

# City of Charlotte

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



## Meeting Agenda

**Monday, January 12, 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.

[2026-1-12 Council Agenda QA](#)

### **2. Consent agenda items 13 through 42 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.**

**Time:** 10 minutes

Consideration of Consent Items shall occur in the following order:

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

### 3. Action Preview Overview

**Staff Resource(s):**

Marcus Jones, City Manager

### 4. Action Preview Items

#### **Pollinator Habitats and Naturalistic Landscapes**

**Council Resource:**

LaWana Mayfield, Committee Chair, Housing

**Staff Resource(s):**

Rebecca Hefner, Housing and Neighborhood Services

Jerry Green, Housing and Neighborhood Services

**Time:** Presentation - 15 minutes; Discussion - 25 minutes

**Explanation**

- Receive an overview of the current Health & Sanitation ordinance regarding overgrown vegetation, review the city's current registry process for pollinator gardens and naturalistic landscapes, and proposed edit to the ordinance that was recommended by the Housing Committee.

### 5. Closed Session (as necessary)

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

*Call to Order*

*Introductions*

*Invocation*

*Pledge of Allegiance*

## **PUBLIC FORUM**

### **6. Public Forum**

**POLICY**

**7. City Manager's Report**

## **BUSINESS**

## 8. Sublease of City-Leased Property at 8115 Eastland Yards Boulevard, Suite 105

### **Action:**

- A. Adopt a resolution approving a sublease of city-leased property located at 8115 Eastland Yards Boulevard, Suite 105 with Rumbao Latin Dance Company LLC, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the sublease of the property.**

### **Council Resource**

James Mitchell, Committee Chair, Economic Development and Workforce

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

Shahid Rana, Economic Development

Todd DeLong, Economic Development

### **Explanation**

- Rumbao Latin Dance Company LLC desires to lease 3,245 square feet in Suite 105 of the mixed-use development located at 8115 Eastland Yards Boulevard for the purposes of operating a Latin dance studio, including the offering of classes, performances and recitals, and associated business operations of a dance studio.
- The city has authority to enter into this lease agreement under its Charter and NC General Statute Section 160A-272.
- The lease terms include:
  - Five-year initial term;
  - One, four-year renewal option; and
  - Annual lease rate of \$12 per square foot to be increased annually at a rate of three percent and 15 percent of gross sales exceeding an artificial breakpoint of \$325,000 in any year.

### **Background**

- While updating City Council and the former Jobs and Economic Development Committee over the past several years, staff highlighted the city's commitment to building an equitable economy in East Charlotte. To advance this goal, the city executed a master lease of approximately 16,175 square feet of ground floor commercial space in the two mixed-use buildings development by Crosland Southeast (CSE).
  - Small business support as part of the Eastland Yards redevelopment has been an integral component of the city's small business support strategy since November 2020.
- Recognizing that access to affordable commercial space is a major barrier for small business growth, the city has partnered with CSE over the past year to ensure a diverse tenant mix that:
  - Activates the ground floor and complements the redevelopment;
  - Strengthens the retail/commercial balance;
  - Increases pedestrian activity throughout the day; and
  - Creates a unique sense of place.
- On August 28, 2023, City Council authorized the City Manager to negotiate and execute a master lease agreement with CSE for the Eastland Yards site. Key terms include:
  - Ten-year lease term with at least one, five-year extension option;
  - Base triple-net rent of \$39.70 per rentable square foot; and
  - Average tenant allowance of \$35 per square foot from CSE.
- The Master Lease agreement was executed in December 2023.

### **Attachment(s)**

Resolution

[Resolution - Sublease 8115 Eastland Yards Blvd, Ste 105](#)

## 9. Sublease of City-Leased Property at 8115 Eastland Yards Boulevard, Suite 106

### **Action:**

- A. Adopt a resolution approving a sublease of city-leased property located at 8115 Eastland Yards Boulevard, Suite 106 with Alvaranga Realty LLC, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the sublease of the property.**

### **Council Resource**

James Mitchell, Committee Chair, Economic Development and Workforce

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

Shahid Rana, Economic Development

Todd DeLong, Economic Development

### **Explanation**

- Alvaranga Realty LLC desires to lease 2,527 square feet in Suite 106 of the mixed-use development located at 8115 Eastland Yards Boulevard for the purposes of operating a salon suite business, consisting of rental of individual suites to licensed beauty and wellness professionals providing salon and personal care services, and for no other purpose.
- The city has authority to enter into this lease agreement under its Charter and NC General Statute Section 160A-272.
- The lease terms include:
  - Five-year initial term;
  - One, four-year renewal option; and
  - Annual lease rate of \$17 per square foot to be increased annually at a rate of three percent and 12 percent of gross sales exceeding a natural breakpoint of \$357,992 in any year.

### **Background**

- While updating City Council and the former Jobs and Economic Development Committee over the past several years, staff highlighted the city's commitment to building an equitable economy in East Charlotte. To advance this goal, the city executed a master lease of approximately 16,175 square feet of ground floor commercial space in the two mixed-use buildings development by Crosland Southeast (CSE).
  - Small business support as part of the Eastland Yards redevelopment has been an integral component of the city's small business support strategy since November 2020.
- Recognizing that access to affordable commercial space is a major barrier for small business growth, the city has partnered with CSE over the past year to ensure a diverse tenant mix that:
  - Activates the ground floor and complements the redevelopment,
  - Strengthens the retail/commercial balance,
  - Increases pedestrian activity throughout the day, and
  - Creates a unique sense of place.
- On August 28, 2023, City Council authorized the City Manager to negotiate and execute a master lease agreement with CSE for the Eastland Yards site. Key terms include:
  - Ten-year lease term with at least one, five-year extension option;
  - Base triple-net rent of \$39.70 per rentable square foot; and
  - Average tenant allowance of \$35 per square foot from CSE.
- The Master Lease agreement was executed in December 2023.

### **Attachment(s)**

Resolution

[Resolution - Sublease 8115 Eastland Yards Blvd, Ste 106](#)

## 10. Sublease of City-Leased Property at 5625 Hollyfield Drive, Suite 122

### **Action:**

- A. Adopt a resolution approving a sublease of city-leased property located at 5625 Hollyfield Drive, Suite 122 with Artisen Gelato, and**
  
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the sublease of the property.**

### **Council Resource**

James Mitchell, Committee Chair, Economic Development and Workforce

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

Shahid Rana, Economic Development

Todd DeLong, Economic Development

### **Explanation**

- Artisen Gelato desires to lease 1,000 square feet in Suite 122 of the mixed-use development located at 5625 Hollyfield Drive for the purposes of operating a gelato and ice cream shop, including the sale of gelato, sorbet, desserts, and related products.
- The city has authority to enter into this lease agreement under its Charter and NC General Statute Section 160A-272.
- The lease terms include:
  - Five-year initial term;
  - One, four-year renewal option; and
  - Annual lease rate of \$22 per square foot to be increased annually at a rate of three percent per year and six percent of gross sales exceeding a natural breakpoint of \$375,467 in any year.

### **Background**

- While updating City Council and the former Jobs and Economic Development Committee over the past several years, staff highlighted the city's commitment to building an equitable economy in East Charlotte. To advance this goal, the city executed a master lease of approximately 16,175 square feet of ground floor commercial space in the two mixed-use buildings development by Crosland Southeast (CSE).
  - Small business support as part of the Eastland Yards redevelopment has been an integral component of the city's small business support strategy since November 2020.
- Recognizing that access to affordable commercial space is a major barrier for small business growth, the city has partnered with CSE over the past year to ensure a diverse tenant mix that:
  - Activates the ground floor and complements the redevelopment;
  - Strengthens the retail/commercial balance;
  - Increases pedestrian activity throughout the day; and
  - Creates a unique sense of place.
- On August 28, 2023, City Council authorized the City Manager to negotiate and execute a master lease agreement with CSE for the Eastland Yards site. Key terms include:
  - Ten-year lease term with at least one, five-year extension option;
  - Base triple-net rent of \$39.70 per rentable square foot; and
  - Average tenant allowance of \$35 per square foot from CSE.
- The Master Lease agreement was executed in December 2023.

### **Attachment(s)**

Resolution

[Resolution - Sublease 5625 Hollyfield Dr, Ste 122](#)

## 11. Sublease of City-Leased Property at 5625 Hollyfield Drive, Suite 123

### **Action:**

- A. Adopt a resolution approving a sublease of city-leased property located at 5625 Hollyfield Drive, Suite 123 with HG Eastland, LLC dba Higher Grounds by Manolo, and**
- B. Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete the sublease of the property.**

### **Council Resource**

James Mitchell, Committee Chair, Economic Development and Workforce

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

Shahid Rana, Economic Development

Todd DeLong, Economic Development

### **Explanation**

- HG Eastland, LLC dba Higher Grounds by Manolo desires to lease 1,024 square feet in Suite 123 of the mixed-use development located at 5625 Hollyfield Drive for the purposes of operating a coffee shop offering coffee, tea, beverages, and light food items typically associated with a café, and for no other purpose.
- The city has authority to enter into this lease agreement under its Charter and NC General Statute Section 160A-272.
- The lease terms include:
  - Five-year initial term;
  - One, four-year renewal option; and
  - Annual lease rate of \$22 per square foot to be increased annually at a rate of three percent per year and six percent of gross sales exceeding a natural breakpoint of \$375,467 in any year.

### **Background**

- While updating City Council and the former Jobs and Economic Development Committee over the past several years, staff highlighted the city's commitment to building an equitable economy in East Charlotte. To advance this goal, the city executed a master lease of approximately 16,175 square feet of ground floor commercial space in the two mixed-use buildings development by Crosland Southeast (CSE).
  - Small business support as part of the Eastland Yards redevelopment has been an integral component of the city's small business support strategy since November 2020.
- Recognizing that access to affordable commercial space is a major barrier for small business growth, the city has partnered with CSE over the past year to ensure a diverse tenant mix that:
  - Activates the ground floor and complements the redevelopment;
  - Strengthens the retail/commercial balance;
  - Increases pedestrian activity throughout the day; and
  - Creates a unique sense of place.
- On August 28, 2023, City Council authorized the City Manager to negotiate and execute a master lease agreement with CSE for the Eastland Yards site. Key terms include:
  - Ten-year lease term with at least one, five-year extension option;
  - Base triple-net rent of \$39.70 per rentable square foot; and
  - Average tenant allowance of \$35 per square foot from CSE.
- The Master Lease agreement was executed in December 2023.

### **Attachment(s)**

Resolution

[Resolution - Sublease 5625 Hollyfield Dr, Ste 123](#)

## 12. Interlocal Agreement to Support the Administrative Start-Up of the Metropolitan Public Transportation Authority

### Action:

- A. **Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute an interlocal agreement with the Metropolitan Public Transportation Authority (MPTA) to support the administrative start-up of the MPTA,**
- B. **Authorize the City Manager to negotiate and execute all documents and contracts necessary to complete the interlocal agreement and to provide administrative start-up support to the MPTA up to an amount of \$4,300,000, and**
- C. **Adopt a budget ordinance appropriating \$4,300,000 in fund balance in the CATS Operating Fund for transfer to and appropriation in the CATS Capital Projects Fund.**

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

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

### **Explanation**

- The Projects for Advancing Vehicle-Infrastructure Enhancements (PAVE) Act specifies several tasks that the Metropolitan Public Transportation Authority (MPTA) must complete no later than July 1, 2026, including:
  - Establishing Board governance policies,
  - Developing financial and operational policies,
  - Creating Human Resources and Information Technology plans, and
  - Creating an asset acquisition timeline and plan.
- To support the MPTA and PAVE Act requirements that must be fulfilled no later than July 1, 2026, the city proposes to enter into an Interlocal Agreement with the MPTA.
- Additionally, the city will appropriate \$4.3 million in existing fund balance from the CATS Operating Fund to the CATS Capital Projects Fund to support eligible administrative startup costs to ensure the MPTA is positioned for long-term organizational success.
  - This fund balance is comprised of existing Article 43 sales tax revenues, which must be used for expenses related to the public transit system, as permitted by the State of North Carolina. The one-percent local sales and use tax approved by voters on November 4, 2025, is not yet levied, and, therefore, is not being used for these expenses.
- The city will manage the startup contracts and costs on behalf of the MPTA through June 30, 2026. The \$4.3 million will begin being utilized for contracts upon appropriation. Eligible administrative and startup costs associated with the initial requirements to be met by July 1, 2026, may include:
  - Legal services,
  - Accounting and auditing,
  - Meeting and administrative expenses,
  - Required studies and regulatory filings,
  - Directors and Officers/Public Officials insurance,
  - Consultants and advisory services, and
  - Other reasonable and necessary administrative expenses.
- This budget allocation is based on six months of CATS' current fiscal year budget for similar administrative services provided by the city on their behalf.
- Future Council actions are anticipated to fulfill the city's and the MPTA's requirements under the PAVE Act and to further facilitate the establishment of the MPTA and the transition of CATS from a department within the City of Charlotte to the MPTA.

### **Background**

- On July 1, 2025, the PAVE Act was enacted by the North Carolina General Assembly. The PAVE Act

authorized Mecklenburg County to obtain an additional source of revenue to expand and improve roadway systems and public transportation for the Mecklenburg County region by assessing a one-percent local sales and use tax subject to voter approval.

- On November 4, 2025, Mecklenburg County voters approved the one-percent local sales tax referendum as outlined by the PAVE Act.
- On December 2, 2025, the Mecklenburg County Board of Commissioners adopted a resolution to levy the one-percent local sales tax effective July 1, 2026.
- On December 18, 2025, the inaugural MPTA Board Meeting was held, oaths of office were administered to the Board of Trustees, and Board positions were elected.
- Under the PAVE Act, the Charlotte Area Transit System (CATS), currently a department within the City of Charlotte, will transition to the newly established MPTA.

**Fiscal Note**

Funding: CATS Operating Fund

**Attachment(s)**

Committee Presentation

Interlocal Agreement - Working Draft

Resolution

Budget Ordinance

[01.05.2026 Presentation to Committees](#)

[Draft Admin. Start-Up Interlocal Agreement with MPTA \(1-8-26\)](#)

[Resolution - MPTA Start-Up](#)

[Budget Ordinance - MPTA Start-Up Costs](#)

## CONSENT

### 13. Governor's Highway Safety Program Grant for Traffic Safety

**Action:**

Adopt a resolution authorizing the City Manager, or his designee, to apply for and accept a grant in the amount of \$50,000 from the North Carolina Governor's Highway Safety Program to conduct overtime projects focused on increased enforcement of traffic violations.

**Staff Resource(s):**

Estella D. Patterson, Police

Kevin Triola, Police

Katie Anderson, Police

**Explanation**

- The Charlotte-Mecklenburg Police Department (CMPD) has been invited to apply for a \$50,000 grant from the North Carolina Governor's Highway Safety Program.
- The terms of the grant require that City Council adopt a resolution authorizing CMPD to apply for and accept the grant funding.
- If awarded, this grant will provide funding to conduct overtime projects focused on increased enforcement of traffic violations such as aggressive driving, organized street racing or takeovers, and/or special traffic operations including Vision Zero.
- Officers will work two- to six-hour shifts in areas of the city and Mecklenburg County that have been identified as having a problem with excessive speeding and crashes.
- The grant is for a one-year term from October 1, 2026, through September 30, 2027.
- No matching funds are required from the city.

**Fiscal Note**

Funding: North Carolina Governor's Highway Safety Program Grant

**Attachment(s)**

Resolution

[Resolution - NCGHSP Grant for Traffic Study](#)

## 14. Governor's Highway Safety Program Grant for Traffic Safety - Driving While Impaired Task Force

### **Action:**

**Adopt a resolution authorizing the City Manager, or his designee, to apply for and accept a grant in the amount of \$249,169 from the North Carolina Governor's Highway Safety Program for the Driving While Impaired Task Force.**

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

Estella D. Patterson, Police  
Kevin Triola, Police  
Katie Anderson, Police

### **Explanation**

- The Charlotte-Mecklenburg Police Department (CMPD) has been invited to apply for a North Carolina Governor's Highway Safety Program (NC GHSP) grant for the Driving While Impaired (DWI) Task Force. This is an annual opportunity, which has been granted to the city for the past 13 years.
- The terms of the grant require that City Council adopt a resolution authorizing CMPD to apply for and accept grant funding.
- The total cost for the DWI Task Force, made up of six officers and one sergeant, is projected to be \$989,675 in fiscal year (FY) 2027. The grant will fund 25 percent of the Task Force's costs (\$249,169). The city plans to provide the 75 percent required match (\$747,506) with funding from CMPD's operating budget.
- In FY 2025, the DWI Task Force charged a total of 713 DWI offenses and issued 2,980 total violations and 4,066 traffic stops.
- To combat impaired driving through education, the DWI Task Force has taught six Drug and Alcohol Awareness classes at area high schools, universities, and at various community events, and three Standardized Field Sobriety Test (SFST) classes, two SFST refresher classes, and two DWI 101 classes to local law enforcement.
- The seven positions partially funded by the NC GHSP Grant are permanent CMPD positions.
- The grant is for a one-year term from October 1, 2026, through September 30, 2027.

### **Fiscal Note**

Funding: North Carolina Governor's Highway Safety Program Grant and Police Operating Budget

### **Attachment(s)**

Resolution

[Resolution - NCGHSP Grant for DWI Task Force](#)

## 15. Governor's Highway Safety Program Grant for Traffic Safety - Law Enforcement Liaison

**Action:**

Adopt a resolution authorizing the City Manager, or his designee, to apply for and accept a grant in the amount of \$30,000 from the North Carolina Governor's Highway Safety Program.

**Staff Resource(s):**

Estella D. Patterson, Police

Kevin Triola, Police

Katie Anderson, Police

**Explanation**

- The Charlotte-Mecklenburg Police Department (CMPD) has been invited to apply for a \$30,000 grant from the North Carolina Governor's Highway Safety Program.
- The terms of the grant require that City Council adopt a resolution authorizing CMPD to apply for and accept the grant funding.
- If awarded, the grant will provide:
  - \$17,500 to purchase six LIDAR radar units (handheld pieces of equipment used by certified officers to detect speeding);
  - \$8,000 for professional development (in- and out-of-state training and conference); and
  - \$4,500 for support for regional meetings hosted by CMPD's Law Enforcement Liaison.
- The grant is for the one-year term from October 1, 2026, to September 30, 2027.
- No matching funds are required from the city.

**Fiscal Note**

Funding: North Carolina Governor's Highway Safety Program Grant

**Attachment(s)**

Resolution

[Resolution - NCGHSP Grant for Law Enforcement Liaison](#)

## 16. Harrisburg Road and Robinson Church Road Intelligent Transportation System Project

### **Action:**

**Approve a contract in the amount of \$569,601.96 to the lowest responsive bidder Hyper Networks LLC for the Harrisburg Road and Robinson Church Road Intelligent Transportation Systems Project.**

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

Debbie Smith, Transportation  
David Smith, Transportation  
Ashley Boenisch, 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.
- Traffic signals and traffic management cameras are key components of an Intelligent Transportation System (ITS), and interconnecting them enables remotely monitoring and adjusting traffic signals to improve traffic flow.
- The project will install approximately 4.1 miles of fiber optic cable along Harrisburg Road from Pence Road to Mecklenburg Shrine Club Road and along Robinson Church Road from Harrisburg Road to Hood Road in the Far East-Harrisburg SIA.
- ITS projects support current and future initiatives by using technology to improve safety and maximize the capacity of existing roadway infrastructure, as described in the Innovative Policy of the Strategic Mobility Plan.
- On December 2, 2025, the city issued an Invitation to Bid; three bids were received.
- Hyper Networks LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2026.
- This project is in Council District 5.

### **Charlotte Business INCLUSION**

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

### **Fiscal Note**

Funding: General Capital Investment Plan

### **Attachment(s)**

Map

[Map - Harrisburg Rd & Robinson Church Rd ITS](#)

## 17. Building and Grounds Maintenance Services

### **Action:**

- A. Approve contracts for building and grounds maintenance services for a term of three years with the following:**
- **Champion Landscapes, Inc.,**
  - **Pristine Properties of NC, Inc. (SBE), 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 Division is responsible for building and grounds maintenance services on city-owned parcels.
- These contracts will include routine care for city-owned buildings and grounds including mowing, mulching, shrub and bed maintenance, and overall landscape upkeep.
- On October 20, 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 the RFP.
- 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 \$202,675.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: General Services Operating Budget

## 18. Fleet Towing Services

### **Action:**

- A. Approve a contract with Hunter Auto and Wrecker Service, Inc. for fleet towing 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):**

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

### **Explanation**

- The city's Fleet Management Division provides maintenance services for vehicles and special equipment for various city departments and Mecklenburg County.
- Towing services are needed to transport and recover disabled vehicles and special equipment, provide support to the city as needed during inclement weather, and assist during special events.
- Services will be provided for a wide range of vehicles and equipment, including sedans, SUVs, medium- and heavy-duty trucks, fire apparatus, police vehicles, and construction equipment.
- On October 1, 2025, the city issued a Request for Proposals (RFP); six responses were received.
- Hunter Auto and Wrecker Services, Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Annual expenditures are estimated to be \$850,000.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: Various Departments' Operating Budgets

## 19. 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.

### **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](#)

## 20. Professional Engineering Services for Watershed Planning

### **Action:**

- A. Approve a contract in an amount not to exceed \$1,250,000 with Geosyntec Consultants of NC PC for watershed planning services, 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  
Robert Zink, Storm Water Services

### **Explanation**

- Watershed Planning Services will help the city maintain compliance with Clean Water Act requirements to improve impaired surface waters.
- Specific tasks include but are not limited to:
  - Identifying primary causes of surface water quality degradation based on collected data and develop watershed models to estimate the water quality improvement that could result from implementing projects identified in a watershed improvement plan;
  - Developing watershed improvement plans to improve surface water quality;
  - Conducting desktop and field analysis to identify, characterize, and map surface water quality improvement potential project sites;
  - Developing site feasibility analyses, conceptual designs, and cost estimates for potential projects; and
  - Assisting with public outreach activities related to watershed improvement plan development and implementation.
- On October 8, 2025, the city issued a Request for Qualifications (RFQ); four responses were received.
- Geosyntec Consultants of NC PC is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.

### **Charlotte Business INclusion**

The city negotiates contract participation after the proposal selection process. Geosyntec Consultants of NC PC has identified the following certified firm(s) as project scopes are defined:

- CES Group Engineers, LLP (WBE) (surveying, SUE, and utility coordination support)

### **Fiscal Note**

Funding: Stormwater Capital Investment Plan

## 21. Charlotte Water Facilities Grounds Maintenance Services

### **Action:**

- A. Approve unit price contracts for grounds maintenance services for a term of two years with the following:**
- Carolina Commercial Landscaping LLC (SBE),
  - Mark D. Leake dba Cutt'n Up Yards (MBE, SBE),
  - Triple L Landscape (MBE, SBE),
  - Truesdale Lawn Service Inc. (SBE), and
- B. Authorize the City Manager to renew the contracts for up to two, two-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 mowing and landscaping services for Charlotte Water facilities and properties within its service area.
- On October 1, 2025, the city issued a Request for Proposals (RFP); 11 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 \$1,050,000.

### **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 firms 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. The selected firms are city certified MBE and/or SBE, therefore 100% of their self-performance will be counted towards the project participation.

### **Fiscal Note**

Funding: Charlotte Water Operating Budget

## 22. Leak Detection Services

### **Action:**

- A. Approve a unit price contract with McKim & Creed, Inc. for leak detection services for a term of two years, and**
  
- B. Authorize the City Manager to renew the contract for up to three, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

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

Angela Charles, Charlotte Water  
Carl Wilson, Charlotte Water  
Matthew Bedford, Charlotte Water

### **Explanation**

- The contract provides leak detection services on an as-needed basis throughout Charlotte Water's service area.
- Leak detection services are used for locating leaks on water mains prior to excavation and scanning the potable water system for unreported leaks.
- On November 6, 2025, the city issued a Request for Proposals (RFP); two responses were received.
- McKim & Creed, Inc. best 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 \$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. McKim & Creed, Inc. will be responsible 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

### **Fiscal Note**

Funding: Charlotte Water Operating Budget

## 23. McAlpine Creek Wastewater Plant Storage Tank Upgrade

### **Action:**

**Approve a contract in the amount of \$19,595,000 to the lowest responsive bidder Harper General Contractors, Inc. for the McAlpine Creek Wastewater Treatment Plant Digested Sludge Storage Rehabilitation project.**

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

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

### **Explanation**

- This contract covers the construction of the McAlpine Creek Wastewater Treatment Plant (WWTP) Digested Sludge Storage Facility Rehabilitation Project located in the Town of Pineville (adjacent to Council District 7).
- The project involves upgrading and rehabilitating two digested sludge storage tanks and associated infrastructure.
- On September 5, 2025, the city issued an Invitation to Bid (ITB); one bid was received.
  - NC General Statute Section 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On October 22, 2025, the city re-issued the ITB; one bid was received.
- Harper General Contractors, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the third quarter of 2027.

### **Charlotte Business INclusion**

Established MWSBE Goal: 3.00%

Committed MWSBE Goal: 14.97%

Harper General Contractors, Inc. exceeded the established contract goal and has committed 14.97% (\$2,932,694) of the total contract amount to the following certified firm(s):

- Radco Roofing (WBE) (\$75,969) (roofing)
- Smart Electric Company, Inc. (WBE) (\$2,856,725) (electrical)

### **Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

## 24. Water and Sanitary Sewer Infrastructure Construction

### **Action:**

**Approve contracts with the following lowest responsive bidders for new water and sanitary sewer infrastructure construction:**

- **R.H. Price, Inc. in the amount of \$14,580,988.80 for Fiscal Year 2026 Water and Sanitary Sewer Infrastructure Construction Contract 1, and**
- **HG&L Development, LLC in the amount of \$6,759,446.10 for Fiscal Year 2026 Water and Sanitary Sewer Infrastructure Construction Contract 2.**

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

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

### **Explanation**

- These contracts will provide for new water and sanitary sewer infrastructure construction throughout the Charlotte Water service area.
- Projects include supporting public requests to extend water and/or sewer service to locations where no service exists, water system reliability projects for system improvements, and sewer capacity projects to support capacity for growth.
- The project is anticipated to be complete by the fourth quarter of 2028.

### **Contract 1**

- On October 28, 2025, the city issued an Invitation to Bid (ITB) for Fiscal Year 2026 Water and Sanitary Sewer Infrastructure Construction Contract 1; four bids were received.
- R.H. Price, Inc. was selected as the lowest responsive, responsible bidder.

### **Contract 2**

- On October 28, 2025, the city issued an ITB for Fiscal Year 2026 Water and Sanitary Sewer Infrastructure Construction Contract 2; four bids were received.
- HG&L Development, LLC was selected as the lowest responsive, responsible bidder.

### **Charlotte Business INclusion**

#### **Contract 1**

Established MBE Goal: 10.00%

Committed MBE Goal: 10.00%

R.H. Price, Inc. met the established contract goal and has committed 10.00% (\$1,458,100) of the total contract amount to the following certified firm(s):

- Uniforce Construction Corporation (MBE, SBE) (\$1,458,100) (pipe installation)

Established WBE Goal: 7.00%

Committed WBE Goal: 7.00%

R.H. Price, Inc. met the established contract goal and has committed 7.00% (\$1,020,670) of the total contract amount to the following certified firm(s):

- Trull Contracting, LLC (WBE) (\$1,020,670) (concrete and asphalt work)

#### **Contract 2**

Established MBE Goal: 8.00%

Committed MBE Goal: 8.08%

HG&L Development, LLC exceeded the established contract goal and has committed 8.08% (\$546,465) of the total contract amount to the following certified firm(s):

- Buffkin Trucking, Inc. (MBE, SBE) (\$230,000) (hauling)
- Diamond Trucking of NC, Inc. (MBE, SBE) (\$230,000) (hauling)
- LKN Engineering and Testing PC (MBE, SBE) (\$4,625) (construction material testing)

- Love Family First LLC (MBE, SBE) (\$75,000) (traffic control)
- Mid Atlantic Erosion Control, Inc. (MBE, SBE) (\$6,840) (erosion control)

Established WSBE Goal: 7.00%

Committed WSBE Goal: 7.00%

HG&L Development, LLC met the established contract goal and has committed 7.00% (\$473,162) of the total contract amount to the following certified firm(s):

- C and D Utility (SBE) (\$473,162) (water/sewer installation)

**Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

## 25. Collective Storm Drainage Improvement Project Series AE

### **Action:**

- A. Approve a contract in the amount of \$1,850,777.50 to the lowest responsive bidder Hux Contracting, LLC (SBE) for the Collective Storm Drainage Improvement Project Series AE, 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**

- The contract is part of an ongoing program to provide repairs and/or improvements to storm drainage systems across the city.
- The contract will address storm drainage systems at:
  - 4440 Holbrook Drive in Council District 5, and
  - 4611 Denver Avenue in Council District 3.
- On November 4, 2025, the city issued an Invitation to Bid; four 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 2027.

### **Charlotte Business INclusion**

Established MBE Goal: 8.00%

Committed MBE Goal: 8.02%

Hux Contracting, LLC exceeded the established contract goal and has committed 8.02% (\$148,500) of the total contract amount to the following certified firm(s):

- Above Average Trucking Co., LLC (MBE, SBE) (\$48,500) (hauling)
- Shoreline Trucking, LLC (MBE, SBE) (\$100,000) (hauling)

Established WSBE Goal: 6.00%

Committed WSBE Goal: 6.02%

Hux Contracting, LLC exceeded the established contract goal and has committed 6.02% (\$111,500) of the total contract amount to the following certified firm(s):

- B & N Grading, Inc. (WBE) (\$42,500) (milling and paving)
- Carolina Cajun Concrete, Inc. (SBE) (\$69,000) (concrete and storm drainage)

### **Fiscal Note**

Funding: Stormwater Capital Investment Plan

### **Attachment(s)**

Map

[Map - Collective SDIP Series AE](#)

## 26. Magnolia/Winthrop Storm Drainage Improvement Project

### **Action:**

- A. Approve a contract in the amount of \$2,837,005.15 to the lowest responsive bidder GreenWater Development Inc. for the Magnolia/Winthrop 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 Winthrop Avenue from Magnolia Avenue to Ideal Way and along Ideal Way from Winthrop Avenue to McDonald Avenue in Council District 1.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, sidewalk, and asphalt paving.
- On November 12, 2025, the city issued an Invitation to Bid; seven bids were received.
- GreenWater Development, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2027.

### **Charlotte Business INclusion**

Established MBE Goal: 8.00%

Committed MBE Goal: 8.25%

Green Water Development, Inc. exceeded the established contract goal and has committed 8.25% (\$234,141) of the total contract amount to the following certified firm(s):

- Redstone Materials Inc. (MBE, SBE) (\$92,960) (hauling)
- RRC Concrete (MBE) (\$141,181) (concrete)

Established WBE Goal: 4.00%

Committed WBE Goal: 10.34%

Green Water Development, Inc. exceeded the established contract goal and has committed 10.34% (\$293,450) of the total contract amount to the following certified firm(s):

- On-Time Construction (WBE, SBE) (\$293,450) (masonry)

### **Fiscal Note**

Funding: Stormwater Capital Investment Plan

### **Attachment(s)**

Map

[Map - Magnolia/Winthrop SDIP](#)

## 27. Project Management Information System

### **Action:**

- A. **Authorize the City Manager to negotiate and execute a contract with Systemates, Inc. to provide, implement, and maintain a project management information system for a term of five years, and**
- B. **Authorize the City Manager to purchase additional software licenses, services, hardware, maintenance, and support as required to maintain the system for as long as the city uses the system.**

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

Angela Charles, Charlotte Water  
Mike Davis, Storm Water Services  
Phil Reiger, General Services  
Debbie Smith, Transportation

### **Explanation**

- The contract will improve and enhance capital project delivery by providing an integrated technology system to fully manage all aspects of projects and programs including schedules, budgets, risks, cash flow, workflow automations, document control, performance management, analytics, and reporting.
- The effort represents a collaboration between Storm Water Services, General Services, and Charlotte Department of Transportation.
- On December 13, 2024, the city issued a Request for Proposals (RFP); five responses were received.
- Systemates, Inc. best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- The one-time initial expenditure for software licensing, system configuration and customization, implementation, and training is estimated to be \$590,000. Annual software licensing expenditures thereafter are estimated to be \$510,000.
- This contract may be extended for use by other city departments, as deemed appropriate.

### **Charlotte Business INclusion**

Contract goals were not established for this contract because the scope of work or goods does not present viable subcontracting opportunities. Systemates, 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: General Capital Investment Plan and Stormwater Operating Budget

## 28. Surface Water Quality Enhancement Services

### Action:

- A. **Approve a unit price contract with Freese and Nichols, Inc. for surface water quality enhancement 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  
Mike Davis, Storm Water Services  
Robert Zink, Storm Water Services

### **Explanation**

- Storm Water Services constructs surface water quality enhancement projects to remove pollutants from stormwater runoff before the water is discharged into creeks. These projects are intended to improve surface water quality to meet state standards.
- This contract will be utilized to evaluate the feasibility of and provide design services for surface water quality enhancement projects.
- This contract also includes evaluations and improvements of existing city-owned stormwater control measures.
- On September 25, 2025, the city issued a Request for Qualifications (RFQ); five responses were received.
- Freese and Nichols, Inc. is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- 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 \$350,000.

### **Charlotte Business INclusion**

The city negotiates contract participation after the proposal selection process. Freese and Nichols, Inc. has identified the following certified firm(s) as project scopes are defined:

- Froehling & Robertson, Inc. (MBE) (geotechnical field services)
- Stewart Engineering, Inc. (MBE) (professional surveying services, SUE)
- Tidemark Land Services, Inc. (SBE) (professional surveying services)

### **Fiscal Note**

Funding: Storm Water Capital Investment Plan

## 29. Lease of City-Owned Property at 501 West Trade Street to Pivot Parking, LLC

### Action:

- A. **Adopt a resolution to approve a lease agreement with Pivot Parking, LLC for a 12-month term for surface parking at 501 West Trade Street (parcel identification number 073-15-110),**
- B. **Authorize the City Manager to renew the lease for up to two, one-year terms, and**
- C. **Authorize the City Manager to negotiate and execute all documents necessary to complete the transaction.**

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

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

### **Explanation**

- The city owns a 2.9-acre tract of land located at 501 West Trade Street (parcel identification number 073-15-110), which is bound by South Graham, Fourth and Trade Streets, referred to as the "CGS Main Block". The city purchased the property for the Charlotte Gateway Station (CGS) project.
- Before construction begins on the CGS Main Block, the city has been leasing a portion of the property for commercial parking use.
- On September 16, 2025, the city issued an Invitation to Bid for the opportunity to lease the property for commercial parking use; five bids were received.
- Pivot Parking was selected as the highest responsive, responsible bidder.
- The lease terms are:
  - Premises, approximately 0.72-acres of surface parking identified by parcel number 073-15-110;
  - Lease rate, \$44,167 per month or \$530,004 annually; and
  - Lessee agrees and understands that future transit-related development may result in early termination of the lease.

### **Fiscal Note**

Funding: Revenue from the lease will be deposited in the CATS Operating Fund

### **Attachment(s)**

Resolution

[Resolution - Lease at 501 W Trade St](#)

### 30. Lease of City-Owned Property at University City Boulevard Parking Deck to Legacy Living Homes, LLC

**Action:**

- A. **Adopt a resolution to approve a lease agreement with Legacy Living Homes, LLC dba University Health and Hydration Clinic for a 63-month term for retail space in the University City Boulevard Parking Deck,**
- B. **Authorize the City Manager to renew the lease for up to one, 60-month term, and**
- C. **Authorize the City Manager to negotiate and execute all documents necessary to complete the transaction.**

**Staff Resource(s):**

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

**Explanation**

- The University City Boulevard (UCB) Parking Deck on the LYNX Blue Line Extension (BLE) in Council District 4 incorporates approximately 11,495 square feet of leasable space for office and retail, per the Transit Oriented Development Ordinance.
- The leasable spaces provide opportunities for retail and business firms to offer goods and services to customers using the BLE, along with walk-up customers from surrounding areas.
- Legacy Living Homes LLC will use the space to operate a med spa/health business providing hydration and health related services and products.
- The lease terms are:
  - Approximately 2,472 square feet of retail space in the UCB Parking Deck (Suite 215);
  - Lease rate of \$4,429 per month or \$53,148 annually to be increased at a rate of three percent per year, as is consistent with market rates; and
  - Tenant pays a share of common area maintenance costs.
- Tenants are responsible for improvement costs related to up fit of the parking deck office and retail space.
- The city agrees to reimburse the tenant for improvement costs only if CATS terminates the lease during the initial term for transit related activity. The total amount of reimbursable expenses shall not exceed \$40 per square foot or \$98,980.

**Fiscal Note**

Funding: Revenue from the lease will be deposited in the CATS Operating Fund

**Attachment(s)**

Resolution

[Resolution - Lease at UCB Parking Deck](#)

## 31. Airport 18L-36R Runway and Taxiway Rehabilitation Design Services

### Action:

- A. **Approve a contract in the amount of \$13,013,000 with Delta Airport Consultants, Inc. for design services for the 18L-36R Runway and Taxiway Rehabilitation Project, and**
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

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

Haley Gentry, Aviation  
Jack Christine, Aviation

### **Explanation**

- This project will provide for:
  - Runway 18L-36R and Taxiway Delta rehabilitation,
  - North Carolina Air National Guard ramp reconfiguration,
  - Taxiway transition modifications required per current Federal Aviation Administration (FAA) standards, and
  - Marking, signage, and lighting updates required for maintaining FAA Part 139 certification.
- This contract will provide engineering, design, and bidding for a 10-inch mill and overlay of the asphalt runway and taxiway pavements, including field surveys and geotechnical investigations to support the design.
- On August 15, 2025, the city issued a Request for Qualifications (RFQ); two responses were received.
- Delta Airport Consultants, Inc. is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Aviation intends to return to City Council with a contract amendment for construction administration services prior to the start of construction.

### **Charlotte Business INclusion**

The city negotiates contract participation after the proposal selection process. Delta Airport Consultants, Inc. has committed 7.05% (\$917,000) of the total contract amount to the following certified firm(s):

- Bree & Associates, Inc. (SBE) (\$692,000) (project controls)
- CES Group Engineering Services (WBE) (\$225,000) (SUE services)

### **Fiscal Note**

Funding: Aviation Capital Investment Plan

## 32. Airport Transit Buses

### Action:

- A. **Approve the purchase of transit buses from a cooperative contract,**
- B. **Approve a unit price contract with Gillig LLC for the purchase of transit buses for a term of one year under Washington State Department of Enterprise Services contract #06719, and**
- C. **Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect at prices and terms that are the same or more favorable than those offered under the cooperative contract.**

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

Haley Gentry, Aviation

Jack Christine, Aviation

### **Explanation**

- Aviation provides bus service for passengers and employees to and from airport-operated parking facilities.
- This contract will provide for the purchase of 20 heavy-duty transit buses to replace aging buses currently in use, as well as accommodate future growth of passengers and employees.
- The contract provides for the acquisition of both hybrid and electric buses, which supports the city's Strategic Energy Action Plan.
- 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 \$20,000,000.

### **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: Aviation Capital Investment Plan

### 33. Sustainability Supportive Engineering Programming, Planning, and Studies

**Action:**

- A. Approve unit price contracts for sustainability supportive programming, planning, and studies for a term of three years with the following:**
- **AME Consulting Engineers (SBE),**
  - **Kimley-Horn,**
  - **Loring Consulting Engineers,**
  - **Mead & Hunt, 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):**

Robyn Byers, Office of Sustainability and Resilience

**Explanation**

- The Strategic Energy Action Plan Plus (SEAP+) is the city's comprehensive framework designed to guide Charlotte toward a net-zero carbon future, an update to the original 2018 SEAP. This strategic plan establishes buildings, energy generation, transportation, and cross-sectional as focus areas for the greatest impact.
- The city is seeking to enter into on-call, task order contracts to assist the Office of Sustainability and Resilience (OSR) in implementing the SEAP+ goals.
- Consulting services will be used for project management and implementation for SEAP+ implementation specifically focused on projects and programs requiring engineering services.
- On September 24, 2025, the city issued a Request for Qualifications (RFQ) for engineering-specific services; six responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, and responsiveness to RFQ requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$670,000.

**Charlotte Business INclusion**

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

AME Consulting Engineers

- Biloba Architecture (WBE) (professional architectural services)

Kimley-Horn

- Civility Localized (MBE, SBE) (public involvement, community engagement consulting, marketing consulting)

Loring Consulting Engineers

- Caldwell Electrical Collaborative PLLC (MBE) (electrical engineering)
- Stewart Engineering, Inc. (MBE) (structural engineering)

Mead & Hunt

- Hartranft Lighting Design, LLC (SBE) (lighting controls, energy audits)

**Fiscal Note**

Funding: General Capital Investment Plan

## 34. Set a Public Hearing on the Charlotte Fire Station Number Eight Historic Landmark Designation

**Action:**

Adopt a resolution setting a public hearing for February 23, 2026, to consider historic landmark designation for the property known as the "Charlotte Fire Station Number Eight" (parcel identification number 081-176-27).

**Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):**

Stewart Gray, Historic Landmark Department Director

Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

**Staff Resource(s):**

Erin Chantry, Planning, Design, and Development

**Explanation**

- The city has received and concurs with a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission to designate Charlotte Fire Station No. 8 as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- Charlotte Fire Station No. 8 is located at 1201 The Plaza in Council District 1.
- Designation of this property could significantly contribute to its long-term preservation.
- Charlotte Fire Station No. 8 is listed under parcel identification number 081-176-27, and the recommended designation would include the exterior of the building, and the land listed under tax parcel number 081-176-27.
- The property is zoned Neighborhood Center (NC).
- The property is currently exempt from the payment of property taxes.

**Attachment(s)**

Information Sheet

Resolution

[Information Sheet - CFD Station 8 HLD](#)

[Resolution - PH for CFD Station 8 HLD](#)

## 35. Set a Public Hearing on the R. Kent and Gertrude N. Blair House Historic Landmark Designation

**Action:**

Adopt a resolution setting a public hearing for February 23, 2026, to consider historic landmark designation for the property known as the "R. Kent and Gertrude N. Blair House" (parcel identification number 078-036-16).

**Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):**

Stewart Gray, Historic Landmark Department Director

Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

**Staff Resource(s):**

Erin Chantry, Planning, Design, and Development

**Explanation**

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the R. Kent and Gertrude N. Blair House as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The R. Kent and Gertrude N. Blair House is located at 529 North Poplar Street in Council District 2.
- Designation of this property could significantly contribute to its long-term preservation.
- The R. Kent and Gertrude N. Blair House is listed under parcel identification number 078-036-16, and the recommended designation would include the interior and exterior of the house and the land listed under tax parcel number 078-036-16.
- The property is zoned N1-E(HDO) (Neighborhood 1 E Zoning District in the Fourth Ward Historic District).
- The property is owned by Christopher M. and Cameron Blake Holtz, who are in agreement with the designation request.
- Based on the current value, the potential amount of deferrable taxes would be approximately \$1,320.34 for the City of Charlotte taxes and \$2,373.34 for Mecklenburg County taxes.

**Attachment(s)**

Information Sheet

Resolution

[Information Sheet - Blair House HLD](#)

[Resolution - Blair House HLD](#)

**CONSENT - PROPERTY TRANSACTIONS****36. Charlotte Water Property Transactions - Barrington LCR 77 Replacement Sewer, Parcel # 35**

**Action:** Approve the following condemnation: Barrington LCR 77 Replacement Sewer, Parcel # 35

**Project:** Barrington LCR 77 Replacement Sewer

**Owner(s):** Gary Emanuel

**Property Address:** 3609 Slagle Drive

**Total Parcel Area:** 27,626.02 sq. ft. (0.63 ac.)

**Property to be acquired by Easements:** 1,819.96 sq. ft. (0.04 ac.) in sanitary sewer easement and 888.19 sq. ft. (0.02 ac.) in temporary construction easement

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

**Landscaping to be impacted:** None

**Zoned:** N1-B

**Use:** Single Family Residential

**Parcel Identification Number(s):** 099-161-01  
<https://polaris3g.mecklenburgcountync.gov/pid/09916101>

**Appraised Value:** \$2,125

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

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

**Recommendation:** To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available and if necessary, just compensation can be determined by the court.

**Council District:** 1

**Attachment(s):** Map

[Map - Barrington LCR 77 Replacement Sewer, Parcel #35](#)

## 37. Charlotte Water Property Transactions - Oakdale Road Buffer, Parcels #17, 18, 19, 23, 24, and 25

**Action:** Approve the following acquisition: Oakdale Road Buffer, Parcels # 17, 18, 19, 23, 24, and 25

The property is acquired in accordance with Federal Regulations in 49 C.F.R. Part 24 that implement the Uniform Acquisition and Relocation Act of 1970.

**Project:** Oakdale Road Buffer

**Owner(s):** Virginia L. Dunn, Sara D. Yarbrough, Scott Laughlin Stroup, and Constance Stroup

**Property Address:** 507, 515, 519, and 531 Oakdale Road

**Total Parcel Area:** 654,271 sq. ft. (15.02 ac.)

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

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

**Landscaping to be impacted:** None

**Zoned:** N1-B

**Use:** Residential

**Parcel Identification Number(s):** 035-031-19, 035-031-20, 035-031-21, 035-031-25, 035-031-26, 035-031-28

<https://polaris3g.mecklenburgcountync.gov/pid/03503119>

<https://polaris3g.mecklenburgcountync.gov/pid/03503120>

<https://polaris3g.mecklenburgcountync.gov/pid/03503121>

<https://polaris3g.mecklenburgcountync.gov/pid/03503125>

<https://polaris3g.mecklenburgcountync.gov/pid/03503126>

<https://polaris3g.mecklenburgcountync.gov/pid/03503128>

**Purchase Price:** \$5,350,000

**Council District:** 2

## 38. Property Transactions - Kuykendall Road Improvements, Parcel # 2

**Action:** Approve the following condemnation: Kuykendall Road Improvements, Parcel # 2

**Project:** Kuykendall Road Improvements

**Program:** Neighborhood Reinvestment

**Owner(s):** Brian Patrick Redmond III and Devon Hartford Redmond

**Property Address:** 9600 Hampton Oaks Lane

**Total Parcel Area:** 15,028 sq. ft. (0.345 ac.)

**Property to be acquired by Easements:** 921 sq. ft. (0.021 ac.) temporary construction easement

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

**Landscaping to be impacted:** Trees and various plantings

**Zoned:** N1-A

**Use:** Neighborhood 1-A

**Parcel Identification Number(s):** 231-151-37  
<https://polaris3g.mecklenburgcountync.gov/pid/23115137>

**Appraised Value:** \$35,300

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

**City's Response to Property Owner's Concerns:** The city informed the property owner they could obtain their own appraisal to justify their counteroffer and explained the rationale of the design and how it meets the objectives for the project. The city continues to negotiate with the property owner.

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

**Council District:** 7

**Attachment(s):** Map

[Map - Kuykendall Rd Improvements, Parcel #2](#)

### 39. Property Transactions - Lawyers Road Sidewalk, Parcel # 10

**Action:** Approve the following condemnation: Lawyers Road Sidewalk, Parcel # 10

**Project:** Lawyers Road Sidewalk

**Owner(s):** Shaneika Reames

**Property Address:** 5336 Split Oak Drive

**Total Parcel Area:** 14,655 sq. ft. (0.337 ac.)

**Property to be acquired by Easements:** 690 sq. ft. (0.02 ac.) sidewalk/utility easement and 605 sq. ft. (0.014 ac.) temporary construction easement

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

**Landscaping to be impacted:** Trees

**Zoned:** N1-B

**Use:** Neighborhood

**Parcel Identification Number(s):** 135-101-91

<https://polaris3g.mecklenburgcountync.gov/pid/13510191>

**Appraised Value:** \$2,875

**Property Owner's Concerns:** The property owner is concerned about the potential impacts to the property and the amount of compensation offered.

**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 and informed the property owner they could obtain their own appraisal or provide supporting documentation to justify their counteroffer.

**Recommendation:** To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

**Council District:** 5

**Attachment(s):** Map

[Map - Lawyers Rd Sidewalk, Parcel #10](#)

## 40. Property Transactions - Harrisburg Road Sidewalk and Shared-Use Path Ponderosa Pine to Colwick Hill, Parcel # 7

**Action:** Approve the following condemnation: Strategic Investment Area Harrisburg Road Sidewalk and Shared-Use Path Ponderosa Pine to Colwick Hill, Parcel # 7

**Project:** Strategic Investment Area Harrisburg Road Sidewalk and Shared-Use Path Ponderosa Pine to Colwick Hill

**Owner(s):** Denis Neba

**Property Address:** 8934 Harrisburg Road

**Total Parcel Area:** 69,807 sq. ft. (1.603 ac.)

**Property to be acquired by Fee Simple:** 5,513 sq. ft. (0.127 ac.)

**Property to be acquired by Easements:** 107 sq. ft. (0.002 ac.) sidewalk/utility easement, 79 sq. ft. (0.002 ac.) permanent utility easement, and 4,771 sq. ft. (0.11 ac.) temporary construction easement

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

**Landscaping to be impacted:** None

**Zoned:** N1-A

**Use:** Neighborhood 1-A

**Parcel Identification Number(s):** 111-122-48

<https://polaris3g.mecklenburgcountync.gov/pid/11112248>

**Appraised Value:** \$6,350

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

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

**Recommendation:** To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

**Council District:** 5

**Attachment(s):** Map

[Map - Harrisburg Rd SW and SUP Ponderosa Pine to Colwick Hill, Parcel #7](#)

## 41. Property Transactions - Harrisburg Road Shared-Use Path Robinson Church Road to Timbertop Lane, Parcel # 1

**Action:** Approve the following condemnation: Strategic Investment Area Harrisburg Road Shared-Use Path Robinson Church Road to Timbertop Lane, Parcel # 1

**Project:** Strategic Investment Area Harrisburg Road Shared-Use Path Robinson Church Road to Timbertop Lane

**Owner(s):** Robinson Presbyterian Church

**Property Address:** 9424 Harrisburg Road

**Total Parcel Area:** 362,308 sq. ft. (8.32 ac.)

**Property to be acquired by Easements:** 12,497 sq. ft. (0.29 ac.) sidewalk/utility easement, 517 sq. ft. (0.12 ac.) in storm drainage easement, 155 sq. ft. (0.04 ac.) in permanent utility easement and 14,130 sq. ft. (0.32 ac.) in temporary construction easement

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

**Landscaping to be impacted:** None

**Zoned:** N1-A

**Use:** Neighborhood 1-A

**Parcel Identification Number(s):** 111-441-05  
<https://polaris3g.mecklenburgcountync.gov/pid/11144105>

**Appraised Value:** \$38,500

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

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

**Recommendation:** To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

**Council District:** 5

**Attachment(s):** Map

[Map - Harrisburg Rd SUP Robinson Church Rd to Timbertop Ln, Parcel #1](#)

## 42. Property Transactions - Robinson Church Road at Harrisburg Road Sidewalk Gap, Parcel # 2

**Action:** Approve the following condemnation: Strategic Investment Area Robinson Church Road at Harrisburg Road Sidewalk Gap, Parcel # 2

**Project:** Strategic Investment Area Robinson Church Road at Harrisburg Road Sidewalk Gap

**Owner(s):** Tarlton Land Holdings, LLC.

**Property Address:** 10333 Robinson Church Road

**Total Parcel Area:** 395,987 sq. ft. (9.01 ac.)

**Property to be acquired by Fee Simple:** 336 sq. ft. (0.01 ac.)

**Property to be acquired by Easements:** 517 sq. ft. (0.012 ac.) sidewalk/utility easement and 714 sq. ft. (0.016 ac.) temporary construction easement

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

**Landscaping to be impacted:** None

**Zoned:** N1-A

**Use:** Neighborhood 1-A

**Parcel Identification Number(s):** 111-031-06  
<https://polaris3g.mecklenburgcountync.gov/pid/11103106>

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

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

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

**Recommendation:** To avoid delay in the project schedule, the recommendation is to proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

**Council District:** 5

**Attachment(s):** Map

[Map - Robinson Church Rd at Harrisburg Rd Sidewalk Gap, Parcel #2](#)

## Adjournment

## REFERENCES

### 43. 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.

## 44. 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.

## 45. 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.