

# **City of Charlotte**

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



## **Meeting Agenda**

**Monday, June 22, 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*

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

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

***Call to Order***

***Introductions***

***Invocation***

***Pledge of Allegiance***

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

**Staff Resource(s):**

Marie Harris, Strategy and Budget

**Time:** 5 minutes

**Synopsis**

Mayor and Council may ask questions about Consent agenda items.

## 2. Consent agenda items 25 through 59 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.

## **AWARDS AND RECOGNITIONS**

### **3. LGBTQ Pride Month**

**Action:**

Council Member Mayfield will read a proclamation recognizing June as LGBTQ Pride Month.

### **4. Vitiligo Awareness and Education Month**

**Action:**

Council Member Anderson will read a proclamation recognizing June as Vitiligo Awareness and Education Month.

## **PUBLIC FORUM**

### **5. Public Forum**

## APPOINTMENTS

### 6. Appointment to the Planning Commission

**Action:**

**Appoint residents to serve as specified.**

**Staff Resource(s):**

Stephanie Kelly, City Clerk's Office

**Explanation**

- One appointment for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Emma Allen, nominated by Council members Johnson, Mayfield, Mayo, and Mazuera Arias.
  - Robert Hillman, nominated by Council members Mitchell, Owens, and Watlington.
  - Wil Russel, nominated by Council members Ajmera, Anderson, and Graham.

**Attachment(s)**

Planning Commission Applications

## 7. Appointment to fill Mayoral Seat Vacancy

### **Action:**

**Vote to appoint a qualified candidate as mayor, effective upon the vacancy of the mayoral seat, to serve until the expiration of the elected mayor's term.**

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

Stephanie Kelly, City Clerk  
Andrea Leslie-Fite, City Attorney  
Lina James, City Attorney's Office

### **Explanation**

- Mayor Viola Alexander Lyles submitted her notice of resignation effective June 30, 2026.

#### May 26, 2026: Adoption of process and timeline

- City Council adopted a process and timeline to fill the mayoral vacancy and appoint a mayor, effective upon the mayor's vacancy:
  - June 2 - City Clerk opened application process for internal and external candidates
  - June 9 - City Clerk closed application process
  - June 11 - City Clerk submitted qualified candidate applications to Council
  - June 15 - Council to hold an in-person Candidates Forum for qualified applicants at a special meeting
  - City Council amended the application to include:
    - Notice of in-person attendance at the candidates' forum for qualified applicants, and
    - Addition of a question on the applicant's intent to seek office in the 2027 municipal elections.

#### June 15, 2026: Candidate Forum and process/timeline amendment

- City Council held a special meeting to conduct the Mayoral Candidates Forum, where each qualified candidate was allotted two minutes to speak.
- Council amended the process and timeline adopted on May 26 to:
  - Adopt a nomination and ballot method where each councilmember nominated up to three eligible nominees; and
  - Adopted a process where qualified candidates ranked in the top five among all nominations are invited to participate in Council interviews at a special meeting to be held on June 18.
- June 16 - City Clerk submitted ballots of all eligible nominees to Council by noon, to be returned by Council to the City Clerk by end of day on June 16.

#### June 18, 2026: Council Interviews of Nominees

- Council held a special meeting to conduct interviews of the top five candidates for the Mayor position nominated from the June 16 ballot, and to discuss and take any other action necessary to facilitate the mayoral appointment process.

## PUBLIC HEARING

### 8. Public Hearing and Decision on the Dilworth Methodist Church South Historic Landmark Designation

**Action:**

- A. Conduct a public hearing to consider historic landmark designation for the property known as the "Dilworth Methodist Church South" (parcel identification number 121-053-01), and
- B. Adopt an ordinance with an effective date of June 22, 2026, designating the property known as the "Dilworth Methodist Church South" (parcel identification number 121-053-01) as a historic landmark.

**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 Dilworth Methodist Church South as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Dilworth Methodist Church South is located at 1829 Cleveland Avenue in Council District 1.
- Designation of this property could significantly contribute to its long-term preservation.
- The Dilworth Methodist Church South is listed under parcel identification number 121-053-01, and the recommended designation would include the exterior of the building and the land listed under tax parcel number 121-053-01.
- The property is zoned NC(EX) HDO.
- The property is owned by On Cleveland LLC, the members of which are in agreement with the proposed designation.
- Based on the current value, the potential amount of deferrable taxes would be approximately \$4,311.09 for the City of Charlotte taxes and \$7,749.28 for Mecklenburg County taxes.

**Attachment(s)**

Ordinance

Information Sheet

Designation Report

[Ordinance - Dilworth Methodist Church South HLD](#)

[Information Sheet - Dilworth Methodist Church South](#)

[Designation Report - Dilworth Methodist Church South](#)

## 9. Public Hearing and Decision on the Foard House Historic Landmark Designation

### **Action:**

- A. Conduct a public hearing to consider historic landmark designation for the property known as the "Foard House" (parcel identification number 107-172-19), and
- B. Adopt an ordinance with an effective date of June 22, 2026, designating the property known as the "Foard House" (parcel identification number 107-172-19) as a historic landmark.

### **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 Foard House as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Foard House is located at 7410 Shady Lane in Council District 5.
- Designation of this property could significantly contribute to its long-term preservation.
- The Foard House is listed under parcel identification number 107-172-19, and the recommended designation would include the interior and exterior of the house and the land listed under tax parcel number 107-172-19.
- The property is zoned N1-A.
- The property is owned by Virginia L. Walker, who is in agreement with the proposed designation.
- Based on the current value, the potential amount of deferrable taxes would be approximately \$573.78 for the City of Charlotte taxes and \$1,031.47 for Mecklenburg County taxes.

### **Attachment(s)**

Ordinance

Information Sheet

Designation Report

[Ordinance - Foard HouseHLD](#)

[Information Sheet - Foard House](#)

[Designation Report - Foard House](#)

## 10. Public Hearing and Decision on Northway Woods Phase 1 Voluntary Annexation

### Action:

- A. Conduct a public hearing for Northway Woods Phase 1 voluntary annexation, and
- B. Adopt an annexation ordinance with an effective date of June 22, 2026, to extend the corporate limits to include this property and assign it to the adjacent City Council District 5.

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

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

### **Explanation**

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 29.01-acre "Northway Woods Phase 1" site located in eastern Mecklenburg County. The property is along Frank Grier Road, south of Plaza Road Extension, and east of Plott Road.
- The property is owned by Northway Homes LLC, James Dexter Grier, Reginald D. Sr Grier, and Angela C. Grier.
- The site is currently occupied with single-family dwellings and associated accessory buildings that will be removed prior to any redevelopment.
- The annexation area is zoned N1-A (Neighborhood 1 - A) which allows for single-family detached residential uses, as well as duplexes, triplexes, and a limited number of other uses.
- The petitioned area consists of ten parcels: parcel identification numbers 108-112-08, 108-112-78, 108-112-22, 108-112-10, 108-112-09, 108-112-55, 108-112-11, 108-112-17, 108-112-18, and 108-112-19.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to facilitate development of the site with 73 single-family detached dwelling units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

### **Consistent with City Council Policies**

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

### **Attachment(s)**

Map (GIS)

Map (Survey)

Annexation Ordinance

[Map - Northway Woods Phase 1](#)

[Survey - Northway Woods Phase 1](#)

[Ordinance - Northway Woods Phase 1 annexation](#)

**POLICY**

**11. City Manager's Report**

## 12. Pilot Red Light Camera Program and Ordinance Revision

### **Action:**

- A. Adopt a resolution approving the Safety Committee's recommendation to implement a pilot automated red-light running enforcement program for a period of one year, and**
- B. Adopt an ordinance approving amendments to Chapter 14, Article IV-Traffic Control Photographic Systems of the City Code.**

### **Committee Chair:**

Danté Anderson, Safety Committee

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

Shawn Heath, City Manager's Office

Debbie Smith, Transportation

Charlie Jones, Transportation

### **Current Ordinance**

- On March 25, 2026, the Mayor asked the Safety Committee to review whether the City of Charlotte should pursue the reinstatement of a red-light camera program.
- Red-light camera programs have been shown as an effective tool to reduce serious injury and fatal collisions in communities where they are deployed.
- The use of red-light cameras directly supports the city's Vision Zero goals.
- NC Session Law 2007-341 allows for a \$75 civil citation through red-light camera enforcement programs.
- City of Charlotte Ordinance Chapter 14, Article IV - Traffic Control Photographic Systems establishes a \$50 civil penalty for red-light violations.
- The ordinance also prescribes an additional \$50 civil citation for failure to pay, appeal, or respond to a violation. NC General Statute Section 160A-300.1 allows a civil penalty not to exceed \$100 for failure to pay, appeal, or respond to a violation.

### **Proposed Changes**

- Amend City of Charlotte Ordinance Section 14-189. to increase the civil penalty amount of a violation detected by a traffic control photographic system to \$75 and increase the civil penalty amount for failure to pay, appeal, or respond to a violation to \$100 as permitted by NC General Statute.

### **Committee Discussion**

- The Safety Committee discussed the red-light camera program referral at the April 6, 2026, and May 11, 2026, committee meetings.
- On April 6, 2026, the Safety Committee voted unanimously (Anderson, Ajmera, Driggs, Mitchell) to recommend the establishment of a red-light camera enforcement program for a period of one year using existing statutory approvals.
- Council received an overview of the committee's recommendations and next steps at the June 8, 2026, Council Business Meeting.

### **Fiscal Note**

Funding: General Capital Investment Plan

### **Attachment(s)**

Ordinance

Ordinance Revisions

[Ordinance - Amend Sec. 14-189](#)

[Ordinance Revisions - Sec. 14-189](#)

**BUSINESS****13. Apprenticeship Building America Grant Program****Action:**

- A. Accept a grant in the amount of \$12,000 from ApprenticeshipNC and the North Carolina Community College System for Solid Waste Services apprenticeships, and**
- B. Adopt a budget ordinance appropriating \$12,000 to the General Grants Fund.**

**Staff Resource(s):**

Rodney Jamison, Solid Waste Services

Danielle Frazier, Office of Workforce Development

**Explanation**

- This grant is part of a U.S. Department of Labor initiative for supporting the development, growth, and expansion of registered apprenticeship programs statewide.
- This funding will offset a portion of the classroom-related instruction costs, not to exceed \$2,000 per person, for coursework fees, instructional materials, and related training resources for six current and former apprentices in Solid Waste Services.
- No city matching funds are required, and no positions are created as a result of this grant.

**Fiscal Note**

Funding: Grant funding

**Attachment(s)**

Budget Ordinance

[Budget Ordinance - ABA Grant](#)

## 14. Initial Findings Resolution on 2026 Storm Water Construction Period Financing

### **Action:**

- A. Adopt an initial findings resolution that makes certain Statements of Fact concerning the Storm Water Construction Period Financing,**
- B. Provide for the issuance of Storm Water Construction Period Financing in an amount not to exceed \$110,000,000, and**
- C. Authorize city officials to take necessary actions to complete the financing, including making the application to the Local Government Commission.**

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

Matthew Hastedt, Finance  
Angela Charles, Charlotte Water  
Mike Davis, Storm Water Services

### **Explanation**

- This action authorizes a new construction period financing program for up to \$110 million in short-term notes to provide financing for projects that are in active construction or design.
  - Construction period financing such as Bond Anticipation Note (BANs) and Commercial Paper (CP) are commonly used debt financing tools used by municipal governments to help provide short term interim financing to capital projects.
  - Utilizing Construction Period Financings reduces interest cost, promotes rate stability, and provides flexibility in the timing of the spending.
- The 2026 Construction Period Financing of up to \$110 million is planned in two steps: a short-term construction period draw program lasting up to 36 months, which will then be converted into long-term, fixed rate revenue bonds.
- The \$110,000,000 financing will be used on approved major and minor flood control projects and can be supported with current revenues.
- City Council will be asked to consider approval of the Bond Order related to these actions at the August 10, 2026, Business Meeting.
- The North Carolina Local Government Commission is expected to review and approve this financing on August 4, 2026.

### **Fiscal Note**

Funding: Storm Water Debt Service Fund

### **Attachment(s)**

Initial Findings Resolution

[Initial Resolution - Charlotte Storm Water BAN 2026 \(Drawdown program\).pdf](#)

## 15. General Obligation Refunding Bonds

### **Action:**

- A. **Adopt an Initial Finding Resolution authorizing refunding of existing outstanding General Obligation Bonds series 2016A not to exceed \$59,000,000,**
- B. **Introduce a bond order authorizing the issuance of General Obligation Refunding Bonds not to exceed \$59,000,000,**
- C. **Adopt the bond order to provide for the issuance of General Obligation Refunding Bonds not to exceed \$59,000,000,**
- D. **Adopt a resolution to authorize issuance of General Obligation Refunding Bonds for refunding of General Obligation Bonds, series 2016A,**
- E. **Authorize City Officials to take necessary actions to complete the financing, including making the application to the Local Government Commission, and**
- F. **Adopt a budget ordinance appropriating \$59,000,000 to the Municipal Debt Service Fund.**

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

Matt Hastedt, Finance

Mitali Shah, Finance

### **Explanation**

- The city continually evaluates outstanding debt for refunding opportunities to achieve savings, reduce risk, and to modernize financing documents.
- This action will:
  - Provide information required for Local Government Commission approval of the financing,
  - Provide approval to the City Manager and the Authorized Officers named in the Resolution to take necessary actions to complete the financing and related documentation for the life of the debt.
  - Refund approximately \$59,000,000 of the 2016A General Obligation bonds.

### **Fiscal Note**

Funding: Funding: Municipal Debt Service Fund

### **Attachment(s)**

Resolutions

Bond Order

Budget Ordinance

[Initial Findings Resolution - GO Refunding Bonds](#)

[Resolution - GO Refunding Bonds](#)

[Bond Order - GO Refunding Bonds](#)

[Budget Ordinance - GO Refunding Bonds](#)

## 16. General Obligation Bond Referendum

### **Action:**

- A. Introduce each of the three bond orders required for a General Obligation Bond Referendum, which includes \$280,000,000 of Transportation Bonds, \$20,000,000 of Neighborhood Improvement Bonds, and \$125,000,000 of Housing Bonds, and**
- B. Approve a resolution setting a public hearing on each of the bond orders for August 10, 2026.**

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

Matthew Hastedt, Finance

Mitali Shah, Finance

### **Explanation**

- On June 8, 2026, Council approved:
  - The Fiscal Year (FY) 2027 Budget and FY 2027-2031 Capital Investment Plan, which includes a \$425,000,000 bond referendum on November 3, 2026; and
  - Resolutions authorizing staff to proceed with actions necessary to conduct a General Obligation Bond Referendum.
- The current action is the second of four City Council actions. This action will specifically:
  - Introduce the bond orders for each of the ballot questions; and
  - Approve a resolution setting a public hearing for each of the bond orders for the August 10, 2026, business meeting.
- A state law enacted in 2023 requires that the ballot questions for General Obligation Bond referenda explicitly state the estimated total principal and interest costs over the lifetime of the bond, the estimated property tax increase that could be necessary to service these costs, and that additional property taxes may be levied in order to pay these costs.
  - Based on the city's Steady State modelling of debt capacity, the tax rate included in the FY 2027 Budget is projected to support the cost of these bonds without any future increases.
  - The property tax increase included in the FY 2027 Budget supports General Fund investments in public safety and is not related to the cost of these bonds.
- In accordance with State law, the Chief Financial Officer will file a statement of disclosures, which includes estimated interest and the estimated property tax increase mentioned above, for each of the ballot questions. The estimates are non-binding. The Chief Financial Officer will also file a sworn statement of debt with the City Clerk.

### **Next Steps**

- On August 10, 2026, City Council will be asked to hold a public hearing on each of the bond orders, approve the bond orders, and adopt a resolution setting a special bond referendum for November 3, 2026 (including the form and language of the ballot).
- After November 3, 2026, City Council will be asked to adopt a resolution certifying and declaring the results of the special bond referendum. This action will occur after the Mecklenburg County Board of Elections certifies the results of the vote.

### **Fiscal Note**

Funding: Municipal Debt Service Fund

### **Attachment(s)**

Bond Orders

Resolution setting Notice of Public Hearing

[Bond Order - 2026 GO Bonds](#)

[Resolution - 2026 GO Bonds](#)

## 17. University City Municipal Service District Boundary Expansion

### **Action:**

**Adopt an ordinance approving the expansion of the University City Municipal Service District.**

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

Alyson Craig, City Manager's Office

Shahid Rana, Economic Development

### **Explanation**

- This action requests the second of two required approvals by City Council for the expansion of Municipal Service District (MSD) 5 (University City).
  - According to NC General Statute Section 160A-537(f), "no ordinance defining a service district as provided for in this section shall be finally adopted until it has been passed at two meetings of the city council by majority vote of the voting members present, and no service district shall be defined except by ordinance."
- The first approval occurred along with Budget Adoption on June 8, 2026.
- This action requests City Council to adopt the ordinance a second and final time.
- University City Partners serves as the administrators for Municipal Service District 5, which is located in Council District 4.
- A boundary expansion of MSD 5 was included in the Manager's Proposed Fiscal Year (FY) 2027 Budget, which was presented on May 4, 2026.
- On January 16, 2026, University City Partners requested a boundary expansion for FY 2027.
- Council received information about the potential boundary expansion on January 29, 2026.
- On March 5, 2026, the Budget, Governance, and Intergovernmental Relations Committee received an overview of the potential boundary expansion.

### **Policy**

- State law allows cities to create MSDs to promote economic development and/or provide services at a higher level in the district than provided for the entire city.
- Urban development/redevelopment areas are one of the municipal services for which a district can be created.
- MSDs are funded through an assessment on all property owners within the district boundaries. All the money raised by the MSD assessment must be spent on district enhancement programs.
- In accordance with NC General Statute Section 160A-536, projects funded through MSD revenue may include, but are not limited to:
  - Expansions/improvements to support utility provision, street lighting, streets and sidewalks;
  - Construction of pedestrian and bicycle paths;
  - Construction of public buildings;
  - Improvements to relieve traffic congestion;
  - Improvements to reduce the incidence of crime;
  - Providing city services or functions in addition to or to a greater extent than those provided for the entire city; and
  - Promoting business investment and economic vitality by sponsoring events, coordinating public private partnerships, and providing marketing support.
- The city currently has MSDs in Center City, South End, University City, and SouthPark.

### **Boundaries**

- The current MSD 5 boundary follows property lines and includes properties between the Highway 29/49 connector off I-85 on the south, the rear property line of parcels on the west side of Mallard Creek Road on the west, Mallard Creek Church Road and some adjacent commercial properties on the north, and the rear property line of parcels on the east side of Highway 49 on the east.
- State law outlines several guidelines for determining boundaries of municipal service districts.

Properties within the MSD 5 boundaries must satisfy at least one of the following guidelines:

- Location in or surrounding existing or redeveloping concentrations of retail, office, or significant employment-generating uses,
  - Surrounding major institutional uses, such as a university or hospital, and
  - Location within 1,500 feet of major transportation and transit corridors, except for residential parcels which must be within 150 feet.
- The proposed MSD 5 boundary expansion extends the existing district north and northeast to include additional properties that are contiguous to, and functionally part of, the University City Town Center, including:
    - Properties beginning at the current northern edge of the district near JW Clay Boulevard and extending northward to include areas along and south of Mallard Creek Church Road between North Tryon Street on the west and Mallard Creek Road on the east;
    - Properties east of Mallard Creek Church Road including those bounded by University City Boulevard and the Mecklenburg County line, following parcel lines and natural edges where applicable; and
    - Properties located north of I-85 in the vicinity of Pavilion Boulevard and surrounding parcels, while generally limiting further northern extension to areas consistent with existing development patterns and roadway boundaries.
  - The proposed boundary continues to follow property lines and major transportation corridors, including North Tryon Street, JW Clay Boulevard, Mallard Creek Church Road, Mallard Creek Road, I-85, and University City Boulevard, creating a contiguous and cohesive district that aligns with the primary commercial, retail, and economic activity areas of University City.

#### **Community Input**

- University City Partners utilized a mix of outreach methods to ensure diverse participation including listening sessions, public information sessions, digital outreach, and informational postcards.
- Key outcomes of engagement efforts include over 19,453 emails sent, 2,094 postcards mailed, 240 outreach surveys completed, and 286 in-person outreach interactions with rate payers.
- A public hearing on the boundary expansion was held May 11, 2026.

#### **Attachment(s)**

University City Partners Request Packet  
University City Partner Engagement Report

[MSD 5 City Submission Packet](#)

[UCP Engagement Report](#)

## 18. Accept Habitat for Humanity Contribution for the Robinson Church Road Widening Project

### Action:

- A. **Authorize the City Manager, or his designee, to accept a contribution in the amount of \$52,000 from Habitat for Humanity of the Charlotte Region, Inc. for the Robinson Church Road Widening Phase 1 project, and**
- B. **Adopt a budget ordinance appropriating \$52,000 from Habitat for Humanity of the Charlotte Region, Inc. to the General Capital Projects Fund.**

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

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

### **Explanation**

- The Robinson Church Road Widening Phase 1 project will include the construction of landscaped medians, curb and gutter, shared-use paths, planting strips, and a roundabout from Harris Boulevard to the intersection of Plott Road and Highland Avenue in Council District 5.
- On June 8, 2026, City Council approved the Big Moves 2030 program in the Fiscal Years 2027-2031 Capital Investment Plan. This project is one of the seven projects included in the Big Moves 2030 program.
- Habitat for Humanity contributed \$52,000 for site improvements which will be applied toward eligible project construction costs.
- The Habitat for Humanity improvements are located within the project limits, and their \$52,000 contribution will allow a 12-foot shared-use path and accessible ramp elements to be constructed as part of the city project, helping avoid duplicate construction and future removal of newly installed improvements.
- The project is expected to be completed in the fourth quarter of 2031.

### **Fiscal Note**

Funding: General Capital Projects Fund

### **Attachment(s)**

Map  
Budget Ordinance

[Map - Robinson Ch Rd Widening Phase 1](#)

[Budget Ordinance - Robinson Ch Rd Widening contribution](#)

## 19. Interlocal Agreement with the Town of Mint Hill for Construction of Water and Sewer Infrastructure

### **Action:**

**Adopt a resolution authorizing the City Manager to negotiate and execute an interlocal agreement with the Town of Mint Hill for construction of sanitary sewer lines and a water storage tank.**

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

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

### **Explanation**

- This interlocal agreement is for the installation of a 16-inch gravity sanitary sewer line through Veterans Memorial Park in the Town of Mint Hill (adjacent to Council District 5) and the construction of an elevated water storage tank with a one-color exterior finish, located at 12910 Palomino Drive in the Town of Mint Hill.
- These components will be incorporated into the Charlotte Water Infrastructure system.
- The Town of Mint Hill will donate easements for the project.
- Council will be asked to consider approval of the construction contract for this project at a future Business Meeting.

### **Attachment(s)**

Resolution

Maps

[Interlocal Agreement - Water and Sewer in Mint Hill](#)

[Map - Ashe Plantation Lift Station, Force Main, and Gravity Sewer](#)

[Map - Mint Hill Elevated Storage Tank](#)

## 20. Amendment to the Amended and Restated Lease for the Bank of America Stadium

### **Action:**

Authorize the City Manager, or his designee, to negotiate and execute all documents necessary to complete a First Amendment to Amended and Restated Lease for the Bank of America Stadium property (parcel identification numbers 073-281-01A and 073-281-02) with Panthers Stadium, LLC.

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

Shawn Heath, City Manager's Office

Scott Hester, City Attorney's Office

### **Explanation**

- The North Carolina Department of Transportation has conveyed to the city approximately 0.244 acres of real property referred to as the "Triangle Parcel" located along South Graham Street in Council District 2.
- The city and Panthers Stadium, LLC desire to enter into a First Amendment to the Amended and Restated Lease to modify the collective Property as described in the Amended and Restated Lease to include the Triangle Parcel in the portion of land to described as the Performance Venue Land adjacent to Bank of America Stadium.

### **Background**

- On June 24, 2024, City Council authorized the City Manager, or his designee, to negotiate and execute agreements between the city and Panthers Stadium, LLC, for the Bank of America Stadium Improvements Project.
  - The project includes: investments to maintain and enhance the stadium; building a new Field House; accessibility and sustainability improvements; and other renovations to help to deliver world-class entertainment and related economic impacts for the city.
- On October 13, 2025, City Council authorized the City Manager, or his designee, to negotiate and execute additional ground lease provisions for inclusion in the Amended and Restated Ground Lease that contemplate the inclusion of a free-standing performance venue on a portion of the Bank of America Stadium property.

### **Attachment(s)**

Map

Resolution

[Map - Triangle Parcel](#)

[Resolution - Amend A&R Lease for BofA Stadium](#)

## 21. Amendment to Charlotte Regional Transportation Planning Organization Memorandum of Understanding

### **Action:**

**Authorize the Mayor to execute an amended Memorandum of Understanding for the Charlotte Regional Transportation Planning Organization to remove the Metropolitan Transit Commission and add the Metropolitan Public Transportation Authority as a member.**

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

Liz Babson, City Manager's Office

Monica Holmes, Planning, Design, and Development

Robert Cook, Planning, Design, and Development

### **Explanation**

- The City of Charlotte is the lead planning agency for the Charlotte Regional Transportation Planning Organization (CRTPO), the Metropolitan Planning Organization (MPO) for the Charlotte urban area.
- The City of Charlotte is one of 21 municipalities, three counties, two North Carolina Board of Transportation seats, and a transit policy board- the Metropolitan Transit Commission (MTC), that have representation on the CRTPO Policy Board, which is responsible for carrying out the metropolitan planning process as specified in federal statutes. Federal regulations that govern MPOs require public transit agencies to have representation on MPO Policy Boards.
- The CRTPO's Memorandum of Understanding (MOU) is the governing document for the organization that guides the cooperative, comprehensive, and continuing transportation planning process for the planning area.
- Consistent with the Projects for Advancing Vehicle-Infrastructure Enhancements (PAVE) Act, which requires the termination of the Transit Governance Interlocal Agreement and the dissolution of the MTC by July 1, 2026, City Council adopted a resolution and authorized the City Manager to negotiate and execute all documents necessary to complete the Termination Agreement for the Transit Governance Interlocal Agreement on April 27, 2026.
- Following the dissolution of the MTC, the Metropolitan Public Transportation Authority (MPTA) will be the public transit agency and will take its place as a voting member with one weighted vote.
- The CRTPO Board received information at their May 20, 2026, meeting, and approved this amendment at their June 17, 2026, meeting.
- Action is requested of all 27 voting members of the CRPTO Board to authorize their Mayor or Chief Elected Official to execute an amended MOU to reflect this change.
- The North Carolina Governor must execute the revised MOU before it can be submitted to the Federal Highway Administration to be considered the current MOU. Following execution of the amended MOU by the Governor or his designee, the MPTA will have voting privileges.

### **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.
- On March 25, 2026, the MTC discussed the termination of the Transit Governance Interlocal Agreement and dissolution of the MTC and requested all voting members (except the North Carolina Department of Transportation) present a resolution to their respective boards for adoption in advance of July 1, 2026.

**Attachment(s)**

Revised CRTPO MOU

Memorandum to CRTPO Explaining Changes

[Revised CRTPO MOU](#)

[Memo to CRTPO](#)

## 22. Primary Interlocal Agreement for Implementation and Fulfillment of the Projects for Advancing Vehicle-Infrastructure Enhancements Act

### Action:

- A. Adopt a resolution approving and ratifying an interlocal agreement between the City of Charlotte and the Metropolitan Public Transportation Authority for their joint undertaking and implementation of requirements to fulfill obligations under the Projects for Advancing Vehicle-Infrastructure Enhancements Act, and**
- B. Authorize the City Manager to negotiate and execute all documents and contracts, including for transfer and expenditure of funds necessary to implement and fulfill the city's obligations under the Projects for Advancing Vehicle-Infrastructure Enhancements Act and the interlocal agreement.**

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

Andrea Leslie-Fite, City Attorney  
Lina James, City Attorney's Office  
Liz Babson, City Manager's Office  
Shawn Heath, City Manager's Office

### **Explanation**

- Effective July 1, 2026, the Projects for Advancing Vehicle-Infrastructure Enhancements (PAVE) Act requires the City of Charlotte to transfer its transit operations to the Metropolitan Public Transportation Authority (MPTA). Because the parties recognize the benefits of a phased transition and share a desire for a smooth transition, the city will operate the transit system through the transition period, which is anticipated to extend through December 31, 2026.
- The Primary Interlocal Agreement is intended to address critical items that require mutual agreement to begin the initial phase of operations on July 1, 2026, and create a long-term plan for the transfer of assets and repayment of debts.
- The Primary Interlocal Agreement is divided into three phases:
  - Phase One: Begins July 1, 2026, and is anticipated to end on December 31, 2026. During this phase, the city will continue to operate the transit system with the MPTA's governance and policy oversight. The MPTA will continue to establish the infrastructure, systems, and approvals necessary to own and operate a public transportation system and to employ staff that support its operations.
  - Phase Two: Anticipated to begin on January 1, 2027, and anticipated to end on June 30, 2027. During this phase, the city may provide some shared services in support of the operation of the public transportation system to ensure a smooth transition.
  - Phase Three: Anticipated to begin July 1, 2027, and anticipated to end once (i) all CATS debt has been repaid, (ii) all grant requirements have been satisfied, and (iii) all assets have been transferred to the MPTA. During this phase, the city and the MPTA will operate independently except to address outstanding debt obligations, grant requirements, and the transfer of encumbered assets.
- On June 10, 2026, the MPTA Board of Trustees unanimously adopted and ratified the Primary Interlocal Agreement, which will be submitted by the MPTA to the North Carolina General Assembly by June 30, 2026, to ensure all PAVE Act requirements are satisfied. The Agreement will become effective on July 1, 2026.
- Additional agreements between the city and the MPTA are anticipated prior to the conclusion of Phase One and Phase Two.
- Under Interlocal Cooperation law, Article 20 of Chapter 160A of the North Carolina General Statutes, the city and MPTA are authorized to enter into interlocal agreements for the joint cooperation and exercise of powers and the performance of governmental functions, including to perform jointly any function that they have the power to perform alone, or to contract with one another to perform

any governmental function that they have the power to perform alone, and to enter into contracts to specify the details of these joint undertakings, including the transfer to and expenditure of funds collected by any participating unit of government to another consistent with the parties' agreements.

**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, and 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.
- The Mayor established a City Council work group comprising of Council members Driggs, Owens, and Watlington to advise on the development of the Primary Interlocal Agreement. The work group met with staff regularly for progress updates, offered real-time feedback to staff during negotiations, and provided summaries to Council's Transportation, Planning, and Development Committee and to full City Council.
- On March 2, 2026, the City Attorney and the city's outside legal counsel, Parker Poe, provided an overview of the transfer process under the PAVE Act, including the need for an interlocal agreement, to City Council during the Annual Strategy Meeting.
- On April 6 and May 4, Council Member Driggs, Chair of the Transportation, Planning, and Development Committee, provided informational updates on the transition process to the Committee. Both updates were accompanied by a memo provided to City Council that summarized the update.
- On May 7, an initial draft of the Primary Interlocal Agreement was distributed to City Council for review and comment.
- On June 1, the City Attorney and the city's outside legal counsel provided an update on changes to the draft Primary Interlocal Agreement compared to the May 7 draft to the Transportation, Planning, and Development Committee.
- On June 3, a second draft of the Primary Interlocal Agreement was distributed to City Council for review and comment.
- On June 8, a final draft of the Primary Interlocal Agreement with mutual agreement on all provisions was distributed to City Council for review and comment. Additionally, the City Attorney and the city's outside legal presented to full City Council at the June 8, 2026, Business Meeting. This presentation addressed specific questions or concerns raised by Council members over the past month and included a summary of changes to the Primary Interlocal Agreement compared to the draft initially distributed on May 7.
- On May 18, May 20, May 26, June 5, and June 8, the City Attorney's Office, the city's outside legal counsel, and city staff hosted optional office hours for City Council.

**Attachment(s)**

Resolution

Primary Interlocal Agreement

[Resolution - Ratify Primary ILA](#)

[Primary Interlocal Agreement](#)

**23. Mayor and Council Topics**

**24. Closed Session**

## CONSENT

### 25. Transportation Asset Data Collection Services

**Action:**

- A. Authorize the City Manager to negotiate and execute a unit price contract with Roadway Asset Services, LLC for transportation asset data collection services for a term of one year, and**
- B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

**Staff Resource(s):**

Debbie Smith, Transportation

Charlie Jones, Transportation

**Explanation**

- The Charlotte Department of Transportation maintains and preserves a multi-modal transportation system, including approximately 5,500 lane miles of streets, 195 miles of bicycle facilities, over 1,000 traffic signals, and over 200,000 street signs.
- Maintaining the assets of our mobility network is a key component of supporting the city's mobility policies and vision.
- The transportation asset data collection project will result in complete inventories of signs, pavement markings, pavement conditions, and other roadway assets to be used in the ongoing maintenance, repair, and replacement of the transportation network.
- The data collected will be used to provide more proactive maintenance activities throughout the city, supporting traffic safety and asset management.
- On April 6, 2026, the city issued a Request for Qualifications; 10 responses were received.
- Roadway Asset Services, LLC. best meets the city's needs in terms of qualifications and experience based on similar-sized projects.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be \$650,000.

**Charlotte Business INclusion**

Contract goals were not established for this contract because the scope of work required does not present viable subcontracting opportunities. Roadway Asset Services, LLC 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 Capital Investment Plan

## 26. Bryant Farms Road Extension Phase Two Design-Build Project

### **Action:**

**Approve a contract in the amount of \$4,981,588 with Blythe Development, LLC for design-build initial design services for the Bryant Farms Road Extension Phase Two Design-Build Project.**

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

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

### **Explanation**

- This project will improve east-west connectivity in the Ballantyne/South Charlotte area from Rea Road to Ardrey Kell Road in Council District 7.
- On June 8, 2026, City Council approved the Big Moves 2030 program in the Fiscal Years 2027-2031 Capital Investment Plan. This project is one of the seven projects included in Big Moves 2030.
- Work will include the extension of Bryant Farms Road from Rea Road to Ardrey Kell Road, including a bridge over Flat Branch Creek.
- Other improvements will include:
  - Installation of a traffic signal at two intersections (Tom Short Road/Bryant Farms Road and Ardrey Kell Road/Bryant Farms Road),
  - A new 36-inch water main, and
  - Vehicle travel lanes, turn lanes, and multi-use paths.
- On January 20, 2026, the city issued a Request for Qualifications (RFQ); three responses were received.
- Blythe Development, LLC is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Design-Build consists of two phases. The design phase delivers the project design, and the construction phase will provide a guaranteed maximum price to finalize the design and construct the project.
- The city's design-build delivery method is in conformance with NC General Statute Section 143-128.1(a) and consistent with the Design-Build Institute of America best practices.
- A future amendment will be requested for the construction phase of the project.

### **Charlotte Business INCLUSION**

The city negotiates contract participation for Design-Build contracts after the firm is selected, and scopes of work are defined for design and construction services. Blythe Development, LLC has committed (\$735,300) or approximately 14.76% of the contract for design services or approved tasks. An MBE and W/SBE goal will be established for the construction phase of this project once design development documents are at a reasonable level of completion. Blythe Development, LLC has the opportunity to increase the goal throughout the life of the project.

### **Fiscal Note**

Funding: General Capital Investment Plan

### **Attachment(s)**

Map

[Map - Bryant Farms Road Extension Phase Two](#)

## 27. City Vehicles and Equipment

### Action:

- A. Approve the purchase of vehicles and equipment from a cooperative contract,
- B. Approve unit price contracts for the purchase of vehicles and equipment for a term of one year under North Carolina Sheriff's Association contracts with the following:
- Amick Equipment Co., Inc. (#26-10-0422R),
  - Aquip, LLC (#26-10-0422R),
  - Atlantic Emergency Solutions, Inc. (#27-11-0421),
  - Charlotte Truck Center dba Excel Truck Group - Charlotte (#26-10-0422R),
  - CUES, Inc. (#26-10-0422R),
  - Godwin Manufacturing Co., Inc. (#26-10-0422R),
  - Joe Johnson Equipment dba Public Works Equipment (#26-10-0422R),
  - Knapheide Truck Equipment Co. Midsouth (#27-11-0421),
  - Vanguard Truck Centers (#27-11-0421),
  - Velocity Truck Centers - Wilmington (#26-10-0422R),
- C. Approve unit price contracts for the purchase of vehicles and equipment for a term of one year under Sourcewell contracts with the following:
- Altec Industries, Inc. (#091125-ALT),
  - ASH North America, Inc., dba Aebi Schmidt North America and M-B Companies (#050625-MBC),
  - Caterpillar Inc. (#020223-CAT),
  - Gradall Industries, Inc. (#011723-GRD),
  - Multiquip Inc. (#020923-MTQ),
  - Vermeer Manufacturing Company dba Vermeer Corporation (#030923-VRM), and
- D. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contracts are in effect, at prices and terms that are the same or more favorable than those offered under the cooperative contracts.

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

Phil Reiger, General Services  
David Wolfe, General Services  
Cheryl Wright, Contracting and Procurement

### **Explanation**

- City vehicles and equipment are assessed on an annual basis to determine replacement needs based on a rating of vehicle usage, age, maintenance costs, and condition.
- Purchased vehicles and equipment include electric vehicles, heavy trucks, light duty vehicles and pickup trucks, medium duty trucks, refuse trucks, runway maintenance trucks, vans, and utility vehicles.
- 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 aggregate expenditures are estimated to be \$21,500,000.

### **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 and Enterprise Capital Equipment Funds

## 28. University City Boulevard Pedestrian Crossings

**Action:**

**Approve a contract in the amount of \$968,115.50 to the lowest responsive, responsible bidder United of Carolinas, Inc. for the University City Boulevard Pedestrian Crossings project.**

**Staff Resource(s):**

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

**Explanation**

- This project will improve pedestrian connectivity along University City Boulevard between and at the intersections with Mark Twain Road and Suther Road in Council District 4.
- Work will include approximately 270 feet of 12-foot shared-use path, curb ramps, crosswalks, storm drainage improvements, a pedestrian refuge island, and pedestrian signals.
- On April 2, 2026, the city issued an Invitation to Bid; one bid was received.
  - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On May 7, 2026, the city reissued the invitation to bid; one bid was received.
- United Carolinas, 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: 5.00%

Committed MBE Goal: 5.16%

United of the Carolinas, Inc. exceeded the established contract goal and has committed 5.16% (\$50,000) of the total contract amount to the following certified firm(s):

- RRC Concrete Inc. (MBE) (\$50,000) (concrete)

Established WBE Goal: 11.00%

Committed WBE Goal: 11.36%

United of the Carolinas, Inc. exceeded the established contract goal and has committed 11.36% (\$110,000) of the total contract amount to the following certified firm(s):

- Parsi Trucking LLC (WBE) (\$110,000) (hauling)

**Fiscal Note**

Funding: General Capital Investment Plan

**Attachment(s)**

Map

[Map - University City Blvd Pedestrian Crossings](#)

## 29. Water Mitigation and Emergency Clean-Up Services

### Action:

- A. Approve contracts for water mitigation and emergency clean-up services for a term of three years with the following:**
- **AdvantaClean of Monroe,**
  - **Cardinal Restoration,**
  - **Reliable Restorations (MBE, SBE),**
  - **Servpro of South Charlotte**
  - **Sunshine Restoration Group, and**
- B. Authorize the City Manager to renew the contracts for one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

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

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

### **Explanation**

- General Services is responsible for maintaining a portfolio of more than 200 municipal facilities, structures, and assets with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, cultural facilities, and public safety.
- Services are needed for containment, demolition, disposal, drying, cleaning, and decontamination as needed per industry-recognized best practices for restoration and remediation work after water or smoke damage.
- On April 27, 2026, the city issued a Request for Proposals (RFP); seven responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, and responsiveness to the RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be \$335,000.

### **Charlotte Business INclusion**

Reliable Restorations is a city-certified MBE and 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 departments after reviewing the project's scope and potential for division into subcontracting opportunities.

### **Fiscal Note**

Funding: Various Departments' Operating Budgets

## 30. Consulting Services for the Lee S. Dukes Water Treatment Plant Expansion

### Action:

- A. **Approve a contract with Hazen and Sawyer for consulting services for the Lee S. Dukes Water Treatment Plant Expansion and Associated Infrastructure project for a term of two years, and**
- B. **Authorize the City Manager to renew the contract for up to four, two-year terms and to amend the contract consistent with the purpose for which the contract was approved.**

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

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

### **Explanation**

- This contract will provide consulting services for the Lee S. Dukes Water Treatment Plant (WTP) Expansion project located in Huntersville, adjacent to Council Districts 2 and 4.
- The consultant will provide specialized expertise and supplement the city's resources during various phases of project delivery.
- On January 23, 2026, the city issued a Request for Qualifications (RFQ); five responses were received.
- Hazen and Sawyer was determined to be the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- The Lee S. Dukes WTP Expansion project is estimated to be complete in December 2034 with an interim milestone complete in December 2031. The consultant would serve through the one-year warranty period concluding in 2035.
- Annual expenditures are estimated to be \$1,500,000.

### **Charlotte Business INClusion**

The city negotiates contract participation after the proposal selection process. Hazen and Sawyer has identified the following certified firms to be utilized as scopes of work are defined:

- Amplify Consulting LLC dba Civility Localized (MBE, SBE) (public outreach)
- CES Group Engineers LLP (WBE) (site surveying)
- EDT, PLLC (MBE) (construction inspection services)
- Froehling & Robertson Inc. (MBE) (geotechnical investigations, report, construction materials testing)
- Gulf Coast LLC (SBE) (easement acquisition)
- Mid-Carolina Reprographics (WBE) (document reproduction)
- Neighboring Concepts, PLLC (MBE) (architectural support services)
- Sweetwater Utility Exploration LLC (WBE) (utility locates of existing utilities)

### **Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

## 31. Engineering Services for Reclaimed Water Systems

### Action:

- A. **Approve contract amendment #1 for \$1,552,030 to the contract with Garver, LLC for engineering services for reclaimed water systems, and**
  
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this amendment were approved.**

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

Angela Charles, Charlotte Water

Joseph Lockler, Charlotte Water

Chuck Bliss, Charlotte Water

### **Explanation**

- This contract provides project management, system evaluation, design development, and permitting for improvements to the reclaimed water systems at Mallard Creek Water Resource Recovery Facility (WRRF) in Council District 4.
- On October 13, 2025, following a competitive solicitation process, City Council approved a contract with Garver, LLC for \$901,818 for the engineering services for reclaimed water systems.
  - Additional needed improvements have been identified since the original contract with Garver, LLC was executed. This amendment will include the design of a new high service pump station and ground storage tanks for the reclaimed water system.
- The new estimated value of the contract including this amendment is \$2,453,848.

### **Charlotte Business INclusion**

All additional work involved in this amendment will be performed by Garver, LLC and their existing subconsultants.

### **Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

## 32. Municipal Agreement for Relocation and Installation of Water Infrastructure along I-77

### 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 relocation of water and sanitary sewer infrastructure located within the North Carolina Department of Transportation's (NCDOT) highway improvements project I-5715 (I-77 Interchange Improvements) located along I-77 at NC-73 and within the limits of the Town of Huntersville (adjacent to Council District 4).
- 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 NCDOT for actual construction costs at the conclusion of the project.
- The total estimated city cost of this construction is \$7,501,976.36.

### **Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

### **Attachment(s)**

Map

Resolution

[Map - Water infrastructure along I-77](#)

[Resolution - Water infrastructure along I-77](#)

### 33. Municipal Agreement for Relocation and Installation of Water Infrastructure along NC-73

**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 relocation of water and sanitary sewer infrastructure located within the North Carolina Department of Transportation's (NCDOT) highway improvements project U-5765 (NC-73 Improvements) located along NC-73 from West Catawba Avenue to I-77 and within the limits of the Town of Huntersville (adjacent to Council District 4).
- 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 NCDOT for actual construction costs at the conclusion of the project.
- The total estimated city cost of this construction is \$13,210,686.68.

**Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

**Attachment(s)**

Map

Resolution

[Map - Water Infrastructure along NC-73](#)

[Resolution - Water Infrastructure along NC-73](#)

## 34. Pavement, Landscape, and Roadway Structures Repair Construction

### **Action:**

**Approve a contract in the amount of \$20,294,107.96 to the lowest responsive, responsible bidder Onsite Development, LLC for pavement, landscape, and roadway structures repair construction.**

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

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Carl Wilson, Charlotte Water

### **Explanation**

- This contract will provide sitework including pavement, landscape, and roadway structures.
- On April 7, 2026, the city issued an Invitation to Bid; one bid was received.
  - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over \$500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On May 5, 2026, the city reissued the ITB; one bid was received.
- Onsite Development, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2030.

### **Charlotte Business INClusion**

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

### **Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

## 35. Water Facility Security System

### Action:

- A. **Approve the purchase of security system equipment and installation services by the sole source exemption,**
- B. **Approve a contract with Eastway Lock & Key, Inc. for the purchase of security system equipment and installation services for a term of five years, and**
- C. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

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

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

### **Sole Source Exemption**

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

### **Explanation**

- This contract will provide for the continued purchase of standardized enhanced-security physical system equipment and installation within Charlotte Water facilities.
- Eastway Lock & Key, Inc. is the sole licensee of the patented and restricted system required to install the system.
- Annual expenditures are estimated to be \$60,000.

### **Charlotte Business INclusion**

Sole sourcing was required for this contract due to the need for standardization and compatibility with existing equipment and because Eastway lock & Key Inc. is the sole licensee of the system. Sole source contracts are exempt from CBI Program goals, as these contracts do not involve a competitive bidding process and do not present opportunities for subcontracting. This aligns with what is required by NC General Statute Section 143-129(e)(3).

### **Fiscal Note**

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

## 36. Water Infrastructure Construction

### **Action:**

**Approve a contract in the amount of \$2,901,781.05 to the lowest responsive, responsible bidder R. H. Price, Inc. for FY27 Water Main Replacements.**

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

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

### **Explanation**

- This contract will provide construction services to Charlotte Water for water main replacement projects at various locations across the Charlotte Water service area.
- On April 9, 2026, the city issued an Invitation to Bid; five bids were received.
- R.H. Price Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2028.

### **Charlotte Business INclusion**

Established MBE Goal: 6.00%

Committed MBE Goal: 6.00%

R.H. Price, Inc. met the established contract goal and has committed 6.00% (\$174,107) of the total contract amount to the following certified firm(s):

- Uniforce Construction Corporation (MBE, SBE) (\$174,107) (pipe installation)

Established WSBE Goal: 6.00%

Committed WSBE Goal: 6.00%

R.H. Price, Inc. met the established contract goal and has committed 6.00% (\$174,107) of the total contract amount to the following certified firm(s):

- Trull Contracting, LLC (WBE) (\$174,107) (concrete and asphalt work)

### **Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

## 37. Water Treatment Chemicals

### **Action:**

**Approve a contract with the lowest responsive, responsible bidder Univar Solutions USA, Inc. for the purchase of water treatment chemicals for a term of one year.**

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

Angela Charles, Charlotte Water

Joseph Lockler, Charlotte Water

Micah Burgess, Charlotte Water

### **Explanation**

- This contract will provide water treatment chemicals for the processing of potable water.
- On April 14, 2026, the city issued an Invitation to Bid; one bid was received.
- Univar Solutions USA, Inc. was selected as the lowest responsive, responsible bidder.
- Annual expenditures are estimated to be \$630,000.

### **Charlotte Business INclusion**

Contract goals were not established for this contract because the scope of work or goods does not present viable subcontracting opportunities. Univar Solutions USA, Inc. will be responsible 100% of supplying and delivering the 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

## 38. Woodlawn Elevated Storage Tank Construction and Construction Administration Services

### Action:

- A. **Approve a contract in the amount of \$19,501,650 to the lowest responsive, responsible bidder Caldwell Tanks, Inc. for the Woodlawn Elevated Storage Tank Project, and**
- B. **Approve contract amendment #2 for \$1,569,828 to the contract with Black & Veatch International Company for construction administration services for the Woodlawn Elevated Storage Tank Project.**

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

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

### **Explanation**

- This project is located at the intersection of South Tryon Street and Woodlawn Road in Council District 3.
- The Woodlawn Tank project is the second phase of this contract and this amendment was contemplated at the time of request for qualifications.

### Action A

- This contract will construct a 3,000,000-gallon elevated water tank and will install approximately 1,340 linear feet of 36-inch waterline and 461 linear feet of 12-inch waterline to feed the tank.
- On March 19, 2026, the city issued an Invitation to Bid (ITB); two bids were 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 April 22, 2026, the ITB was reissued; two bids were received.
- Caldwell Tanks, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the first quarter of 2029.

### Action B

- On March 22, 2021, following a competitive solicitation process, the city entered into a contract with Black & Veatch International Company for \$1,592,060 for design services for three elevated storage tanks.
  - Amendment #1 in the amount of \$1,344,848 was for construction administration services for the Sunset Elevated Storage Tank Project, including but not limited to inspection, materials testing, and blast monitoring.
  - Amendment #2 is for construction administration services for the Woodlawn Tank Project, including but not limited to inspection, materials testing, and blast monitoring.
- The new estimated value of the contract including this amendment is \$4,506,736.

### **Charlotte Business INclusion**

#### Action A

Established MWSBE Goal: 2.00%

Committed MWSBE Goal: 2.51%

Caldwell Tanks, Inc. exceeded the established contract goal and has committed 2.51% (\$488,808) of the total contract amount to the following certified firm(s):

- B&N Grading (WBE) (\$340,000) (asphalt and road)
- Diamond Trucking of NC Inc. (MBE, SBE) (\$76,000) (hauling)
- Serene Landscape Consulting LLC (MBE, SBE) (\$72,808) (landscape)

Action B

All additional work involved in this amendment will be performed by the Black & Veatch International Company and their existing subconsultants:

- Habitat Assessment and Restoration Professionals (WBE, SBE) (environmental services)
- Richa Graphics (MBE, SBE) (reprographics)

**Fiscal Note**

Funding: Charlotte Water Capital Investment Plan

**Attachment(s)**

Map

[Map - Woodlawn Elevated Storage Tank](#)

## 39. Faulconbridge Road Storm Drainage Improvement Project

### **Action:**

- A. Approve a contract in the amount of \$917,855.25 to the lowest responsive, responsible bidder Onsite Development LLC for the Faulconbridge Road 5749 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 and rehabilitate aging infrastructure across and adjacent to Falstaff Drive, Ganymede Place, and Faulconbridge Road in Council District 5.
- The work includes grading, storm drainage, curb and gutter, and asphalt paving.
- On May 4, 2026, the city issued an Invitation to Bid; three bids were received.
- Onsite Development LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2027.

### **Charlotte Business INclusion**

Established MBE Goal: 4.00%

Committed MBE Goal: 4.03%

Onsite Development, LLC exceeded the established contract goal and has committed 4.03% (\$37,000) of the total contract amount to the following certified firm(s):

- Streeter Trucking Company (MBE, SBE) (\$18,500) (hauling)
- Tony's Trucking (MBE, SBE) (\$18,500) (hauling)

Established WSBE Goal: 4.00%

Committed WSBE Goal: 4.03%

Onsite Development, LLC exceeded the established contract goal and has committed 4.03% (\$37,000) of the total contract amount to the following certified firm(s):

- Armadillo Construction LLC (SBE) (37,000) (hauling)

### **Fiscal Note**

Funding: Storm Water Capital Investment Plan

### **Attachment(s)**

Map

[Map - Faulconbridge Rd SDIP](#)

## 40. Freedom Drive Storm Drainage Improvement Project

### **Action:**

- A. Approve a contract in the amount of \$6,739,224.80 to the lowest responsive, responsible bidder Sanders Utility Construction Co. Inc. for the 3144 Freedom Drive 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 along and adjacent to Freedom Drive near its intersection with Tuckaseegee Road in Council District 2.
- The work includes grading, storm drainage, water, curb and gutter, sidewalk, and asphalt paving.
- On May 12, 2026, the city issued an Invitation to Bid; eight bids were received.
- Sanders Utility Construction Co. 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 MWSBE Goal: 3.00%

Committed MWSBE Goal: 6.38%

Sanders Utility Construction Company, Inc. exceeded the established contract goal and has committed 6.38% (\$430,000) of the total contract amount to the following certified firm(s):

- CES Group Engineers (WBE) (\$10,000) (surveying)
- Diamond Trucking of NC (MBE, SBE) (\$200,000) (hauling)
- Jim Bob's Grading & Paving (SBE) (\$200,000) (asphalt)
- JM Custom Construction (WBE, SBE) (\$20,000) (concrete)

### **Fiscal Note**

Funding: Storm Water Capital Investment Plan

### **Attachment(s)**

Map

[Map - Freedom Dr SDIP](#)

## 41. Professional Engineering Services for Storm Water Services Projects

### Action:

- A. **Approve a contract for up to \$1,700,000 with D&A Wolverine, PLLC for planning and design services for the Mullens Ford Storm Drainage Improvement Project,**
- B. **Approve a contract for up to \$2,900,000 with ESP Associates, Inc. for planning and design services for the Long Pine Storm Drainage Improvement Project,**
- C. **Approve a contract for up to \$2,500,000 with Hazen and Sawyer for planning and design services for the Highcroft Storm Drainage Improvement Project,**
- D. **Approve a contract for up to \$2,400,000 with The John R. McAdams Company, Inc. for planning and design services for the Seascape Storm Drainage Improvement Project,**
- E. **Approve a contract for up to \$2,800,000 with LaBella Associates, DPC for planning and design services for the Foxworth Storm Drainage Improvement Project,**
- 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  
Matthew 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 Mullens Ford Storm Drainage Improvement Project is bordered by Simsbury Road to the north, Sharon View Road to the south, Carmel Road to the east, and Valencia Terrace to the west in

Council District 6.

Action B

- The Long Pine Storm Drainage Improvement Project is bordered by Trysting Road to the north, Kinghurst Drive to the south, McAlpine Creek to the east, and Lake Forest Road to the west in Council District 5.

Action C

- The Highcroft Storm Drainage Improvement Project is bordered by Prosperity Ridge Road to the north, Katelyn Drive to the south, Stony Creek to the east, and Prosperity Church Road to the west in Council District 4.

Action D

- The Seascapes Storm Drainage Improvement Project is bordered by Sam Neely Road to the north, Steele Creek Road to the south and east, and Dove Meadow Drive to the west in Council District 3.

Action E

- The Foxworth Storm Drainage Improvement Project is bordered by McAlpine Creek to the north, Rea Road to the south, Knightswood Drive to the east, and Summerlin Place to the west in Council District 7.

**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:

D&A Wolverine, PLLC

- Southern Engineering & Testing, PC (SBE) (geotechnical engineering, investigations, laboratory testing, reporting and construction administration observation)
- Survey & Mapping Control, Inc. (SBE) (surveying, mapping, easement plats, utility locates and related services)

ESP Associates, Inc.

- Center Line Locating (WBE, SBE) (utility locating, SUE, and CCTV services)
- Habitat Assessment and Restoration Professionals (WBE, SBE) (environmental and ecological services)
- Barry Lambert Engineering, PC (SBE) (structural engineering)
- The Survey Company, Inc. (SBE) (land surveying)
- Sweetwater Utility Exploration, LLC (WBE) (utility locating, SUE)

Hazen and Sawyer

- Survey & Mapping Control, Inc. (SBE) (field surveying)

John R. McAdams Company, Inc.

- Barry Lambert Engineering, PC (SBE) (structural design support)
- Carolina Wetland Services, Inc. (WBE, SBE) (environmental permitting support)
- Froehling & Robertson, Inc. (MBE) (geotechnical engineering support)
- The Survey Company, Inc. (SBE) (field surveying)

Labella Associates, PC

- Barry Lambert Engineering, PC (SBE) (structural engineering)
- Carolinas Geotechnical Group PLLC (SBE) (geotechnical services)
- Center Line Locating (WBE, SBE) (utility locating services)
- Survey & Mapping Control, Inc. (SBE) (land surveying and plat preparation)

**Fiscal Note**

Funding: Stormwater Capital Investment Plan

**Attachment(s)**

Maps

[Map - Mullens Ford SDIP](#)

[Map - Long Pine SDIP](#)

[Map - Highcroft SDIP](#)

[Map - Seascapes SDIP](#)

[Map - Foxworth SDIP](#)

## 42. Storm Water Repair and Improvement Projects

### **Action:**

- A. Approve a contract in the amount of \$4,902,143.01 to the lowest responsive, responsible bidder Onsite Development LLC for the Storm Water Repair and Improvement FY26-I Projects, 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 contract is part of an ongoing program to provide repairs and improvements to storm drainage infrastructure across the city.
- Approximately 25 projects may be constructed from this contract within a contract term not to exceed 24 months. The number of projects may vary depending on the nature and extent of the repairs constructed.
- On April 9, 2026, the city issued an Invitation to Bid; three bids were received.
- Onsite Development LLC was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the fourth quarter of 2028.

### **Charlotte Business INclusion**

Established MBE Goal: 7.00%

Committed MBE Goal: 7.00%

OnSite Development LLC met the established contract goal and has committed 7.00% (\$343,156) of the total contract amount to the following certified firm(s):

- B Hawk and Sons Transportation Services, LLC (MBE) (\$10,000) (traffic control)
- LJR Concrete, LLC (MBE, SBE) (\$125,000) (concrete)
- Streeter Trucking Company (MBE, SBE) (\$104,078) (hauling)
- Tony's Trucking (MBE, SBE) (\$104,078) (hauling)

Established WSBE Goal: 5.00%

Committed WSBE Goal: 5.00%

OnSite Development LLC met the established contract goal and has committed 5.00% (\$245,110) of the total contract amount to the following certified firm(s):

- C&M Recycling, Inc. (WBE) (\$122,555) (material)
- Keys Trucking, LLC (WBE, SBE) (122,555) (hauling)

### **Fiscal Note**

Funding: Storm Water Capital Investment Plan

## 43. Storm Water Services Sweeping Services

### Action:

- A. Approve the purchase of sweeping services from a cooperative contract,
- B. Approve a unit price contract with Sweeping Corporation of America, LLC for sweeping services for a term of four years under Sourcewell contract #111125-SWEP, 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):**

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

### **Explanation**

- This contract will provide sweeping services to identified city facilities at varying frequencies depending on site activities and conditions. Additional services, including but not limited to street sweeping, may be provided as requested by the city. Services are intended to supplement existing sweeping efforts, help reduce pollution and improve surface water quality, and fulfill requirements in the city's municipal stormwater permit.
- 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: Storm Water Operating Budget

## 44. Valley Haven Stream Restoration Project

### **Action:**

**Approve a guaranteed maximum price of \$6,000,000 to North State Environmental, Inc. (WBE) for Design-Build construction services for the Valley Haven Stream Restoration Project.**

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

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

### **Explanation**

- The Valley Haven Stream Restoration Project area is located in the McAlpine Creek watershed with boundaries of Rocky Falls Road to the north, McAlpine Creek to the south, Pineburr Road to the east, and Charter Place to the west in Council District 6.
- Services consist of final design, construction, warranty, and required mitigation monitoring.
- Restoration of over 5,300 linear feet of stream is expected which will yield Stream Mitigation Units when complete under the city's Umbrella Stream and Wetland Mitigation Bank.
- Stream restoration projects are ideal candidates for the design-build method which allows for greater flexibility for field changes during construction.
- On August 22, 2022, following a competitive solicitation process, City Council approved a contract for \$1,193,100 with North State Environmental, Inc. for Design-Build design services for the Valley Haven Stream Restoration project.
- The city's design-build delivery method is in conformance with NC General Statute Section 143-128.1(a) and consistent with the Design-Build Institute of America best practices.
- This project is pending Mecklenburg County granting a conservation easement.
- The project is anticipated to be completed by second quarter 2028.

### **Charlotte Business INclusion**

The city negotiates subcontracting participation for Design-Build contracts after scopes of work are defined for construction services. North State Environmental, Inc., a city certified WBE will self-count its participation of \$4,430,359 or 73.84% of the total contract for construction services.

### **Fiscal Note**

Funding: Storm Water Capital Investment Plan

### **Attachment(s)**

Map

[Map - Valley Haven Stream Restoration Project](#)

## 45. Village Lake Drive Storm Drainage Improvement Project

### **Action:**

- A. Approve a contract in the amount of \$1,692,971.50 to the lowest responsive, responsible bidder GreenWater Development, Inc. for the Village Lake Drive 2210 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 along and across Village Lake Drive between its intersection with Pebblestone Drive and Cherry Tripp Drive in Council Districts 5 and 6.
- The work includes grading, storm drainage, water, sanitary sewer, curb and gutter, driveway, sidewalk, and asphalt paving.
- On April 22, 2026, the city issued an Invitation to Bid; five bids were received.
- GreenWater Development, 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 MBE Goal: 6.00%

Committed MBE Goal: 6.26%

GreenWater Development, Inc. exceeded the established contract goal and has committed 6.26% (\$106,054) of the total contract amount to the following certified firm(s):

- Redstone Materials Inc. (MBE, SBE) (\$55,000) (hauling)
- RRC Concrete (MBE) (\$51,054) (concrete)

Established WSBE Goal: 5.00%

Committed WSBE Goal: 12.55%

GreenWater Development, Inc. exceeded the established contract goal and has committed 12.55% (\$212,500) of the total contract amount to the following certified firm(s):

- On Time Construction (WBE, SBE) (\$212,500) (masonry)

### **Fiscal Note**

Funding: Storm Water Capital Investment Plan

### **Attachment(s)**

Map

[Map - Village Lake Dr SDIP](#)

## 46. CATS Bus Brakes and Suspension Parts

### **Action:**

- A. Approve unit price contracts for the purchase of bus brakes and suspension parts for a term of three years to the following:**
- Clark Power Services,
  - Muncie Transit Supply, and
- B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.**

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

Brent Cagle, CATS

Elizabeth Presutti, CATS

### **Explanation**

- These contracts will provide numerous bus brake and suspension parts for ongoing maintenance of the CATS bus fleet.
- On March 25, 2026 the city issued an Invitation to Bid; seven bids were received.
- Clarke Power Services and Muncie Transit Supply were selected as the lowest responsive, responsible bidders.
- Bus parts will be purchased on a as-needed basis under the contract terms.
- 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 \$650,000.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: CATS Operating Fund

## 47. CATS Bus Radiator and Fuel Tank Repair Services

### **Action:**

- A. **Approve a contract with the Cooling Center for bus radiators and fuel tank repair 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):**

Brent Cagle, CATS

Elizabeth Presutti, CATS

### **Explanation**

- This contract will provide bus radiators and fuel tank repair services on an as-needed basis for CATS transit vehicles.
- On March 18, 2026, the city issued a Request for Proposal (RFP); one response was received.
- The Cooling Center 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 \$345,475.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: CATS Operating Budget

## 48. CATS Bus Transaxle Reconditioning Services

### **Action:**

- A. Approve a unit price contract with Carolina Powertrain for bus transaxle reconditioning 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):**

Brent Cagle, CATS

Elizabeth Presutti, CATS

### **Explanation**

- Carolina Powertrain will provide bus transaxle (differential) reconditioning services for CATS buses. This includes picking up bus transaxle units from designated CATS maintenance facilities and performing full diagnostic evaluation, cleaning, testing, disassembly, and rebuilding of each differential in accordance with original equipment manufacturer specifications and manufacturer standards.
- On April 16, 2026, the city issued an Invitation to Bid; one bid was received.
- Carolina Powertrain was selected as the lowest responsive, responsible bidder.
- 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 \$229,112.

### **Charlotte Business INclusion**

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

### **Fiscal Note**

Funding: CATS Operating Fund

## 49. CATS Fare Inspector Ambassador Program

### Action:

- A. **Approve a contract with Block by Block for a fare inspector ambassador program for a term of three years, and**
  
- B. **Authorize the City Manager to renew the contract for up to four, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

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

Brent Cagle, CATS

Elizabeth Presutti, CATS

### **Explanation**

- CATS is launching the fare inspection ambassador program to improve fare compliance, enhance the rider experience, and strengthen safety through a professional, uniformed presence on the CATS system. The service provider will be responsible for recruiting, training, deploying, and managing fare inspection ambassadors.
- Ambassadors will conduct systematic proof-of-payment inspections on trains and platforms as part of the initial deployment, using CATS-issued validation equipment and a standardized, non-confrontational inspection protocol. They will also provide basic customer assistance and support rider understanding of fare requirements.
- The Program will be implemented in phases beginning with the Blue Line. Subsequent phases will expand operations to the bus system and the Gold Line, where Ambassadors will perform the same duties, responsibilities, and service expectations as those required on the Blue Line.
- On April 27, 2026, the city issued a Request for Proposals (RFP); five responses were received.
- Block by Block 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 \$5,000,000.

### **Disadvantaged Business Enterprise**

In accordance with the USDOT Interim Final Rule, dated October 3, 2025, the city cannot establish DBE goals on contracts executed after October 3, 2025.

### **Fiscal Note**

Funding: CATS Operating Budget

## 50. Engineering Services for South End Station Contract Amendment

### Action:

- A. **Approve contract amendment #2 for up to \$1,343,222 with Kimley-Horn and Associates, Inc. for engineering services to support construction of a new light rail station in South End, and**
  
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

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

Brent Cagle, CATS  
Kelly Goforth, CATS  
Todd Thorne, CATS

### **Explanation**

- This project will construct a new light rail station on the LYNX Blue Line between the New Bern and East/West Boulevard Stations in Council District 3.
- On September 13, 2021, following a competitive solicitation process, City Council approved a contract with Kimley-Horn and Associates, Inc. for planning and design engineering services for the South End Station in the amount of \$1,902,864.83.
- Construction Manager at Risk (CMAR) projects can consist of multiple phases including pre-construction, early work packages, and the construction phase.
- Contract amendment #1 was approved by Council on September 9, 2024, to add \$988,723 for the design of additional project scope and to coordinate with the CMAR.
- Contract amendment #2 is needed to complete final design and provide engineering support services during construction as contemplated in the first amendment.
- The new estimated value of the contract is \$4,234,811.

### **Charlotte Business INclusion**

All additional work involved in this amendment will be performed by Kimley-Horn and their existing subcontractors/subconsultants. Kimley-Horn has committed 8.55% (\$362,246) of the total contract amount to the following certified firm(s):

- AVCON, Inc. (MBE) (\$87,014) (electrical, water)
- Boyle (SBE) (\$44,108) (geotechnical)
- CES Group Engineers (WBE) (\$148,710) (survey)
- Hinde Engineering (SBE) (\$39,875) (utility coordination)
- Translink (MBE) (\$42,539) (public engagement)

### **Fiscal Note**

Funding: CATS Capital Investment Plan

### **Attachment(s)**

Map

[Map - South End Station](#)

## 51. Airport Technology On-Call Services

### **Action:**

- A. Approve contracts for on-call technology services work for a term of five years with the following:**
- AECOM,
  - Archetype SC, Inc.,
  - Athena Consulting Group,
  - Cabling Solutions, Inc.,
  - Faith Group, LLC,
  - ITnova, LLC,
  - JW Group,
  - Mead & Hunt,
  - Slalom,
  - TAMIRONICS, and
- B. Authorize the City Manager to approve possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved, and**
- C. 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):**

Haley Gentry, Aviation

Mike Hill, Aviation

### **Explanation**

- The city is responsible for overseeing and managing the technology environment for the operation of the Airport 24 hours a day.
- The Airport operates in a fast-changing technology environment driven by evolving security needs, passenger expectations, airline and tenant needs, and real-time operations.
- It is critical to ensure the Airport's technology systems are stable and safe to allow for tenants to connect to their own technology systems.
- These contracts include general technology services and may include the purchase and maintenance of software or hardware.
- On September 30, 2025, the city issued a Request for Proposals (RFP); 13 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Potential price adjustments may be considered as a part of contract amendments 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**

The city negotiates contract participation after the proposal selection process. MWSBE goals will be negotiated for each task order. Aviation will monitor MWSBE participation throughout the life of the contracts. Each Prime has identified the following certified firm(s) to be utilized:

#### AECOM

- Stratic Technologies (SBE) (AI integration, real-time monitoring)

#### Athena Consulting Group

- Lone Star Cabling & Alarms, LLC (MBE) (cabling)

#### Cabling Solutions, Inc.

- Besco Electric Corp. (MBE) (conduit installation and electrical)

#### Faith Group, LLC

- Exult Engineering (SBE) (communications, landside systems, security systems)

ITnova, LLC

- Avioimage Mapping Services Inc. (SBE) (GIS and aerial mapping)
- Croixstone Consulting (WBE) (digital transformation)

JW Group

- Avcon, Inc. (MBE) (technology and systems engineering and design and project management)
- Dawning Systems (MBE, SBE) (low Voltage, IT pm, IT systems networking and integration, IT break, fix, and maintenance)
- Trinity Strategic Consulting, Inc. (MBE) (technical consulting, project management, AI and cyber support)

Mead & Hunt

- Deanna Michael Inc. (MBE, SBE) (planning, design, and engineering services)

Slalom

- Golden Tech System Inc. (MBE) (business intelligence analysts, middleware and integrations, engineer)

**Fiscal Note**

Funding: Aviation Operating Budget

## 52. E-Procurement System and Related Services

### Action:

- A. **Authorize the City Manager to negotiate and execute a contract with Periscope Holding Inc. to provide, implement, and maintain an E-Procurement System for a term of five years,**
- B. **Authorize the City Manager to renew the contract for up to five, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved,**
- C. **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, and**
- D. **Authorize the City Manager to negotiate and execute various other contracts that support the E-Procurement system for services such as third-party applications, software implementation, change management, data conversion, hardware, and other specialized implementation, training, consulting, or support services.**

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

Cheryl Wright, Contracting and Procurement  
John Long, Contracting and Procurement

### **Explanation**

- The city is implementing an E-Procurement solution for use by the entire organization to ensure efficiency, compliance, transparency, and equity in the procurement process. The new E-Procurement system will automate complex processes, offering a faster, more user-friendly experience for suppliers and city stakeholders.
- On July 23, 2025, the city issued a Request for Proposals (RFP); sixteen responses were received.
- Periscope Holdings 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.
- Initial one-time expenditures are estimated to be \$2,294,870, and total annual expenditures for years two through 10 are estimated to be \$4,335,966.

### **Charlotte Business INclusion**

The city negotiates contract participation after the proposal selection process. Periscope Holding Inc. has committed 20.00% (\$303,974) of the professional services portion of the contract (\$1,519,870) to the following certified firm(s):

- Texcido LLC (MBE, SBE) (\$303,974) (business analysis, implementation, testing)

### **Fiscal Note**

Funding: I&T Operating Budget and General Capital Investment Plan

## 53. Furniture, Design, and Installation Services

### Action:

- A. Authorize the City Manager to negotiate and execute contracts for furniture, design, installation, consulting services, and related products and services for a term of five years with the following:**
- Global Furniture Group,
  - Haworth, Inc.,
  - MillerKnoll, Inc.,
  - Steelcase,
  - Teknion LLC, 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):**

Cheryl Wright, Contracting and Procurement

John Long, Contracting and Procurement

### **Explanation**

- These contracts will provide furniture, installation, design, consulting, and other related products and services for new and existing city facilities.
- Examples of furniture include office desks, chairs, bookcases, filing cabinets, conference tables and chairs, soft seating, and other related products.
- On February 18, 2026, the city issued a Request for Proposals (RFP) in partnership with OMNIA Partners; 21 responses were received.
- OMNIA Partners is a national cooperative program which reduces costs by combining the volume and purchasing power of public agencies nationwide. OMNIA Partners selected the city to solicit proposals for these products and services.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Aggregate annual expenditures are estimated to be \$6,500,000.

### **Charlotte Business INclusion**

Cooperative purchasing contracts leverage contracts established by other governmental agencies and do not involve the city conducting a bidding process and are thus exempt from CBI Program goals.

Subcontracting opportunities are typically not feasible under cooperative purchasing arrangements.

### **Fiscal Note**

Funding: Various Departments' Operating Budgets, General Capital Investment Plan, and grant funding

## 54. On-Call Fencing Installation and Repair Services

### **Action:**

- A. Approve a unit price contract with Hartsell Brothers Fence Company, Inc. for on-call fencing installation and repair 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):**

Cheryl Wright, Contracting and Procurement

John Long, Contracting and Procurement

### **Explanation**

- The city requires on-call fencing installation and repair services to meet security requirements and ensure the protection of facilities and property while also providing safety in areas with limited or prohibited access.
- These services include materials, labor, equipment, and supervision staff for fencing services to install, repair, and perform periodic maintenance on fences and gates on a time and material basis.
- On March 10, 2026, the city issued a Request for Proposals (RFP); two responses were received.
- Hartsell Brothers Fence Company, 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 \$800,000.

### **Charlotte Business INclusion**

Contract goals were not established for this contract because the scope of work or goods does not present viable subcontracting opportunities. Hartsell Brothers Fence Company, 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: Various Departments' Operating Budgets, General and Enterprise Capital Investment Plans

## 55. Uniforms and Related Services

### Action:

- A. **Approve the purchase of uniforms, equipment, and related services and technology from a cooperative contract,**
- B. **Approve a unit price contract with Galls, LLC for the purchase of uniforms, equipment, and related services and technology for a term of two years under Sourcewell Contract #011124 -GAL, 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):**

Cheryl Wright, Contracting and Procurement

### **Explanation**

- This contract provides access to the complete and extensive catalog of uniforms and equipment, including all current Police and Fire uniforms. It includes key service components such as an employee ordering system, reporting tools, program management, inventory control, and ongoing customer support. The contract also includes access to a critical local brick-and-mortar location that provides try-on options and tailoring services, including same-day alterations and corrections.
- 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 \$5,000,000.

### **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: Various Departments' Operating Budgets

## 56. Refund of Property Taxes

**Action:**

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$465,625.67.

**Staff Resource(s):**

Matt Hastedt, Finance  
David Browne, Finance

**Explanation**

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

**Attachment(s)**

Taxpayers and Refunds Requested  
Resolution

[List of Taxpayers 06.22.2026](#)

[Resolution - Refund of Property Taxes 06.22.2026](#)

## 57. Meeting Minutes

**Action:**

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

- **April 13, 2026, Business Meeting,**
- **April 20, 2026, Zoning Meeting,**
- **April 27, 2026, Business Meeting,**
- **May 4, 2026, City Manager's Fiscal Year 2027 Proposed Budget Presentation, and**
- **May 11, 2026, Business Meeting.**

**Staff Resource(s):**

Stephanie Kelly, City Clerk's Office

**Attachment(s)**

Meeting Minutes

## CONSENT - PROPERTY TRANSACTIONS

### 58. Property Transactions - 805 Lynn Street, Parcel # 2

**Action:** Approve the following condemnation: 805 Lynn Street, Parcel # 2

**Project:** 805 Lynn Street

**Owner(s):** Starnes Pallet Service Inc.

**Property Address:** 1000 Thomasboro Drive

**Total Parcel Area:** 383,763 sq. ft. (8.810 ac.)

**Property to be acquired by Easements:** 1,334 sq. ft. (0.031 ac.) in storm drainage easement and 858 sq. ft. (0.020 ac.) in temporary construction easement

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

**Landscaping to be impacted:** None

**Zoned:** N2-B and ML-2 (ANDO)

**Use:** Neighborhood 2-B, Manufacturing and Logistics Airport Noise Disclosure Overlay

**Parcel Identification Number(s):** 063-042-38

<https://polaris3g.mecklenburgcountync.gov/pid/06304238>

**Appraised Value:** \$8,925

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

**City's Response to Property Owner's Concerns:** Property owner is unresponsive however, outreach continues.

**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:** 2

**Attachment(s):** Map

[Map - 805 Lynn St, Parcel #2](#)

## 59. Property Transactions - Harrisburg Road Pedestrian Hybrid Beacon at Evans Wood Drive, Parcel # 3

**Action:** Approve the following condemnation: Strategic Investment Area Harrisburg Road Pedestrian Hybrid Beacon at Evans Wood Drive, Parcel # 3

**Project:** Harrisburg Road Pedestrian Hybrid Beacon at Evans Wood Drive

**Owner(s):** Rocky River congregation of Jehovah's Witnesses

**Property Address:** 8126 and 8128 Harrisburg Road

**Total Parcel Area:** 237,854 sq. ft. (5.460 ac.)

**Property to be acquired by Fee Simple:** 11,744 sq. ft. (0.270 ac.) inside right-of-way

**Property to be acquired by Easements:** 456 sq. ft. (0.010 ac.) in sidewalk utility easement, 278 sq. ft. (0.006 ac.) in storm drainage easement, and 2,397 sq. ft. (0.055 ac.) in temporary construction easement

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

**Landscaping to be impacted:** Various trees and shrubs

**Zoned:** N1-B

**Use:** Neighborhood 1-B

**Parcel Identification Number(s):** 111-131-09

<https://polaris3g.mecklenburgcountync.gov/pid/11113109>

**Appraised Value:** \$4,225

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

**City's Response to Property Owner's Concerns:** 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 PHB at Evans Wood Dr, Parcel #3](#)

## Adjournment

## REFERENCES

### 60. 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.

## 61. 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.

## 62. 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.