisdictional addressing working committee comprised of staff from each municipality and Mecklenburg County to help administer the interlocal agreement.

Attachment(s)

Resolution

Interlocal Agreement

[Resolution - Interlocal Agreement for Assignment of Street Addresses](#)

[Interlocal Agreement for Assignment of Street Addresses](#)

NOMINATIONS

16. Nominations to the Arts & Science Council Governance Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for partial term beginning upon appointment and ending November 30, 2025.
- One appointment for partial term beginning upon appointment and ending November 30, 2026.
- One appointment for partial term beginning upon appointment and ending November 30, 2027.

Attachment(s)

Arts & Science Council Governance Board Applications

17. Nominations to the Charlotte Business INClusion Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term recommended by the Carolinas Association of General Contractors beginning upon appointment and ending February 28, 2025, and a three-year term beginning March 1, 2025, and ending February 28, 2028.
 - Sharon Walters has resigned.
- One appointment for a partial term recommended by the Hispanic Contractors Association of the Carolinas beginning upon appointment and ending February 28, 2026.
 - Carolina Shoffner has resigned.
- One appointment for a partial term recommended by the Metrolina Native American Association beginning upon appointment and ending February 28, 2026.
 - Rebecca LaClaire did not meet attendance requirements.

Attachment(s)

Charlotte Business INClusion Advisory Committee Applications

18. Nominations to the Charlotte International Cabinet

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for an Airport Staff Member category representative for a partial term beginning upon appointment and ending June 30, 2027.
 - Brittney Portes has resigned.

Attachment(s)

Charlotte International Cabinet 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

- One appointment for a partial term beginning upon appointment and ending June 30, 2025, and a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Elesia Glover declined the appointment.

Attachment(s)

Charlotte Mecklenburg Public Access Corporation Applications

20. Nominations to the Civil Service Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning May 16, 2025, and ending May 15, 2028.
 - Crystal Screen is eligible for reappointment.

Attachment(s)

Civil Service Board Applications

21. Nominations to the Community Relations Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Two appointments for a partial term beginning upon appointment and ending June 30, 2025, and a three-year term beginning upon appointment and ending June 30, 2028.
 - Susie Taylor resigned.
 - Monica Kweman resigned.
- One appointment for a partial term beginning upon appointment and ending June 30, 2027.
 - Miguel Guevara did not meet attendance requirements.
- One appointment for a three-year term beginning March 10, 2025, and ending March 9, 2028.
 - Willie Holley is eligible for reappointment.

Attachment(s)

Community Relations Committee Applications

22. Nominations to the Historic District Commission

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Resident Owner of Hermitage Court for a three-year term beginning July 1, 2024, and ending June 30, 2027.
 - James Jordan has resigned.

Attachment(s)

Historic District Commission 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 Business Representative for a two-year term beginning April 16, 2025, and ending April 15, 2027.
 - Kimberly Savage is eligible for reappointment.
- One appointment for a partial term Recommended by the City Manager beginning upon appointment and ending April 15, 2025, and a two-year term beginning April 16, 2025, and ending April 15, 2027.
 - Madison Dugar has resigned.

Attachment(s)

Neighborhood Matching Grants Fund Applications

24. 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 Hospitality / Tourism Industry category representative for a three-year term beginning July 1, 2024, and ending June 30, 2027.
 - Sheila Etheridge-Boddie has served two terms and is ineligible for reappointment.

Attachment(s)

Passenger Vehicle for Hire Board Applications

25. Nominations to the Storm 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 / Accounting / Legal Professional category representative for a three-year term beginning July 1, 2024, and ending June 30, 2027.
 - Richard Thigpen has served two terms and is ineligible for reappointment.

Attachment(s)

Storm Water Advisory Committee Applications

26. Nominations to the Waste Management Advisory Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One recommendation for a three-year term beginning April 1, 2025, and ending March 31, 2028.
 - Michael Jacome is eligible for reappointment.

Attachment(s)

Waste Management Advisory Board Applications

CONSENT

27. Architectural and Engineering Services for City Facilities

Action:

- A. Approve unit price contracts with the following companies for various architectural and engineering services for new and renovated city facilities for an initial term of four years:**
- **ADW Architects, P.A.,**
 - **Boomerang Design, PA,**
 - **C Design Inc.,**
 - **Creech & Associates, PLLC.,**
 - **Little Diversified Architectural Consulting, Inc.,**
 - **Neighboring Concepts PLLC (MBE), and**
- B. Authorize the City Manager to renew the contracts for one, one-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Phil Reiger, General Services

Kathleen Cishek, General Services

Explanation

- The city has identified a need for architectural services for various undefined projects on an as-needed basis.
- Projects may include new facility design, bidding, and construction administration services; space planning studies; renovation of facilities; and reconfiguration of interior spaces.
- On July 12, 2024, the city issued a Request for Qualifications (RFQ); 12 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, and responsiveness to RFQ requirements.
- Annual aggregate expenditures are estimated to be \$2,500,000.

Charlotte Business INclusion

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

- Neighboring Concepts PLLC

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 has identified MWSBE firm(s) to be utilized:

ADW Architects, P.A.

- AME Consulting Engineers, PC (SBE) (mechanical electrical plumbing engineering)
- R.M. Rutherford & Associates, Inc. (SBE) (cost estimating)
- Stewart Engineering Inc. (MBE) (structural engineering)

Boomerang Design, PA

- Lynch Mykins Structural Engineers PC (WBE) (structural engineering)
- Stewart Engineering Inc. (MBE) (civil engineering)

C Design Inc.

- AME Consulting Engineers, PC (SBE) (mechanical electrical plumbing engineering)
- Facilitator One LLC (MBE, SBE) (project coordinator, senior diversity & inclusion Specialist)
- Stewart Engineering Inc. (MBE) (structural engineering)

Creech & Associates, PLLC.

- AME Consulting Engineers, PC (SBE) (mechanical electrical plumbing engineering, fire protection engineer)
- Caldwell Electrical Collaborative PLLC (MBE) (electrical engineering, telecom)
- Stewart Engineering Inc. (MBE) (structural engineering)

Little Diversified Architectural Consulting, Inc.

- AME Consulting Engineers, PC (SBE) (mechanical electrical plumbing engineering)
- Michael M. Simpson & Associates, Inc. (MBE) (structural engineering)

Fiscal Note

Funding: General Capital Investment Plan

28. Citywide Maintenance, Repair, and Operating Supplies

Action:

- A. **Approve the purchase of maintenance, repair, and operating supplies from a cooperative contract,**
- B. **Approve a unit price contract with Lowe's Home Centers LLC for the purchase of maintenance, repair, and operating supplies for a term of one year under OMNIA Partners contract #R240805,**
- 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

Shelia Anderson, General Services

Explanation

- City departments require various maintenance, repair, and operating supplies for daily operations, including but not limited to hardware, hand tools, material handling products, motor and hydraulic parts, lighting, pumps, fasteners, lumber, and appliances.
- NC General Statute 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs, all agencies can leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be \$200,000.

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: Various Departments' Operating Budgets

29. Consulting Engineering Services for Federal Contracts

Action:

- A. Approve unit price contracts with the following companies for consulting engineering services for an initial term of three years:**
- **AECOM Technical Services of North Carolina, Inc.,**
 - **Bolton & Menk, Inc.,**
 - **Dewberry Engineers Inc.,**
 - **HDR Engineering, Inc. of the Carolinas,**
 - **Kimley-Horn and Associates, Inc.,**
 - **RS&H Architects-Engineers-Planners, Inc.,**
 - **Rummel, Klepper & Kahl, LLP,**
 - **STV Engineers, Inc.,**
 - **VIAS Infrastructure, PLLC (MBE),**
 - **WSP USA Inc., and**
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

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

Explanation

- These on-call contracts will provide a flexible way for the city to meet recurring consultant needs for federally funded transportation projects, including multi-dimensional engineering and planning tasks. These contracts will also be used for many of the recent federal grants the city received.
- On June 4, 2024, the city issued a Request for Qualifications (RFQ); 25 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, and responsiveness to RFQ requirements.
- The prices stated in the contract shall remain fixed for the initial term. 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 \$6,670,000.

Small Professional Services Firm (SPSF) Opportunity

For Federal Transportation Administration funded projects, NCDOT does not mandate a goal from the State's SPSF program; however, Prime Consultants have identified the following certified firm(s) to be utilized:

AECOM Technical Services of North Carolina, Inc.

- CES Group Engineers (WBE) (utility coordination)
- Stewart Engineering, Inc. (MBE) (erosion and sediment control design)

Bolton & Menk, Inc.

- Capstone Civil Engineering, Inc (MBE, SBE) (design, engineering, inspection)
- Carolina Wetland Services, Inc. (WBE, SBE) (wetland mitigation, planning, permitting)
- Hinde Engineering, Inc. (SBE) (utility coordination)

Dewberry Engineers Inc.

- Exult Engineering, PC (SBE) (signal systems)

Kimley-Horn and Associates, Inc.

- CES Group Engineers (WBE) (survey)
- Hinde Engineering, Inc. (SBE) (utility coordination)

RS&H Architects-Engineers-Planners, Inc.

- CES Group Engineers (WBE) (survey, utility)
- Hinde Engineering, Inc. (SBE) (utility systems)
- Three Oaks Engineering, Inc. (WBE) (wetland stream delineation)

Rummel, Klepper & Kahl, LLP

- Froehling & Robertson Inc. (MBE) (geotechnical subsurface investigations, pavement design)
- Hinde Engineering, Inc. (SBE) (utility coordination)
- Stewart Engineering, Inc. (MBE) (survey)

STV Engineers, Inc.

- CES Group Engineers (WBE) (design, survey, technical services)
- Exult Engineering, PC (SBE) (signal systems)
- Vivid Earth Design, PLLC (SBE) (planning)

VIAS Infrastructure, PLLC (MBE)

- Accelerate Engineering PLLC (MBE) (signal design)
- Three Oaks Engineering, Inc. (WBE) (wetland stream delineation)
- Wetherill Engineering, Inc. (WBE) (survey)

WSP USA Inc.

- Hinde Engineering, Inc. (SBE) (utility coordination)
- Three Oaks Engineering, Inc. (WBE) (assessments, public involvement)

Fiscal Note

Funding: Federal funding and General Capital Investment Plan

30. Generator Maintenance and Services

Action:

- A. Approve unit price contracts with the following companies for generator maintenance and services for an initial term of three years:**
- National Power, LLC.,
 - Power Generation and Control, Inc.,
 - Premium Power Systems, Inc., 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
John Mrzygod, General Services

Explanation

- These contracts will provide as-needed generator maintenance services for facilities maintained by General Services Facilities Operations, including cultural facilities, firehouses, and police stations.
- These contracts will include routine preventive maintenance, repair services, and load bank testing services for approximately 120 standby generators, ranging in size from 25 to 2000 kilowatts.
- On January 8, 2025, the city issued a Request for Proposals (RFP); five proposals were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- The prices stated in the contract shall remain fixed for the initial term. 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 \$450,000.

Charlotte Business INclusion

Contract goals were not established on this Contract as there were no viable subcontracting opportunities. The selected companies 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: General Services Operating Budget

31. Hydraulic Pressure Hose Repair and Replacement Services

Action:

- A. Approve a unit price contract with Pirtek Charlotte (MBE) for hydraulic pressure hose repair and replacement services for an initial term of three years, and**

- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

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

Explanation

- General Services Fleet Management utilizes hydraulic pressure hose parts and repair services for a variety of vehicles and equipment including light-duty industrial vehicles, forklifts, medium-duty trucks, heavy-duty trucks, fire apparatus, and construction equipment.
- These repair services reduce operational costs by minimizing equipment downtime through service level agreements included in the contract.
- On November 27, 2024, the city issued a Request for Proposals (RFP); two responses were received.
- Pirtek Charlotte best meets the city's needs in terms, qualifications, experience, cost, and responsiveness to RFP requirements.
- Annual expenditures are estimated to be \$575,000.

Charlotte Business INclusion

Pirtek Charlotte is a city certified MBE. Contract goals were not established for this Contract because the scope of work or goods required does not present viable subcontracting opportunities. Pirtek Charlotte 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: General Services Fleet Management Operating Budget

32. Specialized Roadway Construction Services

Action:

Approve a contract in the amount of \$2,627,232.50 to the lowest responsive, responsible bidder OnSite Development, LLC for the Specialized Roadway Construction Services Fiscal Year 2025C project.

Staff Resource(s):

Phil Reiger, General Services
Kathleen Cishek, General Services
Tonia Wimberly, General Services

Explanation

- This contract will be used to construct various transportation infrastructure projects throughout the city.
- Work will include, but not be limited to, traffic control, erosion control, clearing and grading, drainage, milling, asphalt paving, pavement markings, retaining walls, concrete curb, sidewalk and driveways, pedestrian refuge islands and wheelchair ramps, utility relocations, and related activities.
- On January 28, 2025, the city issued an Invitation to Bid; four bids were received.
- OnSite Development, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2027.

Charlotte Business INClusion

Established MBE Goal: 7.00%

Committed MBE Goal: 7.00%

OnSite Development, LLC met the established contract goal and has committed 7.00% (\$183,910) of the total contract amount to the following certified firm(s):

- B Hawk And Sons Transportation Services LLC (MBE, SBE) (\$10,000) (transportation)
- LJR Concrete LLC (MBE, SBE) (\$50,000) (concrete)
- Streeter Trucking Company Inc (MBE, SBE) (\$61,955) (hauling)
- Tonys Trucking (MBE, SBE) (\$61,955) (hauling)

Established WBE Goal: 4.00%

Committed WBE Goal: 4.00%

OnSite Development, met the established contract goal and has committed 4.00% (\$105,000) of the total contract amount to the following certified firm(s):

- Bird Dog Traffic Control LLC (WBE, SBE) (\$25,000) (traffic control)
- Key's Trucking, LLC (WBE, SBE) (\$80,000) (hauling)

Fiscal Note

Funding: General Capital Investment Plan

33. Subsurface Utility Locating Services

Action:

- A. Approve unit price contracts with the following companies for subsurface utility locating services for an initial term of three years:**
- **CES Group Engineers, LLP (WBE),**
 - **DRMP, Inc.,**
 - **NV5 Engineers and Consultants, Inc.,**
 - **Stewart Engineering, Inc. (MBE),**
 - **Taylor Wiseman & Taylor,**
 - **UES Professional Solutions 29, Inc., and**
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Phil Reiger, General Services

Kathleen Cishek, General Services

Explanation

- The city requires subsurface utility locate services that accurately and comprehensively identify, characterize, and map underground utility facilities.
- On November 19, 2024, the city issued a Request for Qualifications (RFQ); 13 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, and responsiveness to RFQ requirements.
- The prices stated in the contract shall remain fixed for the initial term. 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 \$5,700,000.

Charlotte Business INclusion

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

- Stewart Engineering, Inc.

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

- CES Group Engineers, LLP

The city negotiates contract participation after the proposal selection process. The specific tasks and contract opportunities associated with these contracts are undefined; however, each of the following Prime consultants have identified MWSBE firms to be utilized:

DRMP, Inc.

- Centerline Locating, LLC (WBE, SBE)
- Roadmasters Traffic Control, LLC (WBE, SBE)
- Tidemark Land Services (SBE)

NV5 Engineers and Consultants, Inc.

- CRS Survey PLLC (SBE)

Taylor Wiseman & Taylor

- Bird Dog Traffic Control, LLC (WBE, SBE)
- Southeast Geomatics Group, Inc (SBE)
- Survey & Mapping Control, Inc (SBE)
- Sweetwater Utility Exploration (WBE)

Fiscal Note

Funding: General Capital Investment Plan

34. Municipal Agreement for Interstate-85 Soil Stabilization Foam Injections and Asphalt Resurfacing

Action:

- A. Adopt a resolution authorizing the City Manager to negotiate and execute a municipal agreement with the North Carolina Department of Transportation for soil stabilization foam injections and asphalt resurfacing, and**

- B. Authorize the City Manager to approve the reimbursement request for the actual cost of the utility construction.**

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- This municipal agreement is for the soil stabilization foam injections and asphalt resurfacing work located near mile marker 36.6 along Interstate-85 South, located in Council District 2.
- Soil stabilization foam injections help to minimize the settling of soil beneath roadways. By helping to reduce soil erosion and improving drainage under roadways, these foam injections reduce the frequency with which roads need to be resurfaced.
- The city will reimburse the North Carolina Department of Transportation for actual construction costs at the conclusion of the project.
- The total estimated city cost of this construction is \$700,000.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Map

Resolution

[Map - Municipal Agreement Charlotte Water 03.25.2025](#)

[Resolution - Municipal Agreement Charlotte Water 03.25.2025](#)

35. Replacement Pumps, Pump Parts, and Process Equipment

Action:

- A. **Approve the purchase of replacement pumps, pump parts, process equipment, and maintenance services by the sole source exemption,**
- B. **Approve a unit price contract with Combs Technologies, Inc. for the purchase of replacement pumps, pump parts, process equipment, and maintenance services for a term of five years, and**
- C. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Ron Hargrove, Charlotte Water
Travis Hunnicutt, Charlotte Water

Sole Source Exemption

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

Explanation

- This contract provides replacement pumps, pump parts, and process equipment that can only be obtained from assigned representatives or the Original Equipment Manufacturer. Maintenance service may be required by manufacturer authorized representatives to honor warranties.
- In order to meet operational needs and regulatory requirements, Charlotte Water's pumps and process equipment needs to be repaired and/or replaced in a timely and cost-effective manner.
- This equipment was previously installed through competitive construction bid processes.
- Annual expenditures are estimated to be \$100,000.

Charlotte Business INclusion

Sole sourcing was required for this contract because there is only one vendor that can supply the compatible commodities needed. 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 North Carolina State Statute §143-129(e)(3).

Fiscal Note

Funding: Charlotte Water Capital Investment Plan and Charlotte Water Operating Budget

36. Telecommunications Infrastructure Management Services

Action:

- A. Approve a unit price contract with PRS Tower Management Services, LLC (WBE) for telecommunications infrastructure management and consulting services for an initial term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, two-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

David Czerr, Charlotte Water

Rafael Quintero, Innovation and Technology

Explanation

- This contract will provide telecommunication management and consultation services to assist in review of carrier applications, contracts, and amendments for 26 radio tower locations on city property.
- Telecommunications structure services to be performed at the individual structure locations include, but are not limited to:
 - Ensuring equipment installed on each city site maintains compliance with state and federal communication laws;
 - Conducting monthly site inspections and project reporting along with emergency weather inspections to ensure the city's equipment is protected;
 - Issuing Notices to Proceed to cell tower personnel to climb towers and conduct maintenance; and
 - Providing 24/7 site access and lessee response for urgent/immediate carrier equipment repair.
- 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 service. Also, PRS Tower Management Services, LLC is the only vendor with both the required qualifications and the ability to provide the necessary response times to allow access for urgent structural repairs for towers owned by the city.
- 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 \$221,785.

Charlotte Business INclusion

PRS Tower Management Services, LLC is a city certified WBE. A waiver of solicitation was necessary for this contract since there was a need for continuity of service and PRS Tower Management Services, LLC is the only vendor that has the required qualifications and is able to provide 24/7 service for urgent repairs. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

Fiscal Note

Funding: Charlotte Water Operating Budget, Innovation and Technology Operating Budget, and General Services Operating Budget

37. Water Laboratory Chemicals, Supplies, and Equipment

Action:

- A. **Approve the purchase of laboratory chemicals, supplies, and equipment from a cooperative contract,**
- B. **Approve unit price contracts for the purchase of laboratory chemicals, supplies, and equipment for an initial term of 55 months under North Carolina Statewide Term Contract #4110B with the following:**
 - **Fisher Scientific Company, LLC,**
 - **Thomas Scientific Holdings, LLC,**
 - **VWR International, LLC, and**
- C. **Authorize the City Manager to extend the use of the contracts 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 contact.**

Staff Resource(s):

Angela Charles, Charlotte Water
Shawn Coffman, Charlotte Water
Gina Kimble, Charlotte Water

Explanation

- These contracts will provide laboratory supplies, equipment, and chemicals to be used at Charlotte Water's Environmental Services Facility laboratory and at the water and wastewater treatment facilities to monitor the treatment process and ensure compliance with state and federally mandated water quality standards and regulations.
- Charlotte Water monitors water and wastewater samples, conducting more than 200,000 water quality tests per year, to protect public health and the environment.
- NC General Statute Section 143-129(e)(9) allows local governments to purchase from state contracts if the contractor is willing to extend the same or more favorable prices, terms, and conditions as those established under the state contract.
- The companies are willing to provide laboratory chemicals, supplies, and equipment to the city at the same or better terms as are provided in its contract with the State of North Carolina.
- Annual aggregate expenditures are estimated to be \$825,000.

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: Charlotte Water Operating Budget

38. Dry Detention Retrofits Water Quality Enhancement Project

Action:

- A. Approve a contract in the amount of \$532,693.98 to the lowest responsive bidder GreenWater Development, Inc. (SBE) for the Dry Detention Retrofits Water Quality Enhancement Project, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

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

Explanation

- This project consists of retrofits of multiple stormwater dry detention basins to improve surface water quality across the city. Work includes grading, storm drainage infrastructure, forebay berms, pipe underdrains, curb and gutter, plantings, and paving.
- Dry detention basins reduce stormwater runoff from development. These retrofits will increase the detention time in the basins to allow additional filtration and removal of pollutants.
- The specific project addresses are:
 - 6520 Orr Road (Council District 1), Charlotte-Mecklenburg Schools Orr Road Transportation Staging Facility;
 - 11115 Texland Boulevard (Council District 3);
 - 4000 Westinghouse Boulevard (Council District 3);
 - 4400 Westinghouse Boulevard (Council District 3); and
 - 4150 Wilkinson Boulevard (Council District 4), Charlotte-Mecklenburg Police Department.
- On January 28, 2025, the city issued an Invitation to Bid; three bids were received.
- GreenWater Development, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2026.

Charlotte Business INclusion

GreenWater Development, Inc. is a city certified SBE.

Established MBE Goal: 8.00%

Committed MBE Goal: 8.23%

GreenWater Development, Inc. exceeded the established contract goal and has committed 8.23% (\$43,860) of the total contract amount to the following certified firm(s):

- Redstone Materials, Inc. (MBE, SBE) (\$43,860) (hauling)

Established WBE Goal: 4.00%

Committed WBE Goal: 7.84%

GreenWater Development, Inc. exceeded the established contract goal and has committed 7.84% (\$41,750) of the total contract amount to the following certified firm(s):

- Habitat Assessment and Restoration Program, Inc. (WBE, SBE) (\$41,750) (pond planting)

Fiscal Note

Funding: Stormwater Capital Investment Plan

39. Professional Engineering Services for Pond/Dam and Surface Water Quality Enhancement Projects

Action:

- A. **Approve a contract with The John R. McAdams Company Inc. for Ponds, Dams, and Surface Water Quality Improvement Projects for an initial term of three years, and**
- B. **Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Robert Zink, Storm Water Services

Explanation

- Storm Water Services constructs surface water quality enhancement projects to remove pollutants from stormwater runoff before the water is discharged into creeks.
- This contract will be utilized to evaluate the feasibility of and provide design services for surface water quality enhancement projects.
- This contract also includes evaluations and improvements of existing city-owned stormwater control measures.
- On December 19, 2024, the city issued a Request for Qualifications (RFQ); eight responses were received.
- The John R. McAdams Company Inc. is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Annual expenditures are estimated to be \$250,000.

Charlotte Business INclusion

The city negotiates contract participation after the proposal selection process. John R. McAdams Company, Inc. has committed 10.00% of the total contract to the following certified firm(s):

- Froehling & Robertson, Inc. (MBE) (geotechnical, environmental permitting)
- The Survey Company, Inc. (SBE) (surveying)

Fiscal Note

Funding: Stormwater Capital Investment Plan

40. Storm Drainage Repair and Improvement Projects - F

Action:

- A. **Approve a contract in the amount of \$743,678 to the lowest responsive bidder Onsite Development, LLC for the Storm Water Repair and Improvement Projects FY2025 - F project, and**
- B. **Authorize the City Manager to amend the contract consistent with the purposes for which the contract was approved.**

Staff Resource(s):

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

Explanation

- This contract is part of an ongoing program to provide repairs and improvements to storm drainage systems across the city.
- Approximately 10 projects may be constructed from this contract, within a contract term not to exceed 12 months. The number of projects may vary depending on the nature and extent of the repairs constructed.
- On January 8, 2025, the city issued an Invitation to Bid; three bids were received.
- OnSite Development, LLC was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the third quarter of 2026.

Charlotte Business INclusion

Established MBE Goal: 8.00%

Committed MBE Goal: 8.00%

OnSite Development, LLC met the established contract goal and has committed 8.00% (\$59,494) of the total contract amount to the following certified firm(s):

- LJR Concrete, LLC (MBE, SBE) (\$20,000) (concrete)
- Streeter Trucking Company (MBE, SBE) (\$19,747) (hauling)
- Tony's Trucking (MBE, SBE) (\$19,747) (hauling)

Established WBE Goal: 4.00%

Committed WBE Goal: 4.00%

OnSite Development, LLC met the established contract goal and has committed 4.00% (\$29,748) of the total contract amount to the following certified firm(s):

- Bird Dog Traffic Control, LLC (WBE, SBE) (\$14,874) (traffic control)
- Keys Trucking, LLC (WBE, SBE) (14,874) (hauling)

Fiscal Note

Funding: Stormwater Capital Investment Plan

41. Storm Drainage Repair and Improvement Projects - G

Action:

- A. **Approve a contract in the amount of \$4,516,008.54 to the lowest responsive bidder Hux Contracting, LLC for the Storm Water Repair and Improvement Projects FY2025 - G project, and**
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

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

Explanation

- This contract is part of an ongoing program to provide repairs and improvements to storm drainage systems across the city.
- Approximately 25 projects may be constructed from this contract within a contract term not to exceed 24 months. The number of projects may vary depending on the nature and extent of the repairs constructed.
- On January 7, 2025, the city issued an Invitation to Bid; four bids were received.
- Hux Contracting, LLC was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the third quarter of 2027.

Charlotte Business INclusion

Established MBE Goal: 7.00%

Committed MBE Goal: 7.04%

Hux Contracting, LLC exceeded the established contract goal and has committed 7.04% (\$318,000) of the total contract amount to the following certified firm(s):

- Cassell's Concrete Service (MBE, SBE) (\$60,000) (concrete)
- Shoreline Trucking, LLC (MBE, SBE) (\$86,000) (hauling)
- Silverback Brothers, LLC (MBE, SBE) (\$86,000) (hauling)
- Weekes Trucking, LLC (MBE, SBE) (\$86,000) (hauling)

Established WBE Goal: 5.00%

Committed WBE Goal: 5.09%

Hux Contracting, LLC exceeded the established contract goal and has committed 5.09% (\$230,000) of the total contract amount to the following certified firm(s):

- B & N Grading, Inc. (WBE) (\$230,000) (milling and paving)

Fiscal Note

Funding: Stormwater Capital Investment Plan

42. Bus Particulate Filters and Catalysts

Action:

- A. Approve a unit price contract with TLG Peterbilt for the purchase of particulate filters and catalysts bus engine parts for an initial 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 contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Brent Cagle, CATS

Elizabeth Presutti, CATS

Jennifer Fehribach, CATS

Explanation

- This contract will provide engine filters and catalysts for CATS's bus fleet. Filters and catalyst bus engine parts will be purchased on an as-needed basis under the contract terms.
- On October 22, 2024, the city issued an Invitation to Bid; six bids were received.
- TLG Peterbilt 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 \$355,000.

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

43. Lease of City-Owned Property at University City Boulevard Parking Deck

Action:

- A. Adopt a resolution to approve a lease agreement with LPittFitness LLC dba The Pitt Performance Center for a 60-month term for retail space in the University City Boulevard Parking Deck,**
- B. Authorize the City Manager to renew the lease for up to one, 60-month term, and**
- C. Authorize the City Manager to negotiate and execute all documents necessary to complete the transaction.**

Staff Resource(s):

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

Explanation

- The University City Boulevard (UCB) Parking Deck on the LYNX Blue Line Extension (BLE) in Council District 4 incorporates approximately 11,495 square feet of leasable space for office and retail.
- The leasable spaces provide opportunities for retail and business firms to offer goods and services to customers using the BLE, along with walk-up customers from surrounding areas.
- LPittFitness LLC will use the space to operate a gym.
- The lease terms are:
 - Approximately 4,640 square feet of retail space in the UCB Parking Deck (Suite 212 and 213);
 - A 60-month term, with one option to extend the lease term for an additional 60 months;
 - Lease amount of \$8,164.47 per month (\$97,973.64 annually) for year one, escalating at a rate of three percent annually for each year thereafter, which is consistent with market rates; and
 - Tenant will pay a share of common area maintenance costs.
- Tenants are responsible for improvement costs related to upfit the parking deck office and retail space.
- The city agrees to reimburse tenant for tenant improvement costs only if CATS terminates the lease during the initial term for transit related activity. The total amount of reimbursable expenses shall not exceed \$40 per square foot or \$185,600.

Fiscal Note

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

Attachment(s)

Resolution

[Resolution - Lease of City-Owned Property at University City Boulevard Parking Deck](#)

44. South End Station Project Specialty Construction Materials

Action:

Authorize the City Manager to negotiate and execute a contract with Stacy Witbeck for the purchase of specialty materials for the South End Station Project.

Staff Resource(s):

Brent Cagle, CATS

Kelly Goforth, CATS

Todd Thorne, CATS

Explanation

- The South End Station Project will construct a new light rail station and Rail Trail improvements on the LYNX Blue Line between the New Bern and East/West Boulevard Stations located in Council District 3.
- On June 24, 2024, the city entered into a contract with Stacy Witbeck for Construction Manager at Risk (CMAR) pre-construction services to assist with the design of South End Station.
- Stacy Witbeck, in collaboration with the project team, has identified specialty construction materials that require extended lead times of up to 16 months between placing orders and receiving deliveries.
- These materials include specialty trackwork, overhead catenary system poles, a signal house structure, and signal materials. To avoid delays to the construction schedule, these items must be ordered prior to executing a construction contract.
- CATS estimates that the cost of these materials is \$3,591,998. Stacy Witbeck, as the project's CMAR, is in the best position to procure these materials.
- City Council will be asked to approve a contract with Stacy Witbeck to construct the Track and Systems package based on a Guaranteed Maximum Price to be negotiated later this year.

Disadvantaged Business Enterprise

This project is a Construction Manager at Risk, the Construction Manager Stacy Witbeck has the opportunity to add Disadvantaged Business Enterprise (DBE) firms throughout the life of the Project. The city will work with the Construction Manager Stacy Witbeck to establish subcontracting goals for this Construction Manager at Risk contract once the scopes of work and bid packages are defined. This current purchase is for specialized construction materials supplies.

Fiscal Note

Funding: CATS Capital Investment Plan

Attachment(s)

Map

[Map - South End Station Project](#)

45. Airport Badging Supplies

Action:

- A. Approve a unit price contract with ColorID, LLC for the purchase of Airport badging supplies for an initial 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 contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Haley Gentry, Aviation

Jerome Woodard, Aviation

Explanation

- The Airport's Credentialing Office is required to provide regulatory compliant services to the growing Airport badged population. The services provided by the credentialing office are operationally essential to ensure a compliant workforce as required under Transportation Security Administration Regulations. Supplies specifically requested in this contract include:
 - Badge stock that is compatible with the Airport's access and parking control systems;
 - Badge print supplies that are compatible with the Airport's existing badge print hardware; and
 - Miscellaneous print card and associated supplies including parking placards, card holders, and clips.
- On January 17, 2025, the city issued an Invitation to Bid; six bids were received.
- ColorID, 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 \$200,000.

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. ColorID, 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: Aviation Operating Budget

[ITB AVIA 25-24 Credentialing Badging Supplies Bid Tab Excel.pdf](#)

46. Airport Concourse D Escalator Replacement

Action:

Approve a contract in the amount of \$4,320,800 to the lowest responsive bidder Messer Construction Co. for the Concourse D Escalator In-Truss Modernization Project.

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- This project will provide for the replacement of five escalators located in Concourse D. The existing escalators have reached their service life, and most replacement parts are no longer being manufactured.
- Specific work includes replacing all escalator components while reusing the existing truss structure, as well as constructing storage areas under the escalators, electrical demolition, replacing conduits and wiring, new circuits for motor controllers, pit lighting, and fire safety devices, and new light fixtures.
- On November 21, 2024, the city issued an Invitation to Bid; three bids were received.
- Messer Construction Co. was selected as the lowest responsive, responsible bidder.

Charlotte Business INclusion

Messer Construction Co. has identified a subcontracting opportunity and has committed 6.53% (\$281,977) of the total contract amount to the following certified firm:

- Ascendance Electric (MBE) (\$281,977) (electrical)

Fiscal Note

Funding: Aviation Capital Investment Plan

47. Airport Construction Field Office Relocation

Action:

Approve a contract in the amount of \$2,107,778.77 to the lowest responsive bidder Batson-Cook Company for the Construction Field Office Relocation Project.

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- This project consists of upfitting an existing airport facility to provide a dedicated office space for construction inspection staff.
- This project will include the upfit 6,000 square feet of office space as well as improvements to existing parking areas.
- On December 19, 2024, the city issued an Invitation to Bid (ITB); two bids were received.
 - NC General Statute 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 readvertisements result in fewer than three competitive bids.
- On January 24, 2025, the city reissued the ITB; three bids were received.
- Batson-Cook Company was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of fiscal year 2027.

Charlotte Business INclusion

Established MBE Goal: 6.00%

Committed MBE Goal: 25.06%

Batson Cook Company exceeded the established contract goal and has committed 25.06% (\$448,468) of the base bid amount to the following certified firm(s):

- TEC Electric LLC (MBE) (\$448,468) (electrical)

Established SWBE Goal: 9.00%

Committed SWBE Goal: 10.00%

Batson Cook Company exceeded the established contract goal and has committed 10.00% (\$178,950) of the base bid amount to the following certified firm(s):

- Carolina Fab, Inc. (WBE) (\$21,800) (metals)
- Charlotte Paint Co., LLC (WBE) (\$16,465) (paint)
- Elite Environmental Services, Inc (SBE) (\$24,285) (erosion control)
- NJR Construction (SBE) (\$106,400) (drywall, ceiling tiles)
- Ram Pavement Services, Inc. (SBE) (\$10,000) (paving)

Fiscal Note

Funding: Aviation Capital Investment Plan

48. Airport Employee Branded Apparel Contract

Action:

- A. **Approve unit price contract with Brand RPM, LLC dba AddLogos, LLC (MBE) for branded apparel items for an initial 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):

Haley Gentry, Aviation

Ted Kaplan, Aviation

Explanation

- This contract will provide Airport branded apparel supporting the daily operational needs of distinguishing the Aviation Department workforce from other Airport stakeholder groups and as an official representative of the Airport when interacting with passengers and partners.
- Services include delivery of an assortment of apparel items and application of the Airport logo/icon on those items in accordance with the Airport's brand guidelines.
- On November 5, 2024, the city issued an Invitation to Bid; three responses were received.
- Brand RPM, LLC dba AddLogos, LLC was selected as the lowest responsive, responsible bidder.
- Annual expenditures are estimated to be \$175,000.

Charlotte Business INclusion

Established MBE Goal: 15.00%

Committed MBE Goal: 100.00%

Brand RPM, LLC dba AddLogos, LLC is a city MBE and their total self-performance of 100.00% of the total contract amount will be counted toward the established goal.

Fiscal Note

Funding: Aviation Operating Budget

49. Local Voice Communication Services Contract Amendment

Action:

- A. **Approve a contract amendment to the contract with AT&T North Carolina for the provision of local telecommunication services to extend the contract by up to three, one-year terms, 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):

Markell Storay, Innovation and Technology

Explanation

- The extension of the AT&T North Carolina contract will allow for continued traditional telephones services such as fax lines, security alarms, and emergency call boxes.
- On July 24, 2000, City Council approved a contract with BellSouth, now AT&T North Carolina, for a broad range of communication services for an initial term of seven years. Subsequent extensions were approved by City Council in 2006, 2013, 2014, 2018, and 2021.
- 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 continuity of service, limited vendors with required qualifications, and location requirements.
- Annual expenditures are estimated to be \$250,000.

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. AT&T North Carolina will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note

Funding: Various Departments' Operating Budgets

50. Land Acquisition for Tree Canopy Preservation Program

Action:

- A. **Approve the purchase of approximately 7.790 acres of property (parcel identification number 217-021-47) located at 16521 Shallow Pond Road, Charlotte, North Carolina, for the purchase price of \$918,480,**
- B. **Authorize the City Manager or his designee to grant a conservation easement to the Catawba Lands Conservancy, and**
- C. **Authorize the City Manager or his designee to negotiate and execute any documents necessary to complete these transactions.**

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Tim Porter, Planning, Design, and Development

Explanation

- The city was approached by the broker representing for the owner of Shallow Pond Road to determine interest in an acquisition for the Tree Canopy Preservation Program (TCPP).
- Staff assessed the property using the current TCPP conservation scoring model. The property scored high in comparison to previously TCPP-acquired and targeted properties with significant value related to property location, acres of contiguous tree canopy, overall ecosystem value, forest health, and overall conservation value.
- The property contains high quality mature hardwood forest, consisting of several large white oak trees and other native, beneficial species. Protection of the site will benefit a diversity of resident and migratory wildlife, provide oxygen, and help to protect the water quality of the local watershed.
- The property, located in the extraterritorial jurisdiction, is in general proximity to numerous development projects that submitted tree save payment-in-lieu fees.
- The city will donate a conservation easement to the Catawba Lands Conservancy to ensure stewardship of the tree canopy and monitoring of the property in perpetuity.
- Staff negotiated the purchase price with the property owners based on appraised value and the list price.
- The transaction is consistent with the City-Owned Real Estate and Facilities Policy, adopted by City Council in June 2017.

Background

- In 2011, City Council adopted a goal of 50 percent tree canopy coverage by the year 2050. The Tree Canopy Preservation Program supports the goal through acquisition and protection of properties that are already forested or provide planting opportunities.
- The city's Unified Development Ordinance allows developers in some cases to pay into the Tree Conservation Fund, housed under the Neighborhood Development Grants Fund and administered by the city, in lieu of preserving trees on site. The city uses these funds for property acquisition to support long-term tree canopy conservation and related expenditures associated with ongoing forest management and property maintenance needs.
- TCPP has acquired and preserved 330 acres of land to date and protected approximately twice as much land than developers would have been required to under the on-site tree save option.
- TCPP supports tree canopy policy objectives outlined in City Council's 2040 Comprehensive Plan, adopted June 21, 2021, and Urban Forest Master Plan, adopted September 25, 2017.
- All acquisitions through the program are voluntary.

Fiscal Note

Funding: Neighborhood Development Grants Fund

Attachment(s)

Map

[Map - Land Acquisition for Tree Canopy Preservation Program](#)

51. INLIVIAN Housing Revenue Bond Issuance Approval for Central at Old Concord Apartments

Action:

Adopt a resolution granting INLIVIAN's request to issue new multi-family housing revenue bonds in an amount not to exceed \$28,400,000 to finance the development of an affordable housing development known as Central at Old Concord.

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services
Warren Wooten, Housing and Neighborhood Services

Explanation

- This action will not obligate the city financially or impact the Capital Investment Plan and is requested to satisfy Section 147(f) of the Internal Revenue Code of 1986, which requires the issuance of housing bonds to be approved by the local governmental unit with jurisdiction over the area where the development is located.
- INLIVIAN is requesting that City Council adopt a resolution authorizing the issuance of new multi-family housing revenue bonds for Central at Old Concord, a 200-unit new construction affordable housing development to be developed, owned, and operated by Central at Old Concord, LP, an affiliate of The Annex Group (Developer) or an affiliated or related entity.
- The development will be located on approximately 3.5 acres at 5703 North Tryon Street (parcel identification number 089-201-04), located in Council District 1.
- The development will serve households earning up to 80 percent of the Area Median Income.
- The INLIVIAN bonds, not to exceed \$28,400,000, will be used to finance land acquisition and construction of the development.
- This action further supports City Council's September 25, 2023, approval of \$4,200,000 Housing Trust Fund support for the development.

Background

- In conjunction with the Developer's request for city housing development fund support, the Developer applied for four percent low-income housing tax credits and housing bond allocation capacity from the North Carolina Housing Finance Agency to help finance the land acquisition and construction of the development.
- The North Carolina Housing Finance Agency approved the Developer's application pursuant to its Qualified Allocation Plan and awarded the requested four percent tax credits and bond allocation capacity for the development. Tax credit and bond allocations are subject to federal income limits, set-aside rules, and include deed restrictions.
- INLIVIAN, as a public housing authority, is duly authorized to issue housing bonds to finance developments that serve persons of low and moderate income, including developments in which it does not have a direct interest. The INLIVIAN board of directors approved the issuance of the new multi-family housing revenue bonds on November 21, 2023.

Attachment(s)

Map

Resolution

[Map - Central at Old Concord Apartments](#)

[Resolution - INLIVIAN Housing Revenue Bond, Central at Old Concord Apartments](#)

52. INLIVIAN Housing Revenue Bond Issuance Approval for The Vue at Honeywood Apartments

Action:

Adopt a resolution granting INLIVIAN's request to issue multi-family housing revenue bonds in an amount not to exceed \$17,000,000 to finance the development of an affordable housing development known as The Vue at Honeywood Apartments.

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services
Warren Wooten, Housing and Neighborhood Services

Explanation

- The action will not further obligate the city financially or impact the Capital Investment Plan and is requested to satisfy Section 147(f) of the Internal Revenue Code of 1986, which requires the issuance of housing bonds to be approved by the local governmental unit with jurisdiction over the area where the development is located.
- INLIVIAN is requesting that City Council adopt a resolution authorizing the issuance of multi-family housing revenue bonds for The Vue at Honeywood Apartments, a 108-unit new construction affordable housing development (Development) to be developed, owned, and operated by The Vue at Honeywood Avenue, LLC, an affiliate of Trinity Housing Development (Developer), or an affiliated or related entity.
- The Development will be located on approximately seven acres located at Honeywood Avenue (parcel identification numbers 069-144-04, 069-144-05, 069-144-06, 069-144-07, 069-144-08, 069-144-09, 069-144-10, 069-144-11, 069-144-12, 069-144-13, and 069-144-14), located in Council District 2, and will serve households earning 80 percent and below the Area Median Income (AMI).
- The action further supports City Council's April 24, 2023, approval of \$3,456,000 Housing Trust Fund support for this Development.
- Additionally, on June 24, 2024, City Council adopted a resolution authorizing INLIVIAN to issue up to \$14,600,000 in multi-family housing revenue bonds for the Development. As a result of increasing construction costs, the Developer has experienced a financing gap and has requested an additional \$2,400,000 in bonds to fill the gap, for a total of \$17,000,000. The increased amount of INLIVIAN bonds, not to exceed \$17,000,000, will be used to finance land acquisition and construction of the Development.

Background

- In conjunction with the Developer's request for city housing development support, the Developer applied for four percent low-income housing tax credits and a housing bond allocation capacity from the North Carolina Housing Finance Agency to help finance the land acquisition and construction of the Development.
- The North Carolina Housing Finance Agency approved a four percent tax credit and bond allocation capacity for the Development. Tax credit and bond allocations are subject to federal income limits and set-aside rules and include deed restrictions.
- INLIVIAN, as a public housing authority, is duly authorized to issue housing bonds to finance developments that serve persons of low and moderate income, including developments in which it does not have a direct interest. The INLIVIAN board of directors approved the issuance of the multi-family housing revenue bonds for the Development on March 21, 2023.

Attachment(s)

Map

Resolution

[Map - The Vue at Honeywood Apartments](#)

[Resolution - Vue at Honeywood](#)

53. Refund of Property Taxes

Action:

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$49,553.68.

Staff Resource(s):

Teresa Smith, Finance

Explanation

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

Attachment(s)

Taxpayers and Refunds Requested
Resolution

[List of Taxpayers 03.24.25](#)

[Resolution - Refund of Property Taxes 03.24.25](#)

54. Meeting Minutes

Action:

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

- **October 7, 2024, Council Committee Discussions,**
- **October 14, 2024, Business Meeting,**
- **October 21, 2024, Zoning Meeting,**
- **October 28, 2024, Business Meeting,**
- **November 4, 2024, Council Committee Discussions,**
- **November 18, 2024, Zoning Meeting,**
- **November 25, 2024, Business Meeting,**
- **December 2, 2024, Council Committee Discussions,**
- **December 9, 2024, Business Meeting,**
- **December 16, 2024, Zoning Meeting,**
- **January 6, 2025, Council Committee Discussions,**
- **January 13, 2025, Special Meeting-State Legislative Briefing,**
- **January 13, 2025, Business Meeting, and**
- **January 21, 2025, Zoning Meeting.**

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Meeting minutes can be reviewed on the City Clerk's website:
<https://www.charlottenc.gov/City-Government/Departments/City-Clerk/Meeting-Minutes>

55. Set a Public Hearing on Dixie River Road Firehouse No. 44 Area Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for April 28, 2025, for Dixie River Road Firehouse No. 44 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

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- The City of Charlotte seeks the annexation of a city-owned parcel. This 6.590-acre "Dixie River Road Firehouse No. 44" site is located along the east side of Dixie River Road, west of Interstate 485, south of West Boulevard in western Mecklenburg County.
 - This parcel is currently vacant and will be constructed with future, funded Firehouse No. 44.
 - The property is located immediately adjacent to City Council District 3.
 - The petitioned area consists of one parcel: parcel identification number 141-281-04.
 - The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
 - Annexation of this property is required to develop planned city infrastructure. Once constructed, this firehouse will service surrounding areas and provide critical resource relief to Charlotte Fire Department, ensuring equitable service that meets established industry and local standards.

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:
 - Is consistent with the policy to not adversely affect the City's ability to undertake future annexations;
 - Is consistent with the policy to not have undue negative impact on City finances or services; and
 - Is consistent with the policy to not create unincorporated areas that will be encompassed by new city limits.

Attachment(s)

Map

Resolution

[Map - Dixie River Road Firehouse No. 44 Area Voluntary Annexation](#)

[Resolution - Dixie River Road Firehouse No. 44 Area Voluntary Annexation Public Hearing](#)

56. Resolution of Intent to Abandon a Portion of Right-of-way off South Gardner Avenue

Action:

- A. Adopt a Resolution of Intent to abandon a Portion of Right-of-Way off South Gardner Avenue, and**
- B. Set a Public Hearing for April 28, 2025.**

Staff Resource(s):

Debbie Smith, Transportation
Charlie Jones, Transportation
Casey Mashburn, 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 right-of-way is located in Council District 2.

Petitioners

Savona II, LLC

Attachment(s)

Map
Resolution

[2023-005319A - Abandonment Map](#)

[2023-005319A Resolution of Intent 03.24.2025](#)

CONSENT - PROPERTY TRANSACTIONS

57. In Rem Remedy: 909 Cantwell Street

Action: Adopt an ordinance authorizing the use of In Rem Remedy to demolish and remove a dwelling and accessory structure at 909 Cantwell Street.

Property Address: 909 Cantwell Street

Parcel Identification Number: 063-075-05
<https://polaris3g.mecklenburgcountync.gov/pid/06307505>

Council District: 2

Public Purpose:

- Eliminate a blighting influence
- Remedy substandard, dilapidated or dangerous housing
- Support public safety initiatives
- Uphold the Minimum Housing Code

Council Priorities: Great Neighborhoods and Safe Communities

Attachment(s): In Rem Packet

[In Rem Packet - 909 Cantwell St](#)

58. Aviation Property Transactions - 8307 McAlpine Drive

Action: Approve the following Acquisition: 8307 McAlpine 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.

Project: Aviation Master Plan

Owner(s): Ashleigh L. Simpson

Property Address: 8307 McAlpine Drive

Total Parcel Area: 52,230 sq. ft. (1.222 ac.)

Property to be acquired by Easements: None

Structures/Improvements to be impacted: None

Landscaping to be impacted: Some bushes/small shrubs

Zoned: N1-A

Use: Single-family Residential

Parcel Identification Number(s): 141-223-01

<https://polaris3g.mecklenburgcountync.gov/pid/14122301>

Purchase Price: \$469,000

Council District: 3

59. Charlotte Water Property Transactions - Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcels # 3, 4, and 5

Action: Approve the following Property Condemnation: Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcels # 3, 4, and 5

Project: Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcels # 3, 4, and 5

Owner(s): Christopher W. and Robbie A. Davis

Property Address: 18600, 18630 and 18642 Shearer Road, Davidson, NC 28036

Total Parcel Area: 1,096,569 sq. ft. (25.17 ac.)

Property to be acquired by Easements: 46,669 sq. ft. (1.07 ac.) Permanent Easement and 11,673 sq. ft (0.27 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: NE

Use: Agricultural - Commercial Production

Parcel Identification Number(s): 007-491-03, 007-491-09, 007-491-01

<https://polaris3g.mecklenburgcountync.gov/pid/00749103>

<https://polaris3g.mecklenburgcountync.gov/pid/00749109>

<https://polaris3g.mecklenburgcountync.gov/pid/00749101>

Appraised Value: \$27,950

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered.

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal to justify a counteroffer.

Recommendation: To avoid delay in the project schedule, 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: Adjacent to Council District 4

Attachment(s): Map

[Map - Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcels #3, 4, & 5](#)

[Davidson Mayor Letter to Charlotte Water](#)

60. Charlotte Water Property Transactions - Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcel # 6

Action: Approve the following Property Condemnation: Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcel # 6

Project: Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcel # 6

Owner(s): William R. May and Dianne C. May

Property Address: 18650 Shearer Road, Davidson, NC 28036

Total Parcel Area: 260,171.38 sq. ft. (5.97 ac.)

Property to be acquired by Easements: 16,952.16 sq. ft. (0.39 ac.) Permanent Easement and 5,679.95 sq. ft (0.13 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: Storage Shed

Landscaping to be impacted: None

Zoned: NE

Use: Single Family Residential - Acreage

Parcel Identification Number(s): 007-501-07
<https://polaris3g.mecklenburgcountync.gov/pid/00750107>

Appraised Value: \$20,025

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered.

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

Recommendation: To avoid delay in the project schedule, 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: Adjacent to Council District 4

Attachment(s): Map

[Map - Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcel #6](#)

[Davidson Mayor Letter to Charlotte Water](#)

61. Charlotte Water Property Transactions - Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcel # 7

Action: Approve the following Property Condemnation: Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcel # 7

Project: Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcel # 7

Owner(s): Frederick S. and Lynn B. Hennighausen

Property Address: 18658 Shearer Road, Davidson, NC 28036

Total Parcel Area: 238,180 sq. ft. (5.47 ac.)

Property to be acquired by Easements: 25,388 sq. ft. (0.58 ac.) Permanent Easement and 6,343 sq. ft (0.15 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: NE

Use: Single Family Residential - Acreage

Parcel Identification Number(s): 007-501-11
<https://polaris3g.mecklenburgcountync.gov/pid/00750111>

Appraised Value: \$13,950

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered.

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal to justify a counteroffer.

Recommendation: To avoid delay in the project schedule, 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: Adjacent to Council District 4

Attachment(s): Map

[Map - Davidson Eastern Rocky River Sanitary Sewer Outfall, Parcel #7](#)

[Davidson Mayor Letter to Charlotte Water](#)

62. Charlotte Water Property Transactions - Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 2

Action: Approve the following Property Condemnation: Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 2

Project: Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 2

Owner(s): James Frost Alexander, Susan Burr Alexander Boone, Stella Alexander Harman, and John William Alexander

Property Address: 10400 North Tryon Street

Total Parcel Area: 1,328,181 sq. ft. (30.49 ac.)

Property to be acquired by Easements: 695 sq. ft. (0.016 ac.) Permanent Utility Easement and 599 sq. ft. (0.014 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: IC-1 & MHP

Use: Commercial

Parcel Identification Number(s): 051-021-02
<https://polaris3g.mecklenburgcountync.gov/pid/05102102>

Appraised Value: \$600

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered.

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

Recommendation: To avoid delay in the project schedule, 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: 4

Attachment(s): Map

[Map - Mallard Creek Basin Improvements - Phase 1 and 2, Parcel #2](#)

63. Charlotte Water Property Transactions - Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 48

Action: Approve the following Property Condemnation: Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 48

Project: Mallard Creek Basin Improvements - Phase 1 and 2, Parcel # 48

Owner(s): James Frosst Alexander, Stella Watkins Alexander n/k/a Stella Watkins Alexander Harman, John William Alexander, Edward Alexander Boone, Rebecca Boone Thompson, Sarah Boone Brown, Ruth Elizabeth Boone McLean, Sarah Land Alexander, and Margaret S. Alexander

Property Address: North Tryon Street

Total Parcel Area: 2,402,572 sq. ft. (55.2 ac.)

Property to be acquired by Easements: 23,543 sq. ft. (0.540 ac.) Permanent Utility Easement and 44,710 sq. ft. (1.026 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-A, IC-1

Use: Single Family Residential, Industrial Campus & Commercial

Parcel Identification Numer(s): 047-441-01

<https://polaris3g.mecklenburgcountync.gov/pid/04744101>

Appraised Value: \$78,675

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered.

City's Response to Property Owner's Concerns: The city informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

Recommendation: To avoid delay in the project schedule, 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: 4

Attachment(s): Map

[Map - Mallard Creek Basin Improvements - Phase 1 and 2, Parcel #48](#)

64. Property Transactions - Remount Road and West Boulevard Intersection Improvements, Parcel # 2

Action: Approve the following Condemnation: Remount Road and West Boulevard Intersection Improvements, Parcel # 2

Project: Remount Road and West Boulevard Intersection Improvements, Parcel # 2

Owner(s): Tricare Real Estate, LLC

Property Address: 1601 Remount Road

Total Parcel Area: 50,097 sq. ft. (1.150 ac.)

Property to be acquired by Easements: 3,994 sq. ft. (0.092 ac.) Sidewalk Utility Easement and 3,757 sq. ft. (0.086 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: CG

Use: General Commercial

Parcel Identification Number(s): 117-023-23
<https://polaris3g.mecklenburgcountync.gov/xv/1437273.5279.539091.2871>

Appraised Value: \$84,525

Property Owner's Concerns: Property owner has advised the city that they are seeking representation by a condemnation attorney prior to any negotiations.

City's Response to Property Owner's Concerns: The city intends to negotiate with the property owner and their representative.

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: 3

Attachment(s): Map

[Map - Remount Road and West Boulevard Intersection Improvements, Parcel #2](#)

65. Property Transactions - Remount Road and West Boulevard Intersection Improvements, Parcel # 6

Action: Approve the following Condemnation: Remount Road and West Boulevard Intersection Improvements, Parcel # 6

Project: Remount Road and West Boulevard Intersection Improvements, Parcel # 6

Owner(s): Summit Avenue West Boulevard, LLC

Property Address: 1536 Remount Road

Total Parcel Area: 7,655 sq. ft. (0.176 ac.)

Property to be acquired by Easements: 662 sq. ft. (0.015 ac.) Sidewalk Utility Easement and 375 sq. ft. (0.009 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: CG

Use: General Commercial

Parcel Identification Number(s): 119-033-43
<https://polaris3g.mecklenburgcountync.gov/xv/1437517.6295.538857.2617>

Appraised Value: \$28,375

Property Owner's Concerns: The property owner is concerned about the amount of compensation offered.

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

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

Council District: 3

Attachment(s): Map

[Map - Remount Road and West Boulevard Intersection Improvements, Parcel #6](#)

66. Property Transactions - Severn Tyndale Ave Storm Drainage Improvement Project, Parcel # 1

Action: Approve the following Acquisition: Severn Tyndale Ave Storm Drainage Improvement Project, Parcel # 1

Project: Severn-Tyndale Ave Storm Drainage Improvement Project, Parcel # 1

Owner(s): Andrew Neal and Kaycee Laird Neal

Property Address: 4027 Chandworth Road

Total Parcel Area: 15,784 sq. ft. (0.362 ac.)

Property to be acquired by Easements: 2,584 sq. ft. (0.059 ac.) Storm Drainage Easement and 2,034 sq. ft. (0.047 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: N1-A

Use: Single-family Residential

Parcel Identification Number(s): 179-096-06
<https://polaris3g.mecklenburgcountync.gov/xv/1448398.9582.508801.5497>

Purchase Price: \$83,665.99

Council District: 6

Adjournment

REFERENCES

67. 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.

68. 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.

69. 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.