

City of Charlotte

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



Meeting Agenda

Monday, February 9, 2026

Council Chamber

City Council Business Meeting

Mayor Vi Lyles

Mayor Pro Tem James Mitchell

Council Member Dimple Ajmera

Council Member Dante Anderson

Council Member JD Mazuera Arias

Council Member Ed Driggs

Council Member Malcolm Graham

Council Member Renee Johnson

Council Member LaWana Mayfield

Council Member Joi Mayo

Council Member Kimberly Owens

Council Member Victoria Watlington

5:00 P.M. CITY COUNCIL ACTION PREVIEW 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.

[2026-2-09 Council Agenda QA](#)

2. Consent agenda items 14 through 45 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

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

3. Action Preview Overview

Staff Resource(s):

Shawn Heath, City Manager's Office

4. Action Preview Items

Five Points Land Acquisition

Council Resource:

LaWana Mayfield, Committee Chair, Housing

Staff Resource(s):

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

Time: Presentation - 15 minutes; Discussion - 20 minutes

Explanation

- Receive an overview of the Housing Committee's recommendation to support land acquisition by Historic West End Partners at Five Points for affordable housing.

State and Federal Legislative Agendas

Council Resource:

Malcom Garaham, Budget, Governance, and Intergovernmental Relations Committee

Staff Resource(s):

Shawn Heath, City Manager's Office
Jordan Paschal, Strategy and Budget

Time: Presentation - 15 minutes; Discussion - 20 minutes

Explanation

- Receive an overview of the city's State and Federal Legislative Agendas as recommended by the Budget, Governance, and Intergovernmental Relations Committee.

[4.1 Land Acquisition Funding Recommendation](#)

[4.2 Proposed 2026 Legislative Agendas](#)

5. Closed Session

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

PUBLIC HEARING

6. Public Hearing and Decision on Maersk Agency USA, Inc. Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to Maersk Agency USA, Inc., and
- B. Approve a Business Investment Grant to Maersk Agency USA, Inc. for a total amount not to exceed \$269,435 over eight years.

Staff Resource(s):

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

Explanation

- On November 18, 2025, Maersk Agency USA, Inc. announced it would relocate its corporate headquarters to Charlotte, further expanding its presence in the region.
- On October 27, 2025, City Council, in closed session, indicated intent to approve this Business Investment Grant (BIG).
- Maersk Agency USA, Inc. has committed to a capital investment of \$16,000,000 and creation of 520 jobs to be hired with an average wage of \$115,227.

Background

- Maersk Agency USA, Inc. is a global leader in integrated logistics and container shipping that has evolved into a comprehensive supply chain partner, offering end-to-end logistics solutions that span ocean and inland transportation, warehousing, customs services, and digital logistics platforms.
- Maersk Agency USA, Inc. has an in-market presence and will be updating its current site to accommodate the headquarters relocation and workforce expansion plans.

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 Maersk Agency USA, Inc. must be paid before grant payment is made.
- If Maersk Agency USA, Inc. removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the BIG paid to date.

Fiscal Note

Funding: Business Investment Grant

7. Public Hearing and Decision on Pacific Life Insurance Company Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to Pacific Life Insurance Company, and**
- B. Approve a Business Investment Grant to Pacific Life Insurance Company for a total amount not to exceed \$170,695 over six years.**

Staff Resource(s):

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

Explanation

- On October 21, 2025, Pacific Life Insurance Company announced it would open a new office in Charlotte.
- On October 13, 2025, City Council, in closed session, indicated intent to approve this Business Investment Grant (BIG).
- Pacific Life Insurance Company has committed to a capital investment of \$12,300,000 and creation of 298 jobs to be hired with an average wage of \$177,584.

Background

- Pacific Life is a 157-year-old financial services company opening its third U.S. location and first location on the east coast, enabling better collaboration with international operations.
- Pacific Life recently launched an ambitious 2030 strategy focused on scaling the business and growing profitability, implementing an updated hybrid policy that will see all employees reporting in office four days a week.
- Pacific Life's current headquarters remains in California.

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 Pacific Life Insurance Company must be paid before grant payment is made.
- If Pacific Life Insurance Company removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the BIG paid to date.

Fiscal Note

Funding: Business Investment Grant

8. Public Hearing and Decision on Scout Motors Business Investment Grant

Action:

- A. Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to Scout Motors, and
- B. Approve a Business Investment Grant to Scout Motors for a total amount not to exceed \$7,285,518 over 15 years.

Staff Resource(s):

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

Explanation

- On November 12, 2025, Scout Motors announced it would relocate its corporate headquarters to Charlotte, further expanding its presence in the region.
- On October 13, 2025, City Council, in closed session, indicated intent to approve this Business Investment Grant (BIG).
- Scout Motors has committed to a capital investment of \$206,974,180 and creation of 1,200 jobs to be hired with an average wage of \$179,771.
- In addition to the City of Charlotte BIG, Mecklenburg County Board of County Commissioners approved a BIG in the amount of \$12,800,000.

Background

- Founded in 2022, Scout Motors is an automotive startup that will land its headquarters in Charlotte to serve as the central hub for the company's nationwide network of talent and operations, including its state-of-the-art Production Center in South Carolina and Innovation Center in Michigan.
- Scout Motors will look to build relationships with local elementary, middle, and high schools, community colleges, and universities, seeing this as a key lever to its talent strategy and building a strong connection to the community.

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 Scout Motors must be paid before grant payment is made.
- If Scout Motors removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the BIG paid to date.

Fiscal Note

Funding: Business Investment Grant

9. Public Hearing and Decision on SoFi Technologies, Inc. & Subsidiaries Business Investment Grant

Action:

- A. **Conduct a public hearing regarding approval of a City of Charlotte Business Investment Grant to SoFi Technologies, Inc. & Subsidiaries, and**
- B. **Approve a Business Investment Grant to SoFi Technologies, Inc. & Subsidiaries for a total amount not to exceed \$40,615 over seven years.**

Staff Resource(s):

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

Explanation

- On October 21, 2025, Sofi Technologies, Inc. & Subsidiaries announced it would expand its presence in Charlotte.
- On October 13, 2025, City Council, in closed session, indicated intent to approve this Business Investment Grant (BIG).
- Sofi Technologies, Inc. & Subsidiaries has committed to a capital investment of \$3,000,000 and creation of 225 jobs to be hired with an average wage of \$108,000.
- In addition to the City of Charlotte BIG, Mecklenburg County Board of County Commissioners approved a BIG in the amount of \$38,588.

Background

- SoFi is a member-centric, one-stop shop for financial services. Through lending and other products, members can borrow, save, spend, invest, and protect their money.
- Sofi Technologies, Inc. & Subsidiaries has an in-market presence acquiring a smaller financial services firm in 2023 with 130 employees currently working in Charlotte.
- Sofi Technologies, Inc. & Subsidiaries' current headquarters remains in California.

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 SoFi Technologies, Inc. & Subsidiaries must be paid before grant payment is made.
- If SoFi Technologies, Inc. & Subsidiaries removes the investment from Charlotte during the grant term, it shall pay back 100 percent of the BIG paid to date.

Fiscal Note

Funding: Business Investment Grant

POLICY

10. Health and Sanitation Ordinance Amendments

Action:

Adopt an ordinance approving amendments to the Health and Sanitation Ordinance (Chapter 10 of the City Code) as recommended by the Housing Committee.

Committee Chair:

LaWana Mayfield, Housing Committee

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services

Jerry Green, Housing and Neighborhood Services

Anna Schleunes, City Attorney's Office

Explanation

- Section 10-155 (Overgrown Vegetation) of the Health and Sanitation Ordinance (Ordinance) requires property owners to cut grass, weeds, and vegetation exceeding 12 inches in height. Violations of this section are subject to a civil penalty in the amount of \$150.
- The city has had a pollinator habitat registry program since 2023 (Program), that exempts pollinator habitats from the Ordinance when registered with the city and properly maintained.
- In 2025, staff worked with community stakeholders to enhance the Program, including expanding the Program to include naturalistic landscapes.
- In response to community feedback, the mayor referred the Ordinance to the Housing Committee to consider codifying the exemption for registered pollinator habitats and naturalistic landscapes while continuing to ensure safe and sanitary neighborhoods.
- Alongside the proposed Ordinance amendment, staff are implementing enhanced Program outreach to encourage the creation of pollinator habitats and naturalistic landscapes that support urban wildlife corridors, which play an important role in local environmental health and healthy ecosystems.

Proposed Changes

- The proposed amendment codifies the exemption for pollinator habitats and naturalistic landscapes when registered with the city and properly maintained by the property owner and includes updates to Chapter 10 of the City Code, Sections 10-1 (Definitions) and 10-155 (Overgrown Vegetation).
- The amendment will take effect immediately upon City Council's adoption of the ordinance.

Committee Discussion

- The Housing Committee (Committee) discussed the policy referral at the January 5, 2026, Committee meeting.
- The Committee voted unanimously to recommend the amendment to full City Council (Mayfield, Johnson, Mayo, Mazuera Arias, Owens).
- The Committee Chair provided Council with an overview of the Committee's recommendations at the January 12, 2026, City Council Meeting.

Attachment(s)

Ordinance

[Ordinance - Amend Chapter 10](#)

BUSINESS**11. Interlocal Agreement For Mallard Creek Stream Restoration Project****Action:**

- A. Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute an interlocal agreement with Mecklenburg County to execute the Mallard Creek Stream Restoration Project,**
- B. Authorize the City Manager to negotiate and execute all documents necessary to complete the interlocal agreement, and**
- C. Adopt a budget ordinance appropriating \$6,259,481 from Mecklenburg County to the Charlotte Water Capital Projects Fund.**

Staff Resource(s):

Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- Mecklenburg County wants to construct a stream restoration project on Mallard Creek in the University Area in Council District 4.
 - Mallard Creek is a heavily degraded, urban stream. The Mallard Creek Stream Restoration Project will improve water quality, enhance the aquatic environment, and better manage the streamflow.
- The city will construct the Toby Creek Sanitary Sewer Project in the same vicinity.
- The county and the city believe that combining these two projects will limit disruption to the public and promote project delivery efficiency.
- The cost for the stream restoration is \$6,259,481 and will be funded by Mecklenburg County.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Resolution
Budget Ordinance

[Resolution - ILA for Mallard Creek Stream Restoration Project](#)

[Budget Ordinance - Mallard Creek Stream Restoration Project](#)

12. Restrictive Covenants for Property on Starwood Avenue Amendment

Action:

- A. **Adopt a resolution authorizing an amendment to a Restrictions and Covenants Agreement for property located on Starwood Avenue to extend the timeframe for completion for two for-sale affordable townhome units, and**

- B. **Authorize the City Manager, or designee, to execute all documents necessary to complete this transaction.**

Staff Resource(s):

Rebecca Hefner, Housing and Neighborhood Services
Warren Wooten, Housing and Neighborhood Services
Phil Reiger, General Services

Explanation

- On September 25, 2023, City Council adopted a resolution to amend a Restrictions and Covenants Agreement (Agreement) on approximately 0.6 acres located at 10742 Starwood Avenue (parcel identification numbers 105-271-74 and 105-271-75) (Property) in Council District 5 and adjacent to the city's extraterritorial jurisdiction (ETJ). The Property was originally part of the Willow Creek Wastewater Treatment Plant and was conveyed for the development of affordable housing in alignment with the City-Owned Real Estate and Facilities Policy and Guidelines for Evaluation and Disposition of City-Owned Land for Affordable Housing.
- The Property is currently owned by Northway Homes, LLC (Developer), which also owns approximately 3.012 acres of adjacent land in the ETJ (parcel identification numbers 105-271-97 and 105-271-99), for a total combined development site of approximately 3.612 acres (Development Site). The Developer proposes to develop a for-sale townhome development on the site.
- The Agreement requires the Developer to complete construction of at least two affordable for-sale townhome units on the Development Site by no later than January 31, 2026, or the Property could revert to the city.
- During the plan review process, it was discovered that Starwood Avenue, located in the ETJ, was an "orphan" road not maintained by either the North Carolina Department of Transportation (NCDOT) or the Charlotte Department of Transportation (CDOT). Resolving the road's status resulted in significant unanticipated delays, including the need for the Developer to petition all Starwood property owners.
- The Developer has now obtained all required approvals from the Starwood property owners and has revised its development plans to include bringing the road up to NCDOT standards, after which NCDOT will assume maintenance of the road.
- Due to this unexpected and significant delay, the Developer has asked the city to amend the Agreement to extend the time period for completion of the affordable units to July 31, 2027.
- The amended Agreement will:
 - Continue to require the Developer to complete two for-sale townhome units affordable to House Charlotte eligible households earning 80 percent of the area median income (with a 15-year affordability period at the time of sale to eligible homebuyers);
 - Extend the Property's reversionary restriction to July 31, 2027; and
 - Provide the city with the option to extend the reversionary restriction for two additional, consecutive six-month terms which would be used only as needed and contingent upon Developer demonstrating substantial construction progress.
- Staff support the request to extend the timeframe to facilitate the creation of two affordable homeownership opportunities, as the Developer has demonstrated a strong commitment to the project including substantial progress toward resolving the complex road-related issues that have required significant time to address.

Attachment(s)

Map

Resolution

[Map - Starwood Avenue](#)

[Resolution - Starwood](#)

13. Norland Road Shared-Use Path Phase 1

Action:

Approve a contract in the amount of \$1,250,258.35 to the lowest responsive bidder DOT Construction, Inc. (SBE) for the Norland Road Shared-Use Path Phase 1 component of the Central/Kilborne/Norland Intersection and Street Upgrades project.

Staff Resource(s):

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

Explanation

- This project is located in Council District 5 and is part of the Central/Albemarle/Shamrock Comprehensive Neighborhood Improvement Program.
- The scope for this phase of the project includes 1,800 feet of 12-foot shared-use path (SUP) from Evergreen Cemetery to Central Avenue, with accessible curb ramps, two enhanced pedestrian crossings, storm drainage improvements, and water main relocation.
- This project will include two future phases including the construction of the Potter Place Pocket Park and an extension of the SUP along the frontage of the Evergreen Nature Preserve.
- On September 23, 2025, the city issued an Invitation to Bid; five bids were received.
- DOT Construction, Inc. was selected as the lowest responsive, responsible bidder.
- Construction is expected to be complete in the second quarter of 2027.

Background

- The Central/Albemarle/Shamrock Comprehensive Neighborhood Improvement Plan (CNIP) received \$20 million in total funding over 2014, 2016, 2018, and 2020 bond referendums.
- Previous projects completed in this CNIP area include the Central/Kilborne/Norland Intersection, Eastway Drive & Shamrock Drive Intersection Planning Study, Eastway Drive Streetscape & Pedestrian Improvement Study, Shamrock/Plaza/Matheson Intersection Study, and Kilborne Drive Streetscape.
- Ongoing projects include the Central/Kilborne/Norland Pedestrian and Bicycle Improvements (Phases 1 and 2, along with the Potter Place Pocket Park) and Shamrock Drive Complete Street Improvements.

Charlotte Business INclusion

DOT Construction, Inc. is a city-certified SBE.

Established MBE Goal: 7.00%

Committed MBE Goal: 7.00%

DOT Construction, Inc. met the established contract goal and has committed 7.00% (\$87,519) of the total contract amount to the following certified firm(s):

- Streeter Trucking Company Inc. (MBE) (\$87,519) (hauling)

Established WBE Goal: 4.00%

Committed WBE Goal: 4.00%

DOT Construction, Inc. met the established contract goal and has committed 4.00% (\$50,011) of the total contract amount to the following certified firm(s):

- Clear Creek of Sailsbury Inc. (WBE, SBE) (\$50,011) (concrete)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

[Map - Norland Road Shared-Use Path Phase 1](#)

CONSENT

14. Strategic Investment Area Roadway Resurfacing

Action:

Approve a contract in the amount of \$6,172,218.90 to the lowest responsive bidder Blythe Construction, Inc. for 2026 street resurfacing.

Staff Resource(s):

Debbie Smith, Transportation

Stephen Bolt, Transportation

Explanation

- The city has identified Strategic Investment Areas (SIAs) that align our mobility policies with our mobility needs. There are 22 SIAs that include a wide range of projects that can be delivered efficiently, while being measurable and adaptable.
- The Charlotte Department of Transportation is responsible for the maintenance of more than 5,500 lane miles of roadway in the City of Charlotte.
- Resurfacing is the most effective treatment to preserve and maintain the condition of streets. Timely street resurfacing improves ride quality, reduces the occurrence of potholes, and reduces the need for more costly future repairs.
- The 2026 SIA resurfacing contract will resurface an estimated 12 lane miles in the city. The total mileage to be paved is dependent on asphalt price stability throughout the contract.
- Work will include traffic control, asphalt and concrete pavement milling, asphalt paving, base failure repair, asphalt surface treatment, utility adjustments, manhole frame and cover replacements, accessible ramp installation, sidewalk, curb repairs, and pavement markings.
- Streets are selected for resurfacing based on pavement condition ratings, field evaluations by staff, and information from a computerized pavement management system.
- The city notifies the public two weeks in advance of resurfacing activities by placing highly visible signs on the street.
- Resurfacing generally occurs between April and October due to weather and other factors.
- On November 17, 2025, the city issued an Invitation to Bid; three bids were received.
- Blythe Construction, Inc. was selected as the lowest responsive, responsible bidder.

Charlotte Business INclusion

Established MBE Goal: 7.00%

Committed MBE Goal: 7.03%

Blythe Construction, Inc. exceeded the established subcontracting goal and has committed 7.03% (\$434,000) of the base bid amount to the following certified firms(s):

- Glaze Independent Trucking LLC (MBE) (\$217,000) (hauling)
- Silverback Brothers LLC (MBE, SBE) (\$217,000) (hauling)

Established WBE Goal: 4.00%

Committed WBE Goal: 4.03%

Blythe Construction, Inc. exceeded the established subcontracting goal and has committed 4.03% (\$248,500) of the base bid amount to the following certified firms(s):

- LMJ Pavement Marking (WBE) (\$33,500)
- Key's Trucking LLC (WBE, SBE) (\$215,000)

Fiscal Note

Funding: General Capital Investment Plan

Attachment(s)

Map

Street List

[Map - SIA Roadway Resurfacing](#)

[Street Listing - SIA FarEast & Arrowood](#)

15. Automatic Lighting Controls Maintenance and Services

Action:

- A. Approve a contract with Scorpion Startup, LLC dba Paratus Service Group for automatic lighting controls maintenance and 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):

Phil Reiger, General Services

David Wolfe, General Services

Bill Witherell, General Services

Explanation

- The General Services Department is responsible for the operations and maintenance of more than 200 municipal facilities, structures, and assets, with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, and public safety.
- Many of the buildings are equipped with specialized lighting control systems, which are computerized networks of intelligent electronic devices used to improve energy and operational efficiencies with enhanced monitoring and lighting controls. Maintenance and troubleshooting of these systems are performed on an on-call, as needed basis.
- On November 12, 2025, the city issued a Request for Proposals (RFP); one response was received.
- Scorpion Startup, LLC dba Paratus Service Group, meets the city's needs in terms of qualifications, experience, cost and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$500,000.

Charlotte Business INCLUSION

Scorpion Startup, LLC dba Paratus Service Group will be responsible for 100% of the work, and there are no opportunities to include subcontractors. Contract goals were not established for this contract because the scope of work required does not present viable subcontracting opportunities. 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

16. Cemetery Grounds Maintenance

Action:

- A. Approve contracts for cemetery grounds maintenance for a term of three years with the following:**
- Triple L Landscape (MBE, SBE),
 - Tim Johnson Landscaping, Inc., and
- B. Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
Erin Oliverio, General Services

Explanation

- General Services Landscape Management is responsible for providing landscape maintenance services at city-owned cemeteries. This contract covers five facilities: Historic Elmwood Cemetery, Historic 9th Street Pinewood Cemetery, West Pinewood Cemetery, Evergreen Cemetery, and Oaklawn Cemetery.
- Work includes grounds maintenance services such as: turf maintenance; edging; removal of grass clippings, leaves, trash, and debris; ornamental tree care; shrub and groundcover maintenance; mulching; insect, disease, and weed control; and storm-related debris removal.
- On November 14, the city issued a Request for Proposals (RFP); nine responses were received.
- Triple L Landscape and Tim Johnson Landscaping, Inc. 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 expenditures are estimated to be \$400,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: General Services Operating Budget

17. Lakeview Road Improvements Change Order

Action:

Approve change order #2 in the amount of \$900,489 to Blythe Development Company for the Lakeview Road Improvements project.

Staff Resource(s):

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

Explanation

- This project will widen Lakeview Road from Cushing Drive to Old Statesville Road (approximately 1.5 miles) in Council Districts 2 and 4 and includes pavement upgrades, intersection modifications, additional through/turning lanes, drainage infrastructure, and pedestrian and bicycle facilities.
- On November 8, 2021, following a competitive solicitation process, City Council approved a construction contract in the amount of \$8,505,897.30 with Blythe Development Company.
- The original project scope was funded 100 percent by the Federal Surface Transportation Block Grant Program Direct Attributable and State Bonus Allocation.
- The project timeline was extended based on unplanned delays in the utility companies' capacity to perform the relocations required for the project.
- On June 24, 2024, City Council approved change order #1 in the amount of \$2,196,498.64 for costs associated with a 20-month utility delay that prevented the contractor from starting construction.
- Change order #2 will include funds for the following major items which resulted from utility relocation delays, and unforeseen site conditions encountered during construction:
 - Material and labor costs associated with delays,
 - Unexpected additional work required for Charlotte Water,
 - Costs to extend subcontracting agreements, and
 - Extra efforts required to identify and clear utility conflicts.
- Charlotte Water will contribute \$117,189.94 of the change order #2 amount.
- The new total value of the contract including change order #2 is \$11,602,884.94.
- The project is expected to be complete in the second quarter of 2026.

Disadvantage Business Enterprise

In accordance with the USDOT Interim Final Rule, this is a federal contract exempt from DBE goals. All additional work involved with this change order will be performed by Blythe Development Company and their existing subcontractor(s):

- RRC Concrete Inc. (DBE) (concrete)

Fiscal Note

Funding: General Capital Investment Plan and Charlotte Water Capital Investment Plan

Attachment(s)

Map

[Map - Lakeview Rd Improvements](#)

18. Roofing and Waterproofing Supplies and Services

Action:

- A. **Approve the purchase of goods and services from a cooperative contract,**
- B. **Approve a contract with Garland/DBS, Inc. for the purchase of roofing and waterproofing materials and services for a term of three years under OMNIA contract #PW1925, and**
- C. **Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect at prices and terms that are the same or more favorable than those offered under the cooperative contact.**

Staff Resource(s):

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

Explanation

- The General Services Department is responsible for the operations and maintenance of more than 200 municipal facilities, structures, and assets, with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, and public safety.
- This contract will supply roofing and waterproofing materials and services for various projects on an as-needed basis. Garland/DBS, Inc. is also a certified roof warranty provider for some of the existing city roofs.
- 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 \$250,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: General Services Operating Budget

19. Roadway and Signal Construction Services

Action:

Approve a contract in the amount of \$9,142,940 to the lowest responsive bidder United of Carolinas, Inc. for the Unspecified Roadway and Signal Construction Services FY 2026-B project.

Staff Resource(s):

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

Explanation

- This contract will provide on-call horizontal construction services for minor infrastructure projects, including roadway improvements, pedestrian safety features, Americans with Disabilities Act (ADA) -compliant ramps, sidewalk gap closures, traffic signals, and related work.
- Work will include: traffic and erosion control; clearing and grubbing; drainage improvements; pedestrian islands and ADA-compliant ramps; water and sewer relocations, installations, and adjustments; and traffic signal and pedestrian crossing systems.
- On November 25, 2025, the city issued an Invitation to Bid (ITB); one bid was received.
 - NC General Statutes Section 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if re-advertisement results in fewer than three competitive bids.
- On December 3, 2025, the city reissued the ITB; one bid was received.
- United of Carolinas, Inc. 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: 5.00%

Committed MBE Goal: 5.14%

United of Carolinas, Inc. exceeded the established contract goal and has committed 5.14% (\$470,000) of the total contract amount to the following certified firm(s):

- Cesar A Leon LLC (MBE, SBE) (\$235,000) (hauling)
- Silverback Brothers LLC (MBE, SBE) (\$235,000) (hauling)

Established WSBE Goal: 14.00%

Committed WSBE Goal: 14.05%

United of Carolinas, Inc. exceeded the established contract goal and has committed 14.05% (\$1,285,000) of the total contract amount to the following certified firm(s):

- Parsi Trucking LLC (WBE) (\$1,285,000) (concrete, hauling)

Fiscal Note

Funding: General Capital Investment Plan

20. Vehicle Glass Repair and Replacement Services

Action:

- A. Approve contracts for vehicle glass repair and replacement services for a term of three years with the following:**
- Auto Glass Experts LLC,
 - United Glass Service, Inc., and
- B. Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

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

Explanation

- Dependable glass repair and replacement services are essential to maintaining the safety and readiness of the city's vehicle and equipment fleet.
- These contracts will include repairs and replacements for a wide range of fleet vehicles and equipment.
- On November 10, 2025, the city issued a Request for Proposals (RFP); four responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$200,000.

Charlotte Business INclusion

Contract goals were not established for this contract because there were limited certified MWSBEs available within the city's database capable of performing the required work or providing the necessary goods. This determination was made based on a comprehensive search by CBI and relevant departments, utilizing the city's vendor registration system, relevant market research, and an assessment of the work required by the contract.

Fiscal Note

Funding: Fleet Management Fund

21. Belmont Lift Station and Force Main Contract Amendment

Action:

Approve a contract amendment in the amount of \$1,237,300 with GHD Consulting Services Inc. for design services for the Belmont Lift Station and Force Main project.

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- On October 28, 2019, City Council approved an interlocal agreement with the City of Belmont to accept flow into Charlotte Water's sanitary sewer system.
- On November 28, 2022, following a competitive solicitation process, City Council approved a contract with GHD Consulting Services Inc. for \$3,415,000 to include design services for the Belmont Lift Station and Force Main (adjacent to Council District 3).
- During the design process, additional scope was identified as being necessary to improve the functionality of the project.
- City Council will receive a future request for the approval of construction once the construction phase for the project is bid.
- The new total value of the contract including the contract amendment is approximately \$4,652,300.

Disadvantaged Business Enterprise

This project is subject to the North Carolina Clean Water State Revolving Fund project guidelines which only requires MWBE goals on construction contracts.

All additional work involved in this amendment will be performed by the GHD Consulting Services, Inc. and their existing subconsultants. GHD Consulting Services, Inc. has committed 13.36% (\$165,321) of the total contract amendment to the following certified firm(s):

- CES Group Engineers, LLP (WBE) (\$139,855) (survey services, SUE)
- Habitat Assessment and Restoration Professionals, Inc. (WBE, SBE) (\$25,466) (environmental services)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

22. Dewatering and Cleaning of Process Tanks

Action:

- A. Approve unit price contracts for digester and storage tank cleaning for a term of three years with the following:**
- **Bio-Nomic Services Inc.,**
 - **Taplin Group LLC,**
 - **Synagro - WWT 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):

Angela Charles, Charlotte Water
Joseph Lockler, Charlotte Water

Explanation

- These contracts will provide on-call services for the coordination and execution of tank cleanout services.
- Charlotte Water's treatment plants have many digesters and storage tanks that require cleaning for both planned and unplanned maintenance needs.
- Services provided will include removing, treating, and disposal of material that has accumulated in the tanks.
- On November 7, 2025, the city issued a Request for Proposals (RFP); five 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

Contract goals were not established for this contract because the scope of work or goods does not present 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: Charlotte Water Operating Budget and Charlotte Water Capital Investment Plan

23. Facility Drain Relining Services

Action:

- A. Approve a unit price contract with Bizzy Bee Plumbing, Inc. for facility drain relining services for a term of three years, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Joseph Lockler, Charlotte Water

Explanation

- Sanitary sewer pipe relining for facilities is a trenchless technology used to repair and rehabilitate smaller drain lines to extend the useful life of the system.
- On November 7, 2025, the city issued a Request for Proposals (RFP); one response was received.
- Bizzy Bee Plumbing, Inc. meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$300,000.

Charlotte Business INclusion

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

Fiscal Note

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

24. Heating, Ventilation, and Air Conditioning Preventative Maintenance and Repair Services

Action:

- A. Approve unit price contracts for heating, ventilation, and air conditioning preventative maintenance and repair services for a term of three years with the following:**
- **E2 Mechanical, LLC (WBE),**
 - **Facility Systems Services, Inc.,**
 - **Redblue LLC,**
 - **Thermal Conditioning, Inc., and**
- B. Authorize the City Manager to renew the contracts for up to two, one-year renewal terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

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

Explanation

- These contracts will provide preventative maintenance, repair, and replacement services on heating, ventilation, and air conditioning systems within Charlotte Water facilities.
- On October 6, 2025, the city issued a Request for Proposals (RFP); nine 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 \$2,400,000.

Charlotte Business INCLUSION

E2 Mechanical, LLC is a city-certified WBE. Contract goals were not established for this contract because the scope of work or goods does not present 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: Charlotte Water Operating Budget and Charlotte Water Capital Investment Plan

25. Municipal Agreement for Relocation and Installation of Water Infrastructure along East John Street

Action:

- A. **Adopt a resolution authorizing the City Manager to negotiate and execute a municipal agreement with the North Carolina Department of Transportation for construction of water and sanitary sewer line relocations, adjustments, and improvements, 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 improvement of water infrastructure located within the North Carolina Department of Transportation's (NCDOT) highway improvements project (Project U-4714AC), located along East John Street from Interstate 485 to Mckee Road (adjacent to Council District 7).
- As required by NCDOT's encroachment agreements, the city is financially responsible for the cost to relocate city-owned water and sanitary sewer lines within the state-maintained right-of-way.
- The city will reimburse the NCDOT for actual construction costs at the conclusion of the project.
- The total estimated city cost of this construction is \$2,381,297.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Map

Resolution

[Map - Relocation and Installation of Infrastructure on E John St](#)

[Resolution - Municipal Agreement for Relocation and Installation of Infrastructure on E John St](#)

26. Toby Creek Sanitary Sewer Construction and Mallard Creek Stream Restoration Project

Action:

Approve a guaranteed maximum price of \$25,953,865 to RH Price, Inc. for Design-Build construction services for the Toby Creek Sanitary Sewer Construction Phases 2 and 3 and the Mallard Creek Stream Restoration Project.

Staff Resource(s):

Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- On January 14, 2019, following a competitive solicitation process, City Council approved a contract for \$3,992,857 with RH Price, Inc. for Design-Build design services. Based on the design, a guaranteed maximum price (GMP) for construction services was developed.
- Phase 1 of the project was completed in 2024.
- RH Price, Inc. has developed a GMP for construction of Phases 2 and 3 of the Toby Creek Sanitary Sewer Project. The construction will upsize the existing sanitary sewer line to increase capacity in the Toby Creek Basin in Council Districts 4 and 5.
- This GMP also includes costs for RH Price, Inc. to execute the Mallard Creek Stream Improvement Project (\$6,259,481) in collaboration with Mecklenburg County.
 - Mecklenburg County will fund the cost of the Mallard Creek Stream Improvement Project.
- The project is anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INclusion

The city negotiates subcontracting participation for Design-Build contracts after scopes of work are defined for construction services. RH Price, Inc. has committed \$2,850,000 or 10.98% of the total contract for construction services to the following certified firm(s):

- Eagle Wood, Inc. (WBE) (\$2,500,000) (stream restoration)
- MTS Trucking, Inc. (MBE, SBE) (\$160,000) (hauling services)
- Sanders Constructors, Inc. (SBE) (\$80,000) (clearing and grubbing)
- Trull Contracting, LLC (WBE) (\$110,000) (asphalt paving/concrete flatwork)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Map

[Map - Toby Creek Sanitary Sewer Construction](#)

[Map - Mallard Creek Stream Restoration Project](#)

27. Traffic Control Services

Action:

- A. Approve unit price contracts for traffic control services for a term of two years with the following:**
- **AWP, Inc. dba AWP Safety,**
 - **GDC Inc. (MBE), and**
- B. Authorize the City Manager to renew the contracts for up to three, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

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

Explanation

- These contracts will provide traffic control services for water and sanitary sewer infrastructure maintenance performed by Charlotte Water.
- Maintenance of water and sanitary sewer infrastructure requires safely guiding traffic through active work zones, lane closures, and other situations while protecting city staff, residents, and equipment during the work activity or closure.
- On December 8, 2025, the city issued a Request for Proposals (RFP); four responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$450,000.

Charlotte Business INclusion

GDC Inc. is a city-certified MBE. Contract goals were not established for this contract because the scope of work or goods does not present 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: Charlotte Water Operating Budget

28. Blackmon Storm Drainage Improvement Project

Action:

- A. **Approve a contract in the amount of \$3,973,279.81 to the lowest responsive bidder Hux Contracting LLC (SBE) for the Blackmon 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 replace aging infrastructure and reduce flooding along Morgan Street from Sampson Street to South Hoskins Road in Council District 2.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, sidewalk, and asphalt paving.
- On December 30, 2025, the city issued an Invitation to Bid; five bids were received.
- Hux Contracting 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

Hux Contracting LLC is a city-certified SBE.

Established MBE Goal: 7.00%

Committed MBE Goal: 7.02%

Hux Contracting LLC exceeded the established contract goal and has committed 7.02% (\$279,000) of the total contract amount to the following certified firm(s):

- Above Average Trucking Co., Inc. (MBE, SBE) (\$179,000) (hauling)
- RRC Concrete, Inc. (MBE) (\$100,000) (concrete)

Established WSBE Goal: 7.00%

Committed WSBE Goal: 7.02%

Hux Contracting LLC exceeded the established contract goal and has committed 7.02% (\$279,000) of the total contract amount to the following certified firm(s):

- B&N Grading, Inc. (WBE) (\$100,000) (milling and paving)
- Carolina Cajun Concrete, Inc. (SBE) (\$179,000) (storm, erosion control, traffic control)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Blackmon SDIP](#)

29. Engineering Services for Camp Greene Storm Drainage Improvement Project

Action:

- A. Approve contract amendment #1 for \$400,500 to the contract with D&A Wolverine, PLLC for design and construction administration services, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

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

Explanation

- This project will replace aging infrastructure and reduce flooding on Camp Greene Street between Weyland Avenue and Freedom Drive in Council District 2.
- On January 1, 2024, following a competitive solicitation process, the city entered into a contract with D&A Wolverine, PLLC for \$380,000 for design and construction administrative services for the Camp Greene Storm Drainage Improvement Project.
- Site constraints and structural conditions necessitate drainage infrastructure replacement in lieu of rehabilitation. This amendment will incorporate system replacement into the contract.
- Specific design and construction administration tasks include, but are not limited to:
 - Design of repairs and/or improvements,
 - Survey and utility locate services,
 - Geotechnical subsurface investigations,
 - Preparation of construction documents, and
 - Construction administration.
- The new estimated value of the contract including this amendment is \$780,500.

Charlotte Business INclusion

All additional work involved in this amendment will be performed by D&A Wolverine, PLLC and their existing subconsultants. D&A Wolverine, PLLC has committed 21.21% (\$84,944) of the total contract amendment to the following certified firm(s):

- Southern Engineering and Testing, P.C. (SBE) (\$49,980) (geotechnical)
- Survey & Mapping Control, Inc. (SBE) (\$34,964) (mapping, survey)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Map

[Map - Camp Greene SDIP](#)

30. Professional Engineering Services for Storm Water Services Projects

Action:

- A. **Approve a contract for up to \$1,100,000 with Ardurra Group, Inc. for planning and design services for the Manchester Storm Drainage Improvement Project,**
- B. **Approve a contract for up to \$2,600,000 with Armstrong Glen, PC for planning and design services for the East Boulevard Storm Drainage Improvement Project,**
- C. **Approve a contract for up to \$2,800,000 with Dewberry and Associates, Inc. for planning and design services for the Wheelock/Colony Storm Drainage Improvement Project,**
- D. **Approve a contract for up to \$1,500,000 with Land Design, Inc. for planning and design services for the Interstate/Executive Storm Drainage Improvement Project,**
- E. **Approve a contract for up to \$1,400,000 with WSP USA, Inc. for planning and design services for the Barncliff Storm Drainage Improvement Project, and**
- F. **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
Mike Davis, Storm Water Services
Matt Gustis, Storm Water Services

Explanation

- These projects will replace aging storm drainage infrastructure and/or reduce flooding across the city.
- Professional engineering services will include evaluation of infrastructure and storm drainage concerns to determine and design the needed improvements to the existing drainage systems.
- Specific planning tasks include, but are not limited to:
 - Site assessment activities,
 - Hydrologic and hydraulic analyses,
 - Determination of alternatives to address the applicable drainage issues,
 - Recommendations of a preferred solution,
 - Evaluation of downstream impacts, and
 - Selection of project delivery method.
- Specific design tasks include, but are not limited to:
 - Design of repairs and/or improvements,
 - Survey and utility location services,
 - Geotechnical subsurface investigations,
 - Preparation of construction documents, and
 - Construction administration.
- On October 2, 2025, the city issued a Request for Qualifications (RFQ) for professional engineering services for storm water projects; 20 responses were received.
- The companies selected are the best qualified to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.

Action A

- The Manchester Storm Drainage Improvement Project is bordered by Tracy Drive to the north, Homewood Place to the south, Revolution Park Drive to the east, and Fieldcrest Road to the west in

Council District 3.

Action B

- The East Boulevard Storm Drainage Improvement Project is bordered by Hopedale Avenue to the north, Wellesley Avenue to the south, Queens Road to the east, and Little Sugar Creek to the west in Council Districts 1 and 6.

Action C

- The Wheelock/Colony Storm Drainage Improvement Project is bordered by Runnymede Lane to the north, Roxborough Road to the south, Sharon Road to the east, and Colony Road to the west in Council District 6.

Action D

- The Interstate/Executive Storm Drainage Improvement Project is bordered by Scott Futrell Drive to the north, Denver Avenue to the south, Alleghany Street and Harding University Drive to the east, and Taggart Creek to the west in Council District 3.

Action E

- The Barncliff Storm Drainage Improvement Project is bordered by Denning Place to the north, Country Oaks Road to the south, a tributary to McAlpine Creek to the east, and East WT Harris Boulevard to the west in Council District 5.

Charlotte Business INclusion

The city negotiates project participation after the proposal selection process. Each Prime has identified the following certified firm(s) to be utilized:

Ardurra Group, Inc.

- Froehling & Robertson, Inc. (MBE) (material testing and soils engineering)
- Tidemark Land Services (SBE) (topographic surveys, plats)

Armstrong Glen, PC

- Froehling & Robertson, Inc. (MBE) (geotechnical assessment)
- Survey & Mapping Control, Inc. (SBE) (field surveying)

Dewberry and Associates, Inc.

- Avioimage Mapping Services, Inc. (SBE) (aerial imagery photogrammetry)
- Center Line Locating (WBE, SBE) (utility locates and soft digs)
- Froehling & Robertson, Inc. (MBE) (geotechnical engineering and environmental consulting)
- The Survey Company, Inc. (SBE) (survey)

Land Design, Inc.

- Barry Lambert Engineering, PC (SBE) (engineering services)
- Forrest Geomatics, PLLC (SBE) (land surveyor)
- Tidemark Land Services (SBE) (land surveyor)

WSP USA, Inc.

- Carolina Wetland Services, Inc. (WBE, SBE) (stream/wetland delineations)
- Center Line Locating, LLC (WBE, SBE) (utility location)
- Wells Geotech, LLC (SBE) (geotechnical services)

Fiscal Note

Funding: Stormwater Capital Investment Plan

Attachment(s)

Maps

[Map - Manchester SDIP](#)

[Map - East Blvd SDIP](#)

[Map - Wheelock/Colony SDIP](#)

[Map - Interstate/Executive SDIP](#)

[Map - Barncliff SDIP](#)

31. Equipment and Tool Rental Services

Action:

- A. **Approve the rental service of equipment and tools from a cooperative contract,**
- B. **Approve a unit price contract with Sunbelt Rentals Inc. for the rental of equipment and tools for a term of three years under OMNIA contract #R241502, and**
- C. **Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect at prices and terms that are the same or more favorable than those offered under the cooperative contact.**

Staff Resource(s):

Brent Cagle, CATS
Angela Charles, Charlotte Water
Debbie Smith, Transportation

Explanation

- Sunbelt Rentals Inc. provides equipment tool and rental services rentals at hourly, daily, weekly, and monthly rates under Omnia Partners Cooperative contract #R241502. These services are essential for operations across multiple city departments.
- 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 \$500,000.

Charlotte Business INclusion

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

Fiscal Note

Funding: CATS Operating Budget, CDOT Operating Budget, and Charlotte Water Operating Budget

32. Land Acquisition for Tree Canopy Preservation Program on Hart Road

Action:

- A. **Approve the purchase of two parcels consisting of approximately 1.641 acres in total located at 1404 and 1408 Hart Road (parcel identification numbers 031-472-37 and 031-472-38) in the amount of \$601,000,**
- 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 all documents necessary to complete this transaction.**

Staff Resource(s):

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

Explanation

- The city was approached by Mecklenburg County to determine interest in acquiring these parcels for the Tree Canopy Preservation Program (TCPP). Many properties in this area were damaged by Hurricane Helene in 2024.
- The parcels are located on Hart Road in Council District 2.
- The city is currently working to acquire several additional parcels along the Catawba River to preserve tree canopy in a high priority area and to assist in mitigating future flood risks. Mecklenburg County has also acquired properties in this area.
- The parcels are zoned N1-C (Neighborhood 1).
- The terms of the sale include:
 - Purchase price of \$601,000, including \$35,000 earnest money deposit paid within ten business days of execution, and to be applied to the purchase price at closing;
 - 60-day due diligence period; and
 - 30 days to close.
- On December 16, 2025, the Planning Committee reviewed the proposed land acquisition and had no additional comments.
- The city may grant a conservation easement to the Catawba Lands Conservancy to ensure stewardship of the tree canopy and monitoring of the property in perpetuity. Catawba Lands Conservancy determines whether they would like to collaborate on an easement.
- This property will be reforested with high quality mature hardwood forest and other native, beneficial species. Protection of the site will benefit a diversity of residents and migratory wildlife and help to protect the water quality of the local watershed.
- 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 TCPP 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 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.
- To date, the TCPP has acquired and preserved more than 430 acres of land, which is double what

- developers would have been required to protect under the on-site tree save option.
- The 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 - TCPP Hart Rd](#)

33. Land Acquisition for Tree Canopy Preservation Program on Riverside Drive

Action:

- A. Approve the purchase of two parcels consisting of approximately 0.312 acres in total located on Riverside Drive (parcel identification numbers 031-152-01 and 031-152-02) in the amount of \$223,000,**
- B. Authorize the City Manager, or his designee, to grant a conservation easement to the Catawba Lands Conservancy, and**
- C. Authorize the City Manager to negotiate and execute all documents necessary to complete this transaction.**

Staff Resource(s):

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

Explanation

- The city was approached by Mecklenburg County to determine interest in acquiring these parcels for the Tree Canopy Preservation Program (TCPP). Most properties in this area were damaged by Hurricane Helene in 2024.
- The properties are located on Riverside Drive in Council District 2.
- The city is currently working to acquire several additional parcels along the Catawba River. Mecklenburg County has also acquired several properties in this area.
- The parcels are zoned N1-C (Neighborhood 1).
- The terms of the sale include:
 - Purchase price of \$223,000, including \$10,000 earnest money deposit paid within 15 business days of execution, and to be applied to the purchase price at closing;
 - 30-day due diligence period; and
 - 30 days to close.
- On December 16, 2025, the Planning Committee reviewed the proposed land acquisition and had no comments.
- The city may grant a conservation easement to the Catawba Lands Conservancy to ensure stewardship of the tree canopy and monitoring of the property in perpetuity. Catawba Lands Conservancy determines whether they would like to collaborate on an easement.
- This property will be reforested with high quality mature hardwood forest and other native, beneficial species. Protection of the site will benefit a diversity of resident and migratory wildlife and help to protect the water quality of the local watershed.
- 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 TCPP 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 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.
- To date, the TCPP has acquired and preserved more than 430 acres of land, which is double what developers would have been required to protect under the on-site tree save option.

- The 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 - TCPP Riverside Dr](#)

34. Land Acquisition for Tree Canopy Preservation Program at 904 Riverside Drive

Action:

- A. Approve the purchase of approximately 0.354 acres located at 904 Riverside Drive (parcel identification number 031-151-22) in the amount of \$260,000,**
- B. Authorize the City Manager, or his designee, to grant a conservation easement to the Catawba Lands Conservancy, and**
- C. Authorize the City Manager to negotiate and execute all documents necessary to complete this transaction.**

Staff Resource(s):

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

Explanation

- The city was approached by Mecklenburg County to determine interest in acquiring this parcel for the Tree Canopy Preservation Program (TCPP). Most properties in this area were damaged by Hurricane Helene in 2024.
- The property is located on Riverside Drive in Council District 2.
- The city is currently working to acquire several additional parcels along the Catawba River. Mecklenburg County has also acquired several properties in this area.
- The parcel is zoned N1-C and N1-A (Neighborhood 1).
- The terms of the sale include:
 - Purchase price of \$260,000, including \$10,000 earnest money deposit paid within ten business days of execution, and to be applied to the purchase price at closing;
 - 30-day due diligence period; and
 - 30 days to close.
- On November 18, 2025, the Planning Committee reviewed the proposed land acquisition and had no comments.
- The city may grant a conservation easement to the Catawba Lands Conservancy to ensure stewardship of the tree canopy and monitoring of the property in perpetuity. Catawba Lands Conservancy determines whether they would like to collaborate on an easement.
- This property will be reforested with high quality mature hardwood forest and other native, beneficial species. Protection of the site will benefit a diversity of resident and migratory wildlife and help to protect the water quality of the local watershed.
- 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 TCPP 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 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.
- To date, the TCPP has acquired and preserved more than 430 acres of land, which is double what developers would have been required to protect under the on-site tree save option.
- The 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 - TCPP 904 Riverside Dr](#)

35. Meeting Minutes

Action:

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

- **November 10, 2025, Business Meeting,**
- **November 17, 2025, Zoning Meeting,**
- **November 24, 2025, Business Meeting,**
- **December 1, 2025, Organizational Meeting,**
- **December 8, 2025, Business Meeting, and**
- **December 15, 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>

36. Set a Public Hearing on Summerwell Mountain Island Voluntary Annexation

Action:

Adopt a resolution setting a public hearing for March 9, 2026, for Summerwell Mountain Island Area voluntary annexation petition.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- The property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares a boundary with current city limits.
- Annexation of this area will allow for more orderly development review, extension of city services, capital investments, and future annexation processes.
- The ±49.09-acre "Summerwell Mountain Island" site is in northwest Mecklenburg County. The property is located south of Interstate 485, on the west side of Oakdale Road, and adjacent to Long Creek.
 - The property is owned by Robin and Rebecca Bell, Elizabeth Sharpe, Joyce Jamieson, Mcall G C & Associates LP, and Midnight Nixon LLC.
 - The site is currently developed with residential structures that will be removed prior to any redevelopment.
 - The petitioner has plans to develop the site with 158 duplex units and 14 single-family detached units.
 - The property is zoned N1-A (Neighborhood 1 - A) which allows for single-family detached residential uses, as well as duplexes, triplexes, and a limited number of other uses.
 - The property is located immediately adjacent to City Council District 4.
 - The petitioned area consists of six parcels: parcel identification numbers 033-074-11, 033-074-12, 033-074-13, 033-074-14, 033-074-15, and 033-074-17.

Consistency with City Council Policies

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

Attachment(s)

Map

Resolution

[Map - Summerwell Mountain Island Annexation](#)

[Resolution - Summerwell Mountain Island Annexation PH](#)

37. Resolution of Intent to Abandon a Portion of Alleyway off East Worthington Avenue

Action:

- A. Adopt a Resolution of Intent to abandon a portion of alleyway off East Worthington Avenue, and**
- B. Set a public hearing for March 9, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

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

Petitioner

CRD Dilworth, LLC

Attachment(s)

Map

Resolution

[2025-005097A - Abandonment Map](#)

[2025-005097A Resolution of Intent 02.09.2026](#)

38. Resolution of Intent to Abandon a Portion of Alleyway off Piedmont Street

Action:

- A. Adopt a Resolution of Intent to abandon a portion of alleyway off Piedmont Street, and**
- B. Set a public hearing for March 9, 2026.**

Staff Resource(s):

Debbie Smith, Transportation
Leslie Bing, Transportation

Explanation

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

Petitioner

Republic Development Group, LLC

Attachment(s)

Map
Resolution

[2025-005881A - Abandonment Map](#)

[2025-005881A Resolution of Intent 02.09.2026](#)

39. Resolution of Intent to Abandon a Portion of Right-of-Way Adjacent to 1519 Crystal Road

Action:

- A. Adopt a Resolution of Intent to abandon a portion of right-of-way adjacent to 1519 Crystal Road, and**

- B. Set a public hearing for March 9, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

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

Petitioner

Kevin Dagenhart

Attachment(s)

Map

Resolution

[2025-004831A - Abandonment Map](#)

[2025-004831A Resolution of Intent 02.09.2026](#)

40. Resolution of Intent to Abandon a Portion of Right-of-Way Adjacent to 5516 Gorham Drive

Action:

- A. Adopt a Resolution of Intent to abandon a portion of right-of-way adjacent to 5516 Gorham Drive, and**
- B. Set a public hearing for March 9, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- Gorham Drive is located in Council District 6.

Petitioner

David DuBose

Attachment(s)

Map

Resolution

[2025-002800A - Abandonment Map](#)

[2025-002800A Resolution of Intent 02.09.2026](#)

41. Resolution of Intent to Abandon a Portion of Right-of-Way off Harris Oaks Boulevard

Action:

- A. Adopt a Resolution of Intent to abandon a portion of right-of-way off Harris Oaks Boulevard, and**
- B. Set a public hearing for March 9, 2026.**

Staff Resource(s):

Debbie Smith, Transportation

Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- Harris Oaks Boulevard is located in Council District 4.

Petitioner

Harris Corners Land, LLC

Attachment(s)

Map

Resolution

[2025-006246A - Abandonment Map](#)

[2025-006246A Resolution of Intent 02.09.2026](#)

CONSENT - PROPERTY TRANSACTIONS

42. Property Transactions - Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcels # 3 & 4

Action: Approve the following condemnation: Strategic Investment Area Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcels # 3 & 4

Project: Strategic Investment Area Harrisburg Road Shared-Use Path Winterwood to Sam Dee

Owner(s): Robert and Lori Long

Property Address: 10107 and 10115 Harrisburg Road

Total Parcel Area: 173,949 sq. ft. (3.993 ac.)

Property to be acquired by Fee Simple: 6,673 sq. ft. (0.153 ac.) fee simple inside right-of-way

Property to be acquired by Easements: 7,410 sq. ft. (0.170 ac.) in sidewalk utility easement and 4,259 sq. ft. (0.010 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Various trees and plantings

Zoned: N1-A and N1-B

Use: Neighborhood 1-A and Neighborhood 1-B

Parcel Identification Number(s): 111-061-25 and 111-061-05

<https://polaris3g.mecklenburgcountync.gov/pid/11106125>

<https://polaris3g.mecklenburgcountync.gov/pid/11106105>

Appraised Value: \$22,375

Property Owner's Concerns: The property owner has declined to engage in voluntary acquisition discussions due to general opposition to the project.

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: In order to move forward with the public use project, it is recommended to proceed to condemnation during which time there will be continued attempts to resolve through negotiation, mediation, and if necessary, court proceedings.

Council District: 5

Attachment(s): Maps

[Map - Harrisburg Rd SUP Winterwood to Sam Dee, Parcel #3](#)

[Map - Harrisburg Rd SUP Winterwood to Sam Dee, Parcel #4](#)

43. Property Transactions - Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcel # 6

Action: Approve the following condemnation: Strategic Investment Area Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcel # 6

Project: Strategic Investment Area Harrisburg Road Shared-Use Path Winterwood to Sam Dee

Owner(s): Ruth Sullivan Family Trust, Lloyd L Sullivan and L'Tanya Gordon, Trustee

Property Address: 10333 Harrisburg Road

Total Parcel Area: 216,771 sq. ft. (4.977 ac.)

Property to be acquired by Fee Simple: 6,229 sq. ft. (0.143 ac.) fee simple inside right-of-way

Property to be acquired by Easements: 3,015 sq. ft. (0.070 ac.) in storm drainage easement, 432 sq. ft. (0.010) in sidewalk utility easement, and 1,807 sq. ft. (0.041 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: N1-A

Use: Neighborhood 1-A

Parcel Identification Number(s): 111-061-08

<https://polaris3g.mecklenburgcountync.gov/pid/11106108>

Appraised Value: \$11,125

Property Owner's Concerns: The city is unable to reach an agreement with the property owner.

City's Response to Property Owner's Concerns: Property owner is unresponsive.

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: 5

Attachment(s): Map

[Map - Harrisburg Rd SUP Winterwood to Sam Dee, Parcel #6](#)

44. Property Transactions - Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcel # 7

Action: Approve the following condemnation: Strategic Investment Area Harrisburg Road Shared-Use Path Winterwood to Sam Dee, Parcel # 7

Project: Strategic Investment Area Harrisburg Road Shared-Use Path Winterwood to Sam Dee

Owner(s): Earl Dale Griffin

Property Address: 10334 Harrisburg Road

Total Parcel Area: 530,120 sq. ft. (12.170 ac.)

Property to be acquired by Fee Simple: 10,410 sq. ft. (0.239 ac.) fee simple inside right-of-way

Property to be acquired by Easements: 1,143 sq. ft. (0.026 ac.) in storm drainage easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Trees

Zoned: N1-A

Use: Neighborhood 1-A

Parcel Identification Number(s): 111-064-03
<https://polaris3g.mecklenburgcountync.gov/pid/11106403>

Appraised Value: \$3,200

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

City's Response to Property Owner's Concerns: Property owner is unresponsive.

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: 5

Attachment(s): Map

[Map - Harrisburg Rd SUP Winterwood to Sam Dee, Parcel #7](#)

45. Property Transactions - Nations Ford Road Signal Upgrades, Parcel # 5

Action: Approve the following condemnation: Strategic Investment Area Nations Ford Road Signal Upgrades, Parcel # 5

Project: Strategic Investment Area Nations Ford Road Signal Upgrades

Owner(s): Southwood Village Realty LLC, A North Carolina Limited Liability Company

Property Address: 201 West Arrowood Road

Total Parcel Area: 388,686 sq. ft. (8.923 ac.)

Property to be acquired by Easements: 436 sq. ft. (0.010 ac.) in sidewalk utility easement, 392 sq. ft. (0.009 ac.) in permanent shelter easement, and 1,612 sq. ft. (0.037 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: CG

Use: General Commercial

Parcel Identification Number(s): 203-189-07

<https://polaris3g.mecklenburgcountync.gov/pid/20318907>

Appraised Value: \$4,850

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

City's Response to Property Owner's Concerns: Property owner is unresponsive.

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 - Nations Ford Rd Signal Upgrades, Parcel #5](#)

Adjournment

REFERENCES

46. 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.

47. 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.

48. 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.