

City of Charlotte

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



Meeting Agenda

Monday, August 11, 2025

Council Chamber

City Council Business Meeting

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

**5:30 P.M. CITY COUNCIL BUSINESS MEETING,
CHARLOTTE-MECKLENBURG GOVERNMENT CENTER,
COUNCIL CHAMBER**

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

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.

[2025-08-11 Council Agenda QA](#)

2. Consent agenda items 25 through 39 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent items shall occur in the following order:

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

PUBLIC HEARING

3. Public Hearing for AssetMark Financial Holdings Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to AssetMark Financial Holdings, and
- B. Approve the city's Business Investment Grant to AssetMark Financial Holdings for a total not to exceed amount of \$87,575 over five years.

Staff Resource(s):

Shahid Rana, Economic Development
Matt Dufore, Economic Development

Explanation

- On July 8, 2025, AssetMark Financial Holdings announced it would establish an East Coast hub in Charlotte.
- This action is requesting a public hearing be conducted regarding City Council approval of a Business Investment Grant (BIG) of \$87,575 over five years.
- On June 23, 2025, City Council, in closed session, indicated their intent to approve this BIG.
- AssetMark Financial Holdings has committed to a capital investment of \$10,000,000 and creation of 252 jobs to be hired with an average wage of \$110,438.
- In addition to the City of Charlotte BIG, Mecklenburg County Board of County Commissioners approved a BIG in the amount of \$85,750.

Background

- AssetMark provides innovative solutions, insightful guidance, and excellent service to financial advisors at every stage of their journey.
- AssetMark Financial Holdings has an in-market presence acquiring a smaller financial services business in 2023 with 45 employees reporting into the office.
- AssetMark Financial Holdings' current location remains in Concord, CA.

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 AssetMark Financial Holdings must be paid before grant payment is made.
- If AssetMark Financial Holdings removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
- If AssetMark Financial Holdings 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; and
 - Within five years of the end of the BIP term: 30 percent of grant payments.

Fiscal Note

Funding: Business Investment Grant

4. Public Hearing for AVL USA Inc. Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to AVL USA Inc., and**
- B. Approve the city's Business Investment Grant to AVL USA Inc. for a total not to exceed amount of \$655,157 over five years.**

Staff Resource(s):

Shahid Rana, Economic Development

Matt Dufore, Economic Development

Explanation

- On May 23, 2025, AVL USA Inc. announced it would open its first U.S.-based mobile machine manufacturing plant in Charlotte.
- This action is requesting a public hearing be conducted regarding City Council approval of a Business Investment Grant (BIG) of \$655,157 over five years.
- On May 19, 2025, City Council, in closed session, indicated their intent to approve this BIG.
- AVL USA Inc. has committed to a capital investment of \$56,015,800 and creation of 326 jobs to be hired with an average wage of \$76,052.
- In addition to the City of Charlotte BIG, Mecklenburg County Board of County Commissioners approved a BIG in the amount of \$641,506.

Background

- AVL USA Inc. has two parts; the Equipment Group specializes in advanced stationary and mobile machines for industrial use, including Caterpillar products, and the CIMCO branch specializes in refrigeration equipment.
- AVL USA Inc. and Toromont USA Inc. are under Toromont Industries Ltd. Company based in Canada.
- This location will house production and assembly of generator enclosures for power redundancy.

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 AVL USA Inc. must be paid before grant payment is made.
- If AVL USA Inc. removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
- If AVL USA 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; and
 - Within five years of the end of the BIP term: 30 percent of grant payments.

Fiscal Note

Funding: Business Investment Grant

5. Public Hearing for Citigroup Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to Citigroup, and**
- B. Approve the city's Business Investment Grant to Citigroup for a total not to exceed amount of \$261,857 over seven years.**

Staff Resource(s):

Shahid Rana, Economic Development

Matt Dufore, Economic Development

Explanation

- On July 8, 2025, Citigroup announced it would establish a major office facility in Charlotte.
- This action is requesting a public hearing be conducted regarding City Council approval of a Business Investment Grant (BIG) of \$261,857 over seven years.
- On June 23, 2025, City Council, in closed session, indicated their intent to approve this BIG.
- Citigroup has committed to a capital investment of \$16,106,100 and creation of 510 jobs to be hired with an average wage of \$133,441.
- In addition to the City of Charlotte BIG, Mecklenburg County Board of County Commissioners approved a BIG in the amount of \$185,431.

Background

- Citigroup is one of the world's leading banking institutions, partnering with organizations with cross-border needs, serving as a global leader in wealth management, and becoming known as a valued personal bank in its home market of the United States.
- Today, Citigroup has 275 full time employees in the Charlotte region that will relocate to the new facility bringing the total headcount to 785 employees.

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 Citigroup must be paid before grant payment is made.
- If Citigroup removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
- If Citigroup 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 years of the end of the BIP term: 10 percent of grant payments.

Fiscal Note

Funding: Business Investment Grant

6. Public Hearing for HSP US, LLC Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to HSP US, LLC, and
- B. Approve the city's Business Investment Grant to HSP US, LLC for a total not to exceed amount of \$377,162 over five years.

Staff Resource(s):

Shahid Rana, Economic Development

Matt Dufore, Economic Development

Explanation

- On May 9, 2025, HSP US, LLC announced it would open its manufacturing plant in Charlotte.
- This action is requesting a public hearing be conducted regarding City Council approval of a Business Investment Grant (BIG) of \$377,162 over five years.
- On March 24, 2025, City Council, in closed session, indicated their intent to approve this BIG.
- HSP US, LLC has committed to a capital investment of \$37,349,000 and creation of 74 jobs to be hired with an average wage of \$77,315.
- In addition to the City of Charlotte BIG, Mecklenburg County Board of County Commissioners approved a BIG in the amount of \$505,699.

Background

- HSP US, LLC is a leading technology company specializing in the design and manufacturing of high-voltage products.
- HSP US, LLC is the U.S. subsidiary of German-based Trench Group which was formed as an independent entity out of Siemens Energy in 2024.
- This will be their first U.S.-based manufacturing plant.

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 HSP US, LLC must be paid before grant payment is made.
- If HSP US, LLC removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the investment grant paid to date.
- If HSP US, 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; and
 - Within five years of the end of the BIP term: 30 percent of grant payments.

Fiscal Note

Funding: Business Investment Grant

7. Public Hearing and Decision on a Resolution to Close Portions of Right-of-Way Adjacent to Pearl Park Way

Action:

- A. Conduct a public hearing to close portions of right-of-way adjacent to Pearl Park Way, formerly Baxter Street, and
- B. Adopt a resolution and close portions of right-of-way adjacent to Pearl Park Way, formerly Baxter Street.

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation (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 three portions of right-of-way to be closed are located in Council District 1.

Petitioner

The Pearl Innovation District Management Company and Lookout NC Properties, LLC

Right-of-Way to be Abandoned

Three portions of right-of-way adjacent to Pearl Park Way, formerly Baxter Street

Reason

Per the petition submitted by the Pearl Innovation District Management Company and Lookout NC Properties, LLC, the abandonment of the opened 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 Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.

Adjoining property owner(s)

None

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

[2024-007462A - Abandonment Map](#)

[2024-007462A Resolution to Close 08.11.2025](#)

8. Public Hearing and Decision on QTR Phase One Area Voluntary Annexation

Action:

- A. Conduct a public hearing for QTR Phase One Area voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of August 11, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 2.**

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.
- A petition has been received from the owners of this 11.73-acre "QTR Phase One" site in northern Mecklenburg County. The property is located along the south side of Sunset Road and east of Oakdale Road.
- The property is owned by Sunset Road Partners, LLC.
- The site is currently developed with single-family dwellings and associated accessory buildings that will be removed prior to any redevelopment.
- The annexation area is zoned N2-A(CD) (Neighborhood 2-A (Conditional)) which allows for multi-family attached uses.
 - Rezoning Petition 2024-022 rezoned the site in August of 2024 from N1-A to N2-A(CD). The site's entitlements under the approved conditional plan allow for the development of up to up to 110 multi-family attached residential units and up to eight duplex units as permitted in the N2-A zoning district.
- The petitioned area consists of two parcels: parcel identification numbers 037-031-02 and 037-031-13.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to facilitate development of the site with 110 attached multi-family units and eight duplex units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent with City Council Policies

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

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance

Rezoning Petition 2024-022 Approved Site Plan

[Map - QTR Phase One Annexation Area](#)

[Survey - QTR Phase One Annexation Area](#)

[Ordinance - QTR Phase One Annexation Area](#)

[Rezoning Petition 2024-022 Approved Site Plan](#)

9. Public Hearing and Decision on Sunset Meadows Area Voluntary Annexation

Action:

- A. Conduct a public hearing for Sunset Meadows Area voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of August 11, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 4.**

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.
- A petition has been received from the owners of this 24.46-acre "Sunset Meadows" site in northern Mecklenburg County. The property is located along the east side of Beatties Ford Road and south of McClure Road.
- The property is owned by Beatties Ford Partners, LLC.
- The site is currently vacant. The annexation area is zoned N1-A (Neighborhood 1-A) which allows for single-family detached residential uses, as well as duplexes, triplexes, and a limited number of other uses.
- The petitioned area consists of five parcels: parcel identification numbers 025-181-12, 025-181-13, 025-351-19, 025-351-20, and 025-351-21.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to facilitate development of the site with 63 detached single-family units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent with City Council Policies

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

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance

[Map - Sunset Meadows Area Annexation](#)

[Survey - Sunset Meadows Area Annexation](#)

[Ordinance - Sunset Meadows Area Annexation](#)

10. Public Hearing and Decision on The Retreat at Tilley Manor Voluntary Annexation

Action:

- A. Conduct a public hearing for The Retreat at Tilley Manor voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of August 11, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 7.**

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.
- A petition has been received from the owners of this 9.933 acre "The Retreat at Tilley Manor" site in southern Mecklenburg County. The property is located just north of Tilley Manor Drive and south of Interstate 485.
- The property is owned by Robert Nicholas Grier.
- The site is currently vacant. The annexation area is zoned N1-A (Neighborhood 1-A) which allows for single-family detached residential uses, as well as duplexes, triplexes, and a limited number of other uses.
- The petitioned area consists of one parcel: parcel identification number 231-121-18.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to facilitate development of the site with 31 single-family detached dwelling units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent with City Council Policies

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

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance

[Map - The Retreat at Tilley Manor Area Annexation](#)

[Survey - The Retreat at Tilley Manor Area Annexation](#)

[Ordinance - The Retreat at Tilley Manor Area Annexation](#)

POLICY

11. City Manager's Report

BUSINESS**12. Municipal Agreement for Traffic Signal Installation at South Tryon Street and Tyvola Centre Drive****Action:**

- A. Adopt a resolution authorizing the City Manager to execute a Municipal Agreement with the North Carolina Department of Transportation in the amount of \$91,000, and**
- B. Adopt a budget ordinance appropriating \$91,000 from the North Carolina Department of Transportation to the General Capital Projects Fund.**

Staff Resource(s):

Debbie Smith, Transportation

David Smith, Transportation

Explanation

- The North Carolina Department of Transportation (NCDOT) conducted an evaluation of crashes at the intersection of South Tryon Street and Tyvola Centre Drive in Council District 3.
- The evaluation revealed a pattern of left-turning crashes from Tyvola Centre Drive onto South Tryon Street.
- NCDOT authorized the installation of a traffic signal at this intersection to improve safety for vehicles turning from Tyvola Centre Drive onto South Tryon Street.
- The Charlotte Department of Transportation will install and operate this traffic signal as part of the existing signal system in the area.
- This Municipal Agreement is needed to ensure the city is reimbursed by NCDOT for the work performed.
- This format is consistent with past Municipal Agreements between the city and NCDOT.

Fiscal Note

Funding: NCDOT Funding and General Capital Investment Plan

Attachment(s)

Map

Resolution

Budget Ordinance

[Map - Traffic Signal Installation at South Tryon St and Tyvola Centre Dr](#)

[Resolution - Traffic Signal Installation at South Tryon St and Tyvola Centre Dr](#)

[Budget Ordinance - Traffic Signal Installation at South Tryon St and Tyvola Centre Dr](#)

13. General Obligation Refunding Bonds

Action:

- A. Introduce a Bond Order authorizing the issuance of General Obligation Refunding Bonds not to exceed \$201,510,000,**
- B. Adopt a resolution making certain statements of fact concerning the proposed bond issuance and setting public hearing for August 25, 2025, and**
- C. Authorize City officials to take necessary actions to complete the financing, including making application to Local Government Commission.**

Staff Resource(s):

Teresa Smith, Finance

Matt Hastedt, Finance

Explanation

- This request for Council action begins the process of authorizing the issuance of up to \$201,510,000 of General Obligation Refunding Bonds which includes refunding of the Series 2023C General Obligation Bond Anticipation Note (BANs) draw program to convert short-term financing for transportation and neighborhood improvement projects.
- This action authorizes the City Manager, and the authorized officers named in the resolution to take the necessary actions to complete the financing, including applying to the Local Government Commission.
- The city will also seek approval for in a future date for a new short-term General Obligation Bond draw program for up to \$200,000,000 for transportation and neighborhood improvements projects authorized by votes in 2020 and 2022 bond referenda.
- The city issues BANs, which are short-term, variable rate debt, during construction periods for transportation and neighborhood improvement projects with a plan to convert the BANs to permanent debt at the end of a 24 to 36-month construction period. This approach is consistent with financial best practices and results in a lower cost to taxpayers.
- Council will be asked to take further actions regarding these bonds at the following upcoming Business Meetings:
 - August 25, 2025:
 - Conduct the public hearing on the issuance of General Obligation Refunding Bonds, and
 - Adopt a Bond Order approving the issuance of General Obligation Refunding Bonds.
 - September 22, 2025:
 - Adopt a refunding resolution approximately \$201,510,000 and resolution for the new General Obligation draw program approximately \$200,000,000.

Fiscal Note

Funding: Municipal Debt Service Fund

Attachment(s)

Bond Order

Resolution

[Bond Order - General Obligation Refunding Bonds 2025](#)[Resolution - General Obligation Refunding Bonds 2025](#)

14. Metropolitan Planning Program Grant Municipal Agreement

Action:

- A. **Adopt a resolution authorizing the City Manager to negotiate and execute a Municipal Agreement with North Carolina Department of Transportation to support transit planning activities for the Charlotte Regional Transportation Planning Organization,**
- B. **Adopt a resolution authorizing the City Manager, or his designee, to execute Interlocal Agreements with Iredell County Area Transportation System, Union County Transportation System, and Mecklenburg Transportation System to support transit planning activities for the Charlotte Regional Transportation Planning Organization, and**
- C. **Adopt a resolution authorizing the City Manager, or his designee, to execute Interlocal Agreements with Centralina Regional Council, Union County, and the Town of Cornelius to support transportation planning projects.**

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Robert Cook, Planning, Design, and Development
Brent Cagle, CATS

Explanation

Actions A and B

- The Federal Transit Administration (FTA) awarded the Fiscal 2026 Metropolitan Planning Grant to the City of Charlotte in July 2025.
- The city receives the grant annually as the lead planning agency for the Charlotte Regional Transportation Planning Organization (CRTPO) and as the major fixed-route transit operator for the urban area.
- The North Carolina Department of Transportation (NCDOT) requires grant recipients enter into a new Municipal Agreement to receive the annual allocation.
- The city is responsible for the deliverables outlined in this grant, including:
 - The federally compliant travel demand model required for transportation planning and air quality conformity, and
 - Updating the Transit Element of the Metropolitan Transportation Plan, developing transit travel demand forecasts, conducting ridership surveys, and monitoring and updating the Transportation Improvement Program, as necessary, to advance projects and ensure compliance with federal regulations.
- Funding was sub-allocated for local projects to Iredell County Area Transit System, Union County Transportation, and Mecklenburg Transportation System.
- The total FTA planning budget for CRTPO is \$1,278,184, of which \$1,022,547 (80 percent) consists of federal funds, \$127,818 (10 percent) consists of state funds, and \$127,819 (10 percent) consists of local funds.
 - Iredell County Area Transportation System will receive up to \$91,710 for transit planning activities, including public transportation and public participation.
 - Union County Transportation will receive up to \$156,943 for transit planning activities, including data and planning support, public participation, and statewide and supplemental regional planning.
 - Mecklenburg Transportation System will receive up to \$74,250 for transit planning activities.
 - The local match of \$127,819 will be shared by the City of Charlotte (\$91,941), Iredell County Area Transit System (\$10,190), Mecklenburg Transportation System (\$8,250), and Union County Transportation (\$17,438).

Action C

- Surface Transportation Block Grant-Direct Attributable (STBG-DA) are federal funds used to support CRTPO's transportation planning activities.

- The CRTPO sub-allocates some of its federal STBG-DA funds to its member jurisdictions to carry out local transportation planning activities:
 - The Centralina Regional Council will receive up to \$75,000 for the CONNECT Beyond Mobility Hub Guidebook.
 - Union County will receive up to \$160,000 for the Union County Critical Intersection Analysis.
 - The Town of Cornelius will receive up to \$120,000 for the Cornelius Bike/Ped Plan.
- The required 20 percent match of federal funds is provided by the sponsoring jurisdiction. The local match for local transportation planning activities will be shared by all jurisdictions for Centralina Regional Council (\$15,000).

Background

- The CRTPO is the federally designated metropolitan planning organization for the Charlotte urbanized area. It provides long-range transportation planning services to Mecklenburg, Union, and Iredell counties. The city is CRTPO's lead planning agency, and its staff is housed in the Planning, Design, and Development department.

Fiscal Note

Funding: General Grants Fund

Attachment(s)

Resolutions

[Resolution - Action A](#)

[Resolution - Action B](#)

[Resolution - Action C](#)

15. Voluntary Agricultural District Program Memorandum of Understanding

Action:

Adopt a resolution to sign the Memorandum of Understanding with Mecklenburg County regarding the establishment of a Voluntary Agricultural District Program within the City of Charlotte and the city's Extraterritorial Jurisdiction.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

External Resource(s):

Erin Stanforth, Mecklenburg County

Explanation

- Farmland preservation is a priority of Mecklenburg County. Mecklenburg County's Farmland Preservation Plan states that the county is committed to protecting farmland through voluntary programs that incentivize land preservation, conservation, and legacy. One strategy to ensure this commitment is to establish a Voluntary Agricultural District (VAD) Ordinance in Mecklenburg County.
- The purpose of the VAD ordinance is to:
 - Promote the values and general welfare of Mecklenburg County agriculture by increasing the identity of, and pride in, the agricultural community and its way of life;
 - Decrease the likelihood of legal disputes, such as nuisance actions, between farm owners and their neighbors; and
 - Increase protection from non-farm development.
- A VAD Ordinance must be adopted by the Mecklenburg Board of County Commissioners (BOCC) to establish this voluntary program. To bring this VAD Ordinance to the BOCC, Memorandums of Understanding (MOU) must be established between the county and each municipality, including the City of Charlotte, allowing bona fide farms within their respective municipal boundaries to participate.
 - A bona fide farm is a farm, recognized by the State of North Carolina, that participates in the production of and has activities related or incidental to the production of crops, grains, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, and all other forms of agriculture.
- Mecklenburg County is asking City Council to approve the resolution supporting a MOU with Mecklenburg County allowing bona fide farms located in the City of Charlotte limits to participate in the VAD program.

Attachment(s)

Resolution

Memorandum of Understanding

VAD Presentation by Mecklenburg County

[Resolution - VAD Program](#)

[Memorandum of Understanding - VAD Program](#)

[VAD Program presentation](#)

16. Nominations to the Business Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning April 29, 2025, and ending April 28, 2028.
 - Rochelle Stewart did not meet residency requirements.
- One appointment for a three-year term recommended by the Certified SBE-Hispanic Contractors Association beginning April 29, 2023, and ending April 28, 2026.
 - Domenico Santilli is ineligible for reappointment.
- One appointment for a three-year term recommended by the Charlotte Regional Business Alliance beginning April 29, 2025, and ending April 28, 2028.
 - Patrice Funderburg is eligible but not interested in reappointment.
- One appointment for a partial term recommended by the Charlotte Regional Business Alliance beginning upon appointment and ending April 28, 2028.
 - Robert Rolle has resigned.
- One appointment for a partial term recommended by the Latin American Chamber of Commerce beginning upon appointment and ending April 28, 2026.
 - Christian Gallardo did not meet attendance requirements.
- One appointment for a partial term recommended by the Metrolina Minority Contractors Association beginning upon appointment and ending April 28, 2026.
 - Melody Compton did not meet attendance requirements.
- One appointment for a partial term recommended by the Metrolina Native American Association beginning upon appointment and ending April 28, 2026.
 - Gregory Bryant did not meet attendance requirements.

Attachment(s)

Business Advisory Committee Applications

17. Nominations to the Charlotte International Cabinet

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

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

Attachment(s)

Charlotte International Cabinet Applications

18. Nominations to the Citizens Review 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 August 1, 2025, and ending July 31, 2028.
 - Samuel Smith has served two terms and is ineligible for reappointment.

Attachment(s)

Citizens Review Board Applications

19. Nominations to the Domestic Violence Advisory Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Two appointments for a three-year term beginning September 22, 2025, and ending September 21, 2028.
 - Angelia Buford-Hayes is eligible for reappointment.
 - Heber Diez is eligible for reappointment.

Attachment(s)

Domestic Violence Advisory Board Applications

20. Nominations to the Firefighter's Relief Fund Board of Trustees

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Chris Formyduval did not meet residency requirements.

Attachment(s)

Firefighter's Relief Fund Board of Trustees Applications

21. 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 Plaza-Midwood for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Chris Barth has served two terms and is ineligible for reappointment.

Attachment(s)

Historic District Commission Applications

22. Nominations to the Passenger Vehicle for Hire Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

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

Attachment(s)

Passenger Vehicle for Hire Board Applications

23. Mayor and City Council Topics

The City Council members may share information and raise topics for discussion.

24. Closed Session (as necessary)

CONSENT

25. Alarm Registration and Management Services

Action:

- A. Approve contract extension #3 to the contract with Superion, LLC for Alarm Registration and Management Services for a term of one year, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this extension were approved.**

Staff Resource(s):

Johnny Jennings, Police
Kellie High-Foster, Police

Explanation

- City Council adopted a false alarm ordinance, effective May 1996, to establish reasonable expectations of alarm users ensuring that they are held responsible for the use of their alarm systems.
- Charlotte-Mecklenburg Police Department (CMPD) contracts out the management of the city's false alarm ordinance, which requires alarm system owners to register their alarms.
- On July 13, 2020, City Council approved a contract with Superion, LLC. for alarm registration and management services.
- Superion, LLC ensures compliance with all registration and permit requirements outlined in the ordinance and collects fines for excessive false alarms. The company provides 24/7 system maintenance, compliance monitoring, and administrative services.
- 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.
- The one-year extension is for an estimated amount of \$575,000, and the new estimated value of the contract including extension #3 is \$3,253,290.

Charlotte Business INclusion

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

Fiscal Note

Funding: Police Operating Budget

26. Cleaning and Custodial Supplies and Equipment

Action:

- A. Approve the purchase of cleaning and custodial supplies and equipment from a cooperative contract,**
- B. Approve a unit price contract with HD Supply Facilities Maintenance LT for the purchase of cleaning and custodial supplies and equipment for a term of two years under OMNIA contract #25-JH-011, and**
- C. Authorize the City Manager to renew the contract for additional terms as long as the cooperative contract is in effect at prices and terms that are the same or more favorable than those under the cooperative contract.**

Staff Resource(s):

Reginald Johnson, Fire

Jeff Matthew, Fire

Explanation

- Charlotte Fire Department has 43 fire houses, Headquarters, and the CFD Training Academy that require various cleaning and custodial supplies and equipment for daily operations.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be \$300,000.

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: Fire Operating Budget

27. Self-Contained Breathing Apparatus

Action:

- A. Approve the purchase of self-contained breathing apparatus from a cooperative contract,
- B. Approve a contract with Rhinehart Fire Services for the purchase of self-contained breathing apparatus and associated breathing support equipment for a term of one year under North Carolina Sheriffs Association contract #26-03-0521, and
- C. Authorize the City Manager to extend the contract for additional terms for as long as the cooperative contract is in effect at prices and terms that are the same as or more favorable than those offered under the cooperative contract.

Staff Resource(s):

Reginald T. Johnson, Fire
Jerry Winkles, Fire
Jeff Matthews, Fire

Explanation

- Self-contained breathing apparatus (SCBA) and supplied air breathing apparatus (SABA) are used to provide respiratory protection to firefighters when they are engaged in emergency operations.
- This contract includes the physical SCBA units as well as replacement equipment to support supplied air breathing systems for confined space rescues, such as air hoses and air distribution manifolds.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- The North Carolina Sheriff's Association cooperative purchasing agreement is the result of a competitive solicitation that meets NC General Statute bidding requirements.
- Total expenditures are estimated to be \$13.2 million.

Charlotte Business INclusion

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

Fiscal Note

Funding: General Capital Investment Plan

28. Snow and Ice Removal Services for City-Maintained Streets

Action:

- A. **Approve a unit price contract with Blythe Development, LLC for snow and ice removal services for a term of three years, and**
- B. **Authorize the City Manager to renew the contract for up to one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Debbie Smith, Transportation

Stephen Bolt, Transportation

Alfred Oyoyo, Transportation

Explanation

- The Charlotte Department of Transportation is responsible for the removal of snow and ice on city-maintained streets. Additional resources may be required to aid in clearing efforts during extraordinary winter weather events.
- In facilitating these services, contractors will supplement city services and provide additional equipment along with licensed operators.
- On April 15, 2025, the city issued a Request for Proposals (RFP); two responses were received.
- Blythe Development, LLC best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to the RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$750,000.

Charlotte Business INclusion

The city negotiates contract participation after the proposal selection process. The specific tasks and contract opportunities associated with this contract are undefined; however, Blythe Development LLC has identified certified firm(s) to be utilized:

- Diamond Trucking of NC, Inc. (MBE, SBE) (hauling)
- Express Logistic Services, Inc. (MBE, SBE) (hauling)

Fiscal Note

Funding: Powell Bill Fund

29. Thermoplastic Pavement Striping and Line Removal Services

Action:

- A. Approve contracts for thermoplastic pavement striping and line removal services for a term of one year to the following:**
- Ram Pavement Services, Inc. (SBE),
 - Striping Concepts, LLC (SBE),
 - TRP Construction Group, LLC, and
- B. Authorize the City Manager to renew the contracts for up to four, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Debbie Smith, Transportation

Bryan Tarlton, Transportation

Explanation

- The Charlotte Department of Transportation operates and maintains a transportation system that includes approximately 2,500 centerline miles of street and 1,000 signalized intersections.
- These contracts will supplement the work of city crews, installing and maintaining pavement markings on city-maintained streets.
- This work supports the Strategic Mobility Plan, adopted by City Council in June 2022, which outlines the mobility policies to achieve a safe, connected, equitable, sustainable, prosperous, and innovative transportation network for Charlotte.
- On June 12, 2025, the city issued a Request for Proposals (RFP); three responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- 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 \$4,500,000.

Charlotte Business INclusion

Ram Pavement Services, Inc. and Striping Concepts, LLC are city certified SBEs. TRP Construction Group, LLC. has elected to self-perform 100% of the work on this contract and has provided the required documentation to demonstrate that it can perform all scopes of work on this contract with their own forces.

Fiscal Note

Funding: Transportation Operating Budget and General Capital Investment Plan

30. Aerial Mapping Services

Action:

- A. Approve contracts for aerial mapping services for a term of three years with the following:**
- **Avioimage Mapping Services, Inc. (SBE),**
 - **GPI Geospatial, 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

Kathleen Cishek, General Services

Tonia Wimberly, General Services

Explanation

- Aerial mapping services are needed for various Capital Investment Plan projects on an as-needed basis.
- These contracts include topographic and planimetric data acquisition using methods including photogrammetry, aerial LIDAR, and mobile scanning.
- On May 20, 2025, the city issued a Request for Qualifications (RFQ); 10 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, and responsiveness to the RFQ requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$900,000.

Charlotte Business INclusion

The city negotiates contract participation after the proposal selection process. On these contracts, the prime consultants have each committed 10.00% of the total contract amount to the following certified firm(s):

Avioimage Mapping Services, Inc. (SBE)

- Lawrence Associates, PA (SBE) (ground surveying)
- Tidemark Land Services, Inc. (SBE, WBE) (ground surveying)

GPI Geospatial, Inc.

- CES Group Engineers, LLP (WBE) (topography and visible physical features)

Fiscal Note

Funding: General Capital Investment Plan

31. Interpretation, Translation, and Transcription Services

Action:

A. Authorize the City Manager to negotiate and execute contracts for interpretation, translation, and transcription services for a term of three years with the following:

- Ad Astra, Inc.,
- Choice Translating Inc.,
- Daniel Shamebo Sabore,
- Fox Translation Services,
- Idea Language Services, LLC,
- InterpreCourt, LLC,
- Language Global Solution, LLC,
- Language Line Services, Inc.,
- Language Resources Center, Inc. (MBE),
- Propio-Is, and

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

Staff Resource(s):

Monica Allen, City Manager's Office

Ashleigh Price, General Services

Explanation

- The city engages in interpretation, translation, and transcription services to ensure transparent and inclusive communication between the city and its residents, businesses, and stakeholders.
- Multiple vendors are recommended to promote flexibility and to ensure proper coverage.
- On March 8, 2025, the city issued a Request for Proposals (RFP); 28 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$1,000,000.

Charlotte Business INclusion

Language Resource Center, Inc. is a city certified MBE.

The following Primes have elected to self-perform 100% of the work on the contract and have provided the required documentation to demonstrate performance of all scopes of work on this contract with their own forces:

- Fox Translation Services
- Propio-Is

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:

Ad Astra, Inc.

- Into Languages Global Corp. (SBE) (translation and interpretation services)

Choice Translating, Inc.

- Trinity Strategic Consulting, Inc. (MBE) (service data captured for billing)

Daniel Shamebo Sabore

- PSquared Linguistics (SBE) (translation, interpreting services)

Idea Language Services, LLC

- Into Languages Global Corp. (SBE) (translation and interpretation services)
InterpreCourt, LLC
- PSquared Linguistics (SBE) (interpreting services)
Language Global Solution, LLC
- Cogent Consulting, LLC (WBE, SBE) (interpretation services, staffing)
Language Line Services, Inc.
- Kardia Focus (WBE) (onsite interpreting)

Fiscal Note

Funding: Various Departments' Operating Budgets

32. Sanitary Sewer Rehabilitation Professional Services

Action:

- A. **Approve a unit price contract with CHA Consulting, Inc. for sanitary sewer rehabilitation professional services for a term of one year, and**
- B. **Authorize the City Manager to renew the contract for up to three, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Carl Wilson, Charlotte Water
William Lee, Charlotte Water

Explanation

- This contract will provide for professional services for the on-going sanitary sewer rehabilitation program.
- On April 16, 2025, the city issued a Request for Qualifications (RFQ); two responses were received.
- CHA Consulting, 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 requirement.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$2,000,000.

Charlotte Business INclusion

The city negotiates contract participation after the proposal selection process. CHA Consulting, Inc. has committed 5.00% (\$100,000) of the total contract amount to the following certified firm(s):

- CriTek Engineering Group, PC (MBE, SBE) (\$50,000) (engineering services)
- Survey and Mapping Control, Inc. (SBE) (\$50,000) (SUE services)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

33. Water Meter and Automated Meter Reading Replacement

Action:

- A. Approve a contract with Badger Meter, Inc. to provide, install, implement, and maintain advanced metering infrastructure for a term of 20 years,**
- B. Authorize the City Manager to purchase such additional software licenses, services, hardware, maintenance, and support as required to maintain the advanced metering infrastructure system for as long as the city uses the system,**
- C. Approve a contract with Jacobs Engineering Group, Inc. for water meter and automated meter reading system implementation program management services for a term of eight years, and**
- D. Authorize the City Manager to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

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

ExplanationActions A and B

- This contract provides for the replacement of water meters and the current automatic meter reading (AMR) system to upgrade to the next generation meter reading system (Advanced Metering Infrastructure or AMI).
- Between 2003 and 2006, Charlotte Water implemented AMR as the state-of-the-art meter reading system which has now reached the end of its useful life.
- The AMI system will help customers manage their consumption, increase Charlotte Water operational efficiencies, and align with the city's Sustainable Energy Action Plan and Smart City Initiative.
- On June 10, 2024, the city issued a Request for Proposals (RFP); four responses were received.
- Badger Meter, Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Initial expenditures for the implementation are estimated to be \$118,000,000.
- Ongoing annual expenditures are estimated to be \$1,700,000.

Action C

- This contract provides program management services for the water meter and automated meter reading system implementation project.
- On October 21, 2020, the city issued a Request for Proposals for water meter and AMR replacement consulting services; ten responses were received.
- In October 2021, Charlotte Water executed a contract with Jacobs Engineering Group, Inc. to perform an initial needs assessment and develop a business case.
- On October 9, 2023, Council approved a contract amendment with Jacobs Engineering Group, Inc. to provide solicitation consulting services for AMI equipment, software, and installation.
- 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.
- Total expenditures are estimated to be \$7,000,000.

Charlotte Business INclusionActions A and B

The city negotiates contract participation after the proposal selection process. Badger Meter, Inc. has

committed 37.62% (\$44,395,881) of the total contract to the following certified firm(s):

- Concord Environmental Energy, Inc. (WBE) (\$44,395,881) (meter and/or AMI endpoint installation and ancillary services)

Concord Environmental Energy, Inc. committed 25.49% (\$11,316,000) of their total \$44,395,881 contract to the following certified firm(s):

- All Systems Restored HVAC & Electrical, LLC (MBE, SBE) (\$2,400,000) (replace curb stops, install/replace shut off valves, resetting/leveling, replace meter box lid, service line repair, install meter boxes, meter installation)
- Carolina Waste Compaction, LLC (WBE, SBE) (\$216,000) (container delivery and pick up, off site hauling services)
- First Class Presort, Inc. (MBE) (\$1,300,000) (printing and mailing services)
- Protégé Staffing, Inc. (WBE) (\$2,400,000) (staffing for meter installer position to replace curb stops, install/replace shut off valves, meter box resetting/leveling, replace meter box lid, service line repair, install meter boxes)
- RE Sifford Utility, Inc. (MBE, SBE) (\$5,000,000) (replace curb stops, install/replace shut off valves, meter box resetting/leveling, replace meter box lid, service line repair, install meter boxes)

Action C

The city negotiates contract participation after the proposal selection process. Jacobs Engineering Group, Inc. has committed 29.47% (\$2,063,000) of the total contract to the following certified firm(s):

- CriTek Engineering Group, P.C. (MBE, SBE) (\$2,063,000) (field inspections)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan and Charlotte Operating Budget

34. Dobson Storm Drainage Improvement Project

Action:

- A. Approve a contract in the amount of \$4,897,476.21 to the lowest responsive bidder Efficient Developments, LLC for the 832 Dobson Storm Drainage Improvement Project, and
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):

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

Explanation

- This project will reduce flooding and replace aging infrastructure across Corwin Drive, Dobson Drive, and Amberly Lane in Council District 1.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, concrete driveways, and asphalt paving.
- On June 17, 2025, the city issued an Invitation to Bid; six bids were received.
- Efficient Developments, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2028.

Charlotte Business INClusion

Established MBE Goal: 6.00%

Committed MBE Goal: 6.00%

Efficient Developments, LLC met the established contract goal and has committed 6.00% (\$293,849) of the total contract amount to the following certified firm(s):

- Darnell Jones Trucking (MBE, SBE) (\$146,924) (hauling services)
- Streeter Trucking Company (MBE) (\$146,925) (hauling services)

Established WBE Goal: 5.00%

Committed WBE Goal: 5.00%

Efficient Developments, LLC met the established contract goal and has committed 5.00% (\$244,874) of the total contract amount to the following certified firm(s):

- On Time Construction, Inc. (WBE, SBE) (\$244,874) (concrete)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Dobson SDIP](#)

35. Airport Fourth Parallel Runway Taxiway and Navigational Aid Construction

Action:

Approve a contract in the amount of \$84,160,852.27 to the lowest responsive bidder Hi-Way Paving, Inc. and ES Wagner Company, LLC, a Joint Venture, for the Fourth Parallel Runway Taxiway and Navigational Aid construction project.

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- The Fourth Parallel Runway Program will enhance airfield capacity and operational efficiency and reduce the number of active runway crossings.
- The overall program consists of ten packages of work. This package includes the construction of parallel Taxiway H, connector Taxiway K, the Airport's fourth Remote Transmitter/ Receivers Facility, and Runway 1C-19C Navigational Aids (NAVAIDs).
- This contract is to provide for pavement demolition and placement, access road installation, traffic control, grading, drainage, erosion and sediment control, pavement markings, airfield electrical installation, and NAVAID infrastructure, including all associated utilities and sitework.
- On April 29, 2025, the city issued an Invitation to Bid; three bids were received.
- Hi-Way Paving, Inc. and ES Wagner Company, LLC, a Joint Venture were selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of fiscal year 2028.

Disadvantaged Business Enterprise

Established DBE Goal: 12.00%

Committed DBE Goal: 12.01%

Hi-Way Paving, Inc. and ES Wagner Company, LLC, a Joint Venture, exceeded the established contract goal and have committed 12.01% (\$10,110,000) of the base bid amount to the following DBE-certified firm(s):

- Archangel Protective Services (DBE) (\$3,610,000) (flaggers and escorts)
- Express Logistics (DBE) (\$4,300,000) (furnish and haul aggregates)
- Martin Landscaping Co. (DBE) (\$2,200,000) (seeding, mulching and erosion control)

Fiscal Note

Funding: Aviation Capital Investment Plan

36. South Ramp Expansion Program Design Services

Action:

- A. **Approve a contract in the amount of \$23,061,603 with AECOM Technical Services of North Carolina, Inc. for design services for the South Ramp Expansion Program, and**
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Haley Gentry, Aviation

Jack Christine, Aviation

Explanation

- The South Ramp Expansion Program will enhance capacity and improve efficiency of the terminal ramp by addressing ramp congestion, improving taxi times, and enhancing safety.
- The overall program consists of three phases. Phases 1 and 2 will provide the capacity in the southeast and center areas of the ramp for two aircraft to taxi simultaneously.
- Aviation has concluded the preliminary design phase and intends to move forward with final design. This contract provides for full design, field survey, engineering, permitting services for Phases 1 and 2, and bidding services for Phase 1 construction.
- On February 24, 2025, the city issued a Request for Qualifications (RFQ); three responses were received.
- AECOM Technical Services of North Carolina, 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.
- City Council will be asked to consider a contract amendment for construction administration services prior to the start of Phase 1 construction.

Disadvantaged Business Enterprise

AECOM Technical Services of North Carolina has committed 20.49% (\$4,725,753) of the total contract value to the following DBE-certified firm(s):

- Aulick Engineering (DBE) (\$1,017,443) (erosion and sediment control design)
- CES Group Engineers, LLP (DBE) (\$1,244,330) (topographic survey and subsurface utility)
- Connico, LLC (DBE) (\$373,800) (cost estimating and professional services)
- Tela Vuota, PLLC (DBE) (\$264,000) (quality control management and professional services)
- Walls Engineering (DBE) (\$1,826,180) (airfield electrical engineering and professional services)

Fiscal Note

Funding: Aviation Capital Investment Plan

37. Resolution of Intent to Abandon a Portion of 31st Street

Action:

A. Adopt a Resolution of Intent to abandon a portion of 31st Street, and

B. Set a public hearing for September 22, 2025.

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition 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 1.

Petitioner

QPC Owner, LLC

Attachment(s)

Map

Resolution

[2023-003709A - Abandonment Map](#)

[2023-003709A Resolution of Intent 08.11.2025](#)

38. Resolution of Intent to Abandon a Portion of Alleyway off Hovis Road

Action:

- A. Adopt a Resolution of Intent to abandon a portion of alleyway off Hovis Road, and**
- B. Set a public hearing for September 22, 2025.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

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

Petitioner

True Homes, LLC

Attachment(s)

Map

Resolution

[2025-002563A - Abandonment Map](#)

[2025-002563A Resolution of Intent 08.11.2025](#)

CONSENT - PROPERTY TRANSACTIONS**39. Property Transactions - Severn-Tyndale Ave Storm Drainage Improvement Project, Parcel # 2**

Action: Approve the following Condemnation: Severn-Tyndale Ave Storm Drainage Improvement Project, Parcel # 2

Project: Severn-Tyndale Ave Storm Drainage Improvement Project, Parcel # 2

Program: Severn-Tyndale Ave Storm Drainage Improvement Project

Owner(s): Miranda Marie Sooter and Joseph Aaron Sooter

Property Address: 4035 Chandworth Road

Total Parcel Area: 15,779 sq. ft. (0.362 ac.)

Property to be acquired by Easements: 2,650 sq. ft. (0.061 ac.) Storm Drainage Easement and 1,155 sq. ft. (0.027 ac.) Temporary Construction Easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees and various plantings

Zoned: N1-A

Use: Neighborhood 1 Zoning District

Parcel Identification Number(s): 179-096-07
<https://polaris3g.mecklenburgcountync.gov/xv/1448480.6915.508730.9518>

Appraised Value: \$84,975

Property Owner's Concerns: The property owner is concerned about the design of the project and potential impacts to the property.

City's Response to Property Owner's Concerns: The city explained the rationale of the design and how it meets the objectives for the project. 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: 6

Attachments: Map

[Map - Severn-Tyndale Ave SDIP Parcel #2](#)

[17 - Resolution - Severn-Tyndale Ave SDIP - P2\(13695\)](#)

ADJOURNMENT

REFERENCES

40. 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.

41. 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.

42. 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.