

The City Council of the City of Charlotte, North Carolina convened for a Business Meeting on Monday, November 24, 2025, at 5:41 p.m. in the Meeting Chamber of the Charlotte Mecklenburg Government Center with Mayor Vi Lyles presiding. Council members present were Dimple Ajmera, Danté Anderson, Tiawana Brown, Ed Driggs, Malcolm Graham, Renee Johnson, Lawana Mayfield, James Mitchell, Edwin Peacock III, and Victoria Watlington.

**ABSENT:** Councilmember Marjorie Molina

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Mayor Lyles said thank you for being here and being present and joining us for an in-person meeting, and really glad to have all of you here. Let's call the November 24, 2025, City Council Meeting, and let's begin our meeting with good evening and thank you all for joining us here in person, and those that are watching online, for this meeting. We are glad to be able to have you join us. We'd first like to get started with introductions around the dais.

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### INVOCATION AND PLEDGE

Mayor Lyles gave the Invocation and the Pledge of Allegiance to the Flag was led by all.

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### ITEM NO. 1: MAYOR AND COUNCIL CONSENT ITEM QUESTIONS AND ANSWERS

**Marie Harris, Budget Director** said good evening, Mayor and Council. I've had a chance to speak with many of you, but are there any other questions on the consent items? I also need to note, I believe I sent you earlier that Item No. 23 is being deferred, also Item No. 24, Scaleybark Station Drainage, is moving forward in December 2025. So, both of those, 23 and 24, are being pulled from the consent agenda items.

Mayor Lyles said alright. So, any other deferrals for this item?

**Councilmember Mayfield** said Mayor, I have a question for clarification. You just asked if there were any other items for deferral versus do we have any items to pull. So, for items to pull, I am asking just for a separate vote just for a discussion on Item No. 22.

Mayor Lyles said on item 22, Real Estate Appraisals and Appraisal Reviews, is that correct, Ms. Mayfield?

Ms. Mayfield said correct.

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### ITEM NO. 2: CONSENT AGENDA ITEMS 20 THROUGH 32 MAY BE CONSIDERED IN ONE MOTION EXCEPT FOR THOSE ITEMS REMOVED BY A COUNCIL MEMBER. ITEMS ARE REMOVED BY NOTIFYING THE CITY CLERK.

Motion was made by Councilmember Driggs, seconded by Councilmember Anderson, and carried unanimously to approve the consent agenda as presented with the exception of Item No. 20, and Item No. 22, which was pulled for a separate vote, and Item No. 23 and Item No. 24, which were deferred by staff.
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### Item No. 21: Professional Engineering and Consulting Services

(A) Approve contracts for professional engineering and consulting services for a term of three years with the following: AECOM Technical Services, Bolton Menk, Inc., Dewberry Engineers Inc., Exult Engineering (SBE), Freese and Nichols, HDR, Kimley-Horn, Kisinger Campo and Associates, Kittleson Associates, Inc., LaBella Associates PC, McAdams, NV5, Pond and Company, RKK, RSH, Inc., STV Inc., Timmons Group, Inc., Three Oaks Engineering (WBE), TranSystems, VIAS Infrastructure (MBE), Volkert, Wetherill Engineering (WBE), and (B) Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

**Item No. 25: Airport Building Automation and Security Systems**

(A) Approve the purchase of building automation and security systems services from cooperative contracts, (B) Approve a unit price contract with Johnson Controls Inc. for the purchase of building automation and security systems services for a term of three years under Sourcewell contracts #121024-JHN and #080824-JHN, and (C) 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.

**Item No. 26: Airport Flooring Services**

(A) Approve a unit price contract with Queen City Commercial Floor Services, LLC for flooring 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.

**Item No. 27: Airport Program Management Support and Advisory Services**

(A) Approve a contract with HNTB Corporation for program management support and advisory services for a term of five 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.

**Item No. 28: Airport Taxiway Shoulder Pavement Replacement**

Approve a contract in the amount of \$5,353,933.75 to the lowest responsive bidder Blythe Brothers Asphalt Company for the Taxiway Shoulder Pavement Replacement project.

**Summary of Bids**

The City of Charlotte issued an Invitation to Bid twice; only one bid was received both times from Blythe Brothers Asphalt Company.

**Item No. 29: Meeting Minutes**

Approve the titles, motions, and votes reflected in the Clerk's record as the minutes of: October 6, 2025, Council Committee Discussions, October 13, 2025, Business Meeting, October 20, 2025, Zoning Meeting, and October 27, 2025, Business Meeting.

**IN REM REMEDY**

**Item No. 30: In Rem Remedy: 326 Kirby Drive**

Adopt Ordinance No. 1056-X authorizing the use of In Rem Remedy to demolish and remove a dwelling and accessory buildings at 326 Kirby Drive.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 127.

**Item No. 31: In Rem Remedy: 215 Orange Street**

Adopt Ordinance No. 1057-X authorizing the use of In Rem Remedy to demolish and remove a dwelling at 215 Orange Street.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 128

**PROPERTY TRANSACTIONS**

**Item No. 32: Property Transactions – Kuykendall Road Improvements, Parcel # 28**  
Resolution of Condemnation of 1,457 square feet (0.033 acres) sidewalk utility easement, 950 square feet (0.022 acres) storm drainage easement and 757 square feet (0.017 acres) temporary construction easement at 3629 McKee Road from Heirs and descendants of F. O. Hartis (Fetner Odell Hartis) for \$10,000 for Kuykendall Road Improvements.

The resolution is recorded in full in Resolution Book 56, at Page(s) 157.

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**ITEM NO. 20: MINT MUSEUM RANDOLPH ROOF REPAIR PROJECT PHASE 1**

Motion was made by Councilmember Driggs, and seconded by Councilmember Anderson to (A) Reject the low bid submitted by Benton Roofing, Inc. for Mint Museum Randolph Roof Repair Project Phase 1, and (B) Approve a contract in the amount of \$1,065,880 to the lowest responsive, responsible bidder Interstate Roofing Company, Inc. for the Mint Museum Randolph Roof Repair Project Phase 1.

**Summary of Bids**

Benton Roofing, Inc *	\$ 878,295.00
Interstate Roofing Company, Inc.	\$1,065,880.00
Nations Roof of Carolina, LLC**	\$1,039,280.00
Miles-McClellan Construction Company, Inc.	\$1,201,880.00
Ruff Roofing and Sheet Metal, LLC	\$1,531,628.29
Interstate Roofing Company, Inc.	\$1,065,880.00

\*Rejected for failure to meet the ≤0.9 EMR Rating.  
\*\*Did not provide a dollar amount for Alternate 1.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Brown, Driggs, Graham, Johnson, Mitchell, Molina, Peacock, and Watlington  
  
NAYS: Councilmember Mayfield

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**ITEM NO. 22: REAL ESTATE APPRAISALS AND APPRAISAL REVIEWS**

Motion was made by Councilmember Mayfield, and seconded by Councilmember Driggs to (A) Approve contracts for real estate appraisals for a term of three years with the following: - AAA Valuations, LLC (MBE, SBE), BBG, Inc., Colliers International Holding (US) Inc., Cooper McCain, LLC (WBE), Cushman & Wakefield of North Carolina, Inc., Fortenberry Lambert, Inc. (MBE), Integra Realty Resources (WBE), Curran, Reich & Associates, Inc. dba T.B. Harris, Jr., (B) Approve contracts for real estate appraisal reviews for a term of three years with the following: Fortenberry Lambert, Inc., Hopkins Consulting and Review, LLC (WBE), J.D. Parker & Associates, Inc., Kack Consulting Group, LLC, The Hanes Group, Inc. (WBE), John Bosworth & Associates, LLC dba Valbridge Property Advisors, William R Morgan Company, and (C) Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

**Councilmember Mayfield** said it was just a comment for Marie to thank you for the information that you provided to me earlier as I reached out, and the fact that I want to thank staff for the work that they did to make sure we have an opportunity to have very

diverse businesses to be aligned regarding our real estate appraisals and our appraisal reviews. So, it's really just an opportunity to thank you for your assistance on this.

**Marie Harris, Budget Director** said thank you.

**Mayor Lyles** said alright, do we have anyone else for comment?

The vote was taken on the motion and recorded as unanimous.

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## **AWARDS AND RECOGNITION**

### **ITEM NO. 3: PREMATURITY AWARENESS MONTH AND PREMATURITY AWARENESS DAY**

**Councilmember Ajmera** read the following proclamation.

**WHEREAS**, families face serious health risks and Novant Health fights for their health by supporting research, leading programs, and providing education and advocacy; and

**WHEREAS**, Novant Health is committed to amplifying the voices of pregnant people and families in North Carolina; and

**WHEREAS**, Novant Health has worked extensively to improve access to prenatal care for all, increase awareness of the impacts of implicit bias on maternal health care, and raise awareness of the importance of optimal preconception health as a strategy to improve maternal health, reduce preterm birth, infant mortality, and maternal mortality; and

**WHEREAS**, Novant Health will continue their work in the community to address the maternal and infant health crisis of prematurity, as well as the social determinates of health, such as transportation and housing; and

**WHEREAS**, the month of November is recognized as Prematurity Awareness Month, and November 17<sup>th</sup> is recognized as World Prematurity Day to raise awareness:

**NOW, THEREFORE**, I, Vi Alexander Lyles, Mayor of Charlotte, do hereby proclaim November as

### **PREMATURITY AWARENESS MONTH**

and November 17<sup>th</sup> as

### **WORLD PREMATURITY AWARENESS DAY**

in the City of Charlotte, and encourage all residents to join us in special observance.

So, to all the practitioners who work in this field, thank you for all that you do to keep our moms safe.

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## **PUBLIC FORUM**

**Mayor Lyles** said now we will move on to our public forum. We would like to thank all of you for joining us on behalf of the entire City Council. I ask that all speakers and audience members be civil and courteous in their use of language. Speakers are encouraged to address the Council, and to refrain from responding to audience members. Likewise, audience members should be courteous to hear each speaker and not yell out or interrupt them. We want to ensure that everyone has a chance to be

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heard. Since there are more than 10 speakers, each speaker will have two minutes to address the Council.

### **Bicycle Funding**

**Lauren Patterson, 5501 Southampton Road** said hi, everyone. I'm Lauren Patterson, District Three, and member of the Bike Advisory Committee, and I'm here to talk about the need for more bicycle funding within our City. Biking was my primary form of transit for over eight years, and that was also in the deadliest city in America and the most sprawled. When I moved to Yorkmount, that was the time I actually had to buy a car, because crossing South Tryon and Woodlawn, even though it is only five minutes from the Rail Trail and trains and a regular bus network, I'm still very disconnected, and it's very unsafe with the highway on and off ramps to be able to bike in my area. So, I just wanted to talk through that getting through safely is a key aspect that makes me not be able to bike currently today, and what's needed to fix this is really not that much. I wanted to really discuss that biking is the lowest cost per mile infrastructure that we can invest in. It can cost as little as \$5,000 per mile and increase access for a wide variety of people. It can also be implemented quickly with minimal disruption on roadways, and it can increase access to transit by over nine times, which is a stat from our own Charlotte's Better Bus Plan. It also is one of the only forms of transit that has a positive ROI (Return on Investment). So, being able to invest more in this infrastructure and be able to meet more needs, especially as our City continues to grow, is very important to be able to maintain the same quality of life that we currently have today. It also helps improve economic mobility since it is a cheap, reliable form of transit that all can have access to, especially children who could walk and bike to schools and help relieve that form of transit. Another fun fact is it is known as the happiest form of transit. So, thank you so much for listening to me today.

**Frank Devine, 3315 North Davidson Street** said good evening. My name is Frank Devine, and I've had the privilege of serving on Charlotte's Bicycle Advisory Committee for the past three years. Tonight, I'm here to encourage you to take the opportunity to increase the dedicated funding for the City's bicycle program, now that the PAVE (Projects for Advancing Vehicle-Infrastructure Enhancements) Act has been approved by Mecklenburg County voters. Last year, along with Sustain Charlotte, the BAC (Bicycle Advisory Committee) advocated for increasing the budget to \$10 million per year. Despite proposing the largest transportation bond in Charlotte's history, at over \$238 million, City Council and staff elected to keep spending flat at \$4 million per year, even as inflation stretched the meager existing funding thin. With the existing funding, Charlotte continues to fall short of reaching its goals of 10 miles of protected bike lanes per year. I'm aware of the projects that we have completed successfully, namely College Street and MLK, Uptown, as well as Parkwood, but those are simply taking too long. We need a cultural shift where we don't just look at Vision Zero and street safety as a budgetary line item. We need infrastructure and action. Fifty-three people have died on Charlotte roads so far this year, and these are people with friends, families, and communities that have been left reeling. Enough is enough. Fully fund and build out the seven miles of the Uptown CycleLink. It should not take this long. Complete the bike lane vertical element pilot. No pilot should take over a year and a half to get any traction. This is a disgrace from the Department of Transportation. Then, also, we need to actually enforce parking in bike lanes and make a working system to report it. The Charlotte Plus App has been hailed as a great way to save time for calling 311. Have you actually tried to report an infraction in a bike lane? You get a ticket emailed back to you and says, "Sorry, we don't handle that, call 911." With all we hear about 911 response times being so grand, we're supposed to call 911 for someone illegally parked, rather than reporting it asynchronously through the app. We can do better. In 2024, we had a rapid response quality-of-life team introduced to handle these issues. Where's the update on that? Thank you.

### **Transportation**

**Matt Weschler, 112 South Turner Avenue** said thank you. Madam Mayor and members of City Council, my name is Matt Weschler. I'm a District Two resident, a

member of the City's Bicycle Advisory Committee and a board member of the Biddleville-Smallwood Community Organization. One month ago, while walking my three-year-old Terrier, Ruby Rose, she slipped out of her collar, ran into Eastway Drive and was struck by a driver. I screamed first in fear, and then in anguish as I watched this happen. A volunteer tried CPR to save her life, but she sadly died on our way to the emergency vet. Though this story is hard to tell, I share it not because of the grief my wife and I still feel, but because what happened to Ruby is not an isolated tragedy. It reflects a painful pattern on Charlotte streets. Twelve years ago, at the same spot where Ruby was killed, Lola Jean Williams also lost her life to a hit-and-run driver. NC-DOT (North Carolina Department of Transportation) ped/bike crash data show that the tragic consequences of roads like Eastway Drive, planned and designed to funnel high volumes of cars through places where people live and work, are not an anomaly in Charlotte, they are the consequence of decades of decisions by past City leaders to prioritize vehicular throughput over the safety and comfort of those outside a vehicle. On November 4, 2025, voters granted this Council the power to decide how \$100 million a year in new taxpayer money would be spent on Charlotte's roads. I voted yes on that referendum. In honor of Ruby and all the victims of roadway violence, I ask of you Council, therefore, as you discuss how to spend that money, is to not repeat the mistakes of your predecessors, but rather to resolve to making the safety and comfort of people outside the car your unequivocal priority, and to communicate that expectation clearly to C-DOT (Charlotte Department of Transportation) and planning leadership. Thank you for your time.

### **311 Automation**

**Jacob Krzeminski, 222 East Bland Street** said good evening, Mayor Lyles, Council members, and Charlotte residents. My name is Jacob Krzeminski, and I'm here to share updates to my 311 call center solution, which I first spoke to all about in August 2025. Since then, we've made some big improvements, and I am here to ask for a pilot meeting. We recognize the City's recent success in integrating full Spanish language support to the CLT+ App. Inspired by your commitment to accessibility, we also have integrated full Spanish support into our 311 solutions, so that every resident can get instant help for their problems in their desired language. We've also enhanced security and accuracy for our solution. After our conversation in August 2025, I got the opportunity to speak with Pamela Joyner. She was able to share the scale of the 311 challenge, 70-plus reps, 40,000 to 60,000 calls a month, utilizing 15-plus applications to answer those questions. While I haven't been able to secure a follow-up meeting, I truly believe this is a great way for you and I to make a quick and appreciated impact in residents' lives. That is why we've also committed to a start small and succeed fast strategy. Instead of tackling everything at once, we are going to prototype one to two of the most common inquiries, and just a 10 percent to 20 percent drop in those calls would free up thousands of representative hours every month. Charlotte would be our very first city partner. I live here, I love it here, and because of that I want to see us lead, and I am willing to do this pilot at cost. Mayor Lyles, Council members, all I'm asking for tonight is a formal meeting with City staff and applicable partners.

### **Cedar Grove Cemetery**

**Che Abdullah, 2126 East 7<sup>th</sup> Street** said hi, thank you for having me here. It's a pleasure to see all of you guys today. I'd like to ask if you could visit [savecedargrove.org](http://savecedargrove.org), for folks here in the room and online. I'm here tonight to talk about the work that's happened there. When you visit the Cedar Grove website, I suggested that you go there, because we can walk through several things that have happened with that property. Cedar grove was a once abandoned piece of property in the Beatties Ford Corridor. It has been cleaned up by some efforts with myself and some other partners, and now instead of an abandoned blight on the neighborhood, it has become a communal spot, a place where conversations can happen, research is happening, and the community is coming together around this really historically significant piece of property. At the website, you can donate. We are funded by donations, and they are always helpful and appreciated, so please consider that in this time of giving.

I'd like to invite you all to join us for our 3<sup>rd</sup> Annual Wreaths Day Ceremony, which is on December 13, 2025, where we honor the veterans that rest in Cedar Grove. We started our work there discovering six veterans. Through the research, we're up to 55 veterans that lie on that property that again was abandoned and blighted until we stepped in and started to make an effort. Through that effort, we've been able to generate several things, the Wreaths Day Ceremony, we will have our 6<sup>th</sup> Annual Memorial Day Ceremony this year. We've launched a program for children, called West Site Digital that explores that history, and advances their skills in digital storytelling, and we also have a podcast honoring the soldiers at Cedar Grove, it's called the Lost Soldiers Podcast, hosted by myself and Mr. Tom Hanchett. I encourage all of you guys to give that a listen, and learn about the great work, the veterans, the people in the stories that live on that property.

Very quickly, my next opportunity there is workforce development, and the reason I've come to you tonight is to ask for your support in pursuing a program that will allow for workforce development to happen locally with local jobs behind it. We've done the work there and we know the people.

### **Valet Services**

**Kathy Abernethy, 230 South Tryon Street** said hi, my name is Kathy Abernethy, and I am on the Condo Association Board for 230 South Tryon. I'm here to address the Council tonight, because we have, it's a small issue, but it's still an issue that we have with the valet program Uptown. In particular, we have the restaurant, Ruth's Chris next to us, and they have been violating the conditions of their permit for a long time. We finally had a couple residents go to them, this was back in March 2025, to ask, could we just have a little space, so that people getting medications, groceries, other food delivered, or getting picked by Uber or Lyft have a spot for that. The initial text went to a manager at Ruth's Chris, and they said, "Oh, absolutely, that makes sense, we want to be nice to our neighbor," but then nothing changed, and further texts resulted in no change. So, in July 2025, I was asked by some residents to intervene, and Commissioner Graham was able to give me the contact information for the C-DOT, and I will say that they have been great at responding to me and understanding what the issues are. They provided me with a permit. I saw that they're just parking wherever they want as long as they want, they're not doing valet, so getting cars in and then moving them on, they're simply parking cars all over Tryon in that block. Regardless of the fact that the C-DOT has communicated with them several times via email, they've even had a meeting, Sophi Mobility, who's the valet service, and Ruth's Chris have just basically thumbed their noses at the rules, they just continued. Last night they had cars parked many times in the evening all the way to the corner.

**Councilmember Anderson** said thank you, Ms. Abernethy. I'm going to connect you with Ms. Babson, she's right over there, and she'll discuss things further with you.

Ms. Abernethy said okay, thank you.

### **Funding for Life Skills Training**

**Shena Silver, 2405 Sandy River Lane** said good evening, Mayor, Council members, and City staff. My name is Shena Silver. I am the founder of Directions to Discovery, a Charlotte-based program dedicated to supporting autistic youth and young adults as they move towards independence. Every week, I meet with families across Charlotte who are struggling with something many residents never see, and that is young adults with autism aging out of school services with nowhere to go, no social support, no daily living support, no transitional housing, no path towards employment or independent life. As a city, we are losing their talent, their brilliance, and their potential simply because there are not enough programs created for them. Directions to Discovery was created to fill in a gap. We provide independent living, skill building, routine development and in-home support, social and peer development, career readiness, family support, and safe structured programs for autistic teens and young adults who need guidance transitioning to adulthood. Our families are not asking for luxury, they're asking for

safety, skills, and opportunity, they're asking for a chance for their loved ones to live with dignity in the same city they grew up in. Charlotte is growing fast, but not the services for our autism communities. Right now, parents are having to quit their jobs, because there is no support of the fears of what happens to their child when they no longer care for them. We are asking the City to consider a partnership with us to recognize autism and its independent living support as an essential part of Charlotte services landscape. Thank you for your time and your leadership, for your commitment to all Charlotte families.

### **Thank You to Council**

**J. D. Mazuera Arias, 2109 Zephyr Wind Way** said thank you. Madam Mayor, Council colleagues, tonight is the last meeting of this Council before I'm sworn in next Monday, and I want to briefly acknowledge what our City has lived through this past week. Charlotte was met with the presence of CPB (Customs and Border Protection) in our neighborhoods, something we are not used to seeing at this scale. We are not often a political body, but sometimes the moment meets us, and this was one of those moments. What I saw in our community was incredible. It was the children of immigrants, young people, who took their fear, their love and their courage into the streets on Central Avenue in front of Manolo's Bakery in the heart of District Five, night after night, standing up for their families who were too afraid to leave home. Their leadership should make every one of us proud. I am proud that me and Representative Jordan Lopez joined them every night, and community leaders like Reverend Corine Mack, Beth and Kyle Clemmons and Brian Ballard, and Manolo himself were out there every day. I want to thank Council, especially the share of the Budget Governance and Intergovernmental Relations Committee, Councilmember Ajmera, and members Brown, Mayfield, Mitchell, and Peacock, and Deputy City Manager Shawn Heath and City staff, for acting quickly and approving \$100,000 in short-term emergency funding for an organization helping families with rent and utilities. That was meaningful action when people needed it the most. I also want to thank our police, the officers who showed up with compassion, empathy and calm during an incredible difficult week. I was in close contact with Lieutenant Jenkins and Sergeant Decker in the Eastway Division, and I'm grateful for the way they protected these young people exercising their right.

I'll close with this. We can do more and we should do more. In 2019, Charlotte became the first city in the nation to sign an Immigration Compact. Our residents know what local government can and cannot do, but they also expect us to show up, not just with statements, but with presence. So, I invite all of us to be in community, support the immigrant-owned businesses in East Charlotte, on South Boulevard, and across our City. In moments like this, it matters when we stand alongside our people. Thank you.

**Maggie Commins, 1148 Dilworth Crescent Row** said thank you, and good evening to Mayor Lyles and Council members. Fun fact, the Councilmember Elect was one of the best students I ever taught at Queens University of Charlotte. I stand in front of you today as Chair of the Charlotte International Cabinet. We are here to express our sincere gratitude for this City's efforts to support Charlotte's immigrant community during the recent Customs and Border Protection operations. We encourage you to continue supporting the well-being and dignity of all who call Charlotte home. Like you, the cabinet hears from so many of our community members who are living in fear and uncertainty. Please continue to make public statements that offer reassurance, clarity, and a strong reaffirmation of Charlotte's values. We applaud the City's decision to create a \$100,000 fund to support our neighbors financially. We support the decision to administer that fund through trusted community organizations. We hope that you will consider adding additional funding as needed. We are grateful for your ongoing efforts to highlight trusted community organizations and resources, from legal assistance to crisis support, that ensure people know where to turn in moments of fear or confusion. The commitment to transparency and to community partnership strengthens trust across our City. Thank you for standing with immigrant communities and for working to ensure that the Queen City remains a welcoming, inclusive, and safe place for all who call it home. The cabinet is working on a report that highlights the international contributions of our foreign-born community that they make to our City, from



international business to immigrant entrepreneurs, to the many people and organizations who enrich our community's culture and vibrancy. We look forward to sharing that report with you in the new year. Thank you.

### **Animal Care and Control**

**Evan Schultheis, 1001 Brookrun Drive** said esteemed Counselors, I want to begin by thanking City Council and Mecklenburg County Council for its continued support and expansion of services at Animal Care and Control. However, as a volunteer performing Trap-Neuter-Return, I cannot help but notice that the animal welfare crisis continues to worsen. As apartment complexes continue to ban or phase out pet ownership at an alarming rate, surrenders to shelters are skyrocketing nationwide. While the upcoming shelter renovation will provide much needed relief to the City, we can also take steps to prevent pets from being surrendered or abandoned by preventing them from being born. While Trap-Neuter-Return is an effective program, many pet owners continue to refuse to spay or neuter their animals and allow them to roam. Backyard breeding remains widespread, and every box of unsold kittens or puppies dumped by a breeder at a rescue's doorstep or on the roadside only continues to exacerbate the problem. Animals given away for free also provide a ready supply for dogfighting rings. While broad-spectrum mandatory spay/neuter ordinances are typically ineffective, carefully targeted ones can be. For example, Jasper County, South Carolina passed a specifically targeted mandatory spay/neuter ordinance to address bully breeds and dogfighting and has seen success. I, therefore, ask City Council to consider the implementation of a targeted mandatory spay/neuter ordinance for specific dog breeds based on shelter data, mandatory spay/neuter for all adoptions and sales of dogs or cats in the City, and mandatory microchipping of pets. Additionally, I ask City Council to increase its funding of spay/neuter vouchers for low-income households and rescues, particularly to address the roaming, stray, and feral cat population. Thank you for your time.

### **World Mission Society Church of God**

**Justin Baker, 707 Westland Farm Road, Mount Holly** said Madam Mayor, members of the Council, good evening. My name is Justin Baker, and I'm here on behalf of the World Mission Society Church of God in Mount Holly. Thank you for the opportunity to speak with you all tonight. We would like to briefly introduce our organization and extend an invitation to our upcoming human trafficking forum on December 4, 2025, at 7:00 p.m., hosted at 707 Westland Farm Road, here in Mount Holly, and also in South Charlotte. This forum will feature guest speakers from the Charlotte-Mecklenburg County Police Department, and the Gaston County Police Department, along with Hope United Survivor Network partners, as well as representatives from Pat's Place Child Advocacy Center. Their collective expertise will help raise awareness and provide practical guidance when identifying and reporting human trafficking in our communities. Human trafficking continues to pose a serious threat in our region. Last year, the National Human Trafficking Hotline received 638 contacts from North Carolina, identifying 301 cases involving 580 victims. Additionally, the Charlotte-Mecklenburg Police Department reported a 77 percent increase in human trafficking cases year over year. These numbers underscore the importance of strong community partnerships to prevent vulnerable individuals and also support survivors. By the way of background, the World Mission Society Church of God is a Christian-based organization with more than 7,500 churches in 175 different countries. Through our 21,000 volunteer initiatives, involving 2.6 million participants, we have supported relief efforts, environmental cleanups, blood drives.

Ms. Anderson said thank you, sir. If you have any written comments, you can give it to the clerk, and she can share that with us. Thank you for coming out and sharing your perspective.

Mr. Baker said thank you so much.

Mayor Lyles said thank you for sharing with us your perspectives and concerns. We appreciate that you joined us this evening.

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## PUBLIC HEARING

### ITEM NO. 5: PUBLIC HEARING AND DECISION ON THE KELLY M. AND MARGARET G. A. ALEXANDER HOUSE HISTORIC LANDMARK DESIGNATION

**Mayor Lyles** declared the hearing open.

There being no speakers, either for or against, a motion was made by Councilmember Mayfield, seconded by Councilmember Driggs, and carried unanimously to close the public hearing.

There being no speakers, either for or against, a motion was made by Councilmember Graham, seconded by Councilmember Ajmera and carried unanimously to adopt Ordinance 1040-X with an effective date of November 24, 2025, designating the property known as the “Kelly M. and Margaret G. A. Alexander House” (parcel identification number 069-171-03) as a historic landmark.

**Mayor Lyles** said thank you for the work that we get to do on these kind of really important people that have helped make us who we are as a city, so thank you very much for that recognition.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 070-078.

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### ITEM NO. 6: PUBLIC HEARING ON A RESOLUTION TO CLOSE A PORTION OF ALLEYWAY BETWEEN LIGGETT STREET AND BULLARD STREET

**Mayor Lyles** declared the hearing open.

There being no speakers, either for or against, a motion was made by Councilmember Driggs, seconded by Councilmember Peacock and carried unanimously to (A) Close the public hearing, and (B) Adopt a resolution and close a portion of alleyway between Liggett Street and Bullard Street.

The resolution is recorded in full in Resolution Book 56, at Page(s) 149-152.

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### ITEM NO. 7: PUBLIC HEARING AND DECISION ON EMERSON POND VOLUNTARY ANNEXATION

**Mayor Lyles** declared the hearing open.

There being no speakers, either for or against, a motion was made by Councilmember Mayfield, seconded by Councilmember Driggs and carried unanimously to (A) Close the public hearing, and (B) Adopt Annexation Ordinance 1041-X with an effective date of November 24, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 5.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 079-087.

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**ITEM NO. 8: PUBLIC HEARING AND DECISION ON GARRISON INDUSTRIAL PHASE 2 VOLUNTARY ANNEXATION**

**Mayor Lyles** declared the hearing open.

There being no speakers, either for or against, a motion was made by Councilmember Mayfield, seconded by Councilmember Driggs and carried unanimously to (A) Close the public hearing, and (B) Adopt Annexation Ordinance 1042-X with an effective date of November 24, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 3.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 088-091.

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**ITEM NO. 9: PUBLIC HEARING AND DECISION ON RIVER SOUTH VOLUNTARY ANNEXATION**

**Mayor Lyles** declared the hearing open.

There being no speakers, either for or against, a motion was made by Councilmember Mayfield, seconded by Councilmember Driggs and carried unanimously to (A) Close the public hearing, and (B) Adopt Annexation Ordinance 1043-X with an effective date of November 24, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 3.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 092-101.

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**POLICY**

**ITEM NO. 10: CITY MANAGER'S REPORT**

**Marcus Jones, City Manager** said thank you, Mayor and members of Council. During the last Business meeting there was a discussion to have an action tonight with the Community Area Plans. What I'd like to do is utilize the Manager's Report just to have an update of where we are to set the framework for the discussion or the vote of the Community Area Plans, and Mayor and members of Council, while it's later on on the agenda, maybe there's an opportunity to keep them together and have the conversation and recommendations and the vote after this presentation, if that works for the Mayor and Council.

**Mayor Lyles** said I believe that we put this into Ms. Watlington's hands.

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**ITEM NO. 15: CHARLOTTE FUTURE 2040 COMMUNITY AREA PLANS AND REVISED POLICY MAP**

**Councilmember Watlington** said thank you, Madam Mayor. Thank you, Mr. Manager. Monica, you'll be coming up. Ms. Holmes will come up and give the overview and then I'll share where we landed, and while she's coming, I just want to say thank you for your work, as well as the City Attorney's Office and Deputy Manager Craig. You guys got together very quickly after the conversation we had here, and I appreciate your

willingness and your openness to brainstorm together and come up with some solutions, so thank you.

**Monica Holmes, Interim Planning Director** said no problem, and as this is being pulled up, just to frame it a little bit. So, what this presentation is really is there's a little bit of a reminder of what Area Plans are. There's also a just kind of what it means with an adopted plan versus not adopted, and then a preview of that path forward. So, as we get into the slides, I just want to be really clear that the intention is to kind of set that frame and tone. So, again, our purpose this evening is Council action, and those decisions are in ya'll's hands. We've been here two weeks ago, and many times before, as you can see here. We want to just start off with, again, how do Community Area Plans impact you? How does it impact the decisions in your community? As you can see, the map here highlights the 14 different geographies. Each one has a unique Area Plan associated, and the intention of these 14 is really that everyone has a similar framework to work from. So, staff started this project about 2½, three years ago, focusing on how we can really call out what matters most, and ensure that our community's growth benefits everyone, and it provides new guidance for private and public investment.

So, Area Plans that are adopted, how will they be used? They'll be used really first in our rezoning process. So, to highlight, do we see this project meeting our community's biggest needs? Is it addressing our concerns? Does it represent the character that's outlined in the Area Plan, and outlined and seen in that community? Can our roads and utility support it? Is it a development that can be supported? Then, how does it add to the transportation, open space improvements? So, is a project bringing improvements to the table. So, that's how those Area Plans will be used and vetted against in the rezoning process, and then many similar things you'll see happen on the capital improvement side. So, does a capital improvement project meet the priorities as outlined in the Area Plan? Does a project align with our policy and priority? Does it maximize the City's resources, and does it support the area for future growth?

So, we've talked a lot about Steeleberry Acres, and we even had some comments at the last meeting on November 10, 2025, that were, let's show some more examples and talk through exactly how a proposal may be looked at when you have an Area Plan in place. So, the top two you see, that map on the left, should look pretty familiar, that is the current Adopted 2040 Policy Map, and that has, you can see the single-family, that light yellow is the single-family neighborhood, Steeleberry Acres, the purple is what is around it. It's recommended for Manufacturing and Logistics in the current Adopted Map. What you see on the right there is what Manufacturing and Logistics looks like when it is actually built. So, that's the form that you would see there, that's what exists today in our policy, that top line. So, right now when a project's coming in, so let's say someone is coming in and proposing to build what is on that top right, in one of those purple areas, you would vet that against the 2040 Plan, and you would say, does it advance any of the 10 goals of the 2040 Plan? So, we would look at the map, we would also go through those 10 goals and assess whether it does or does not. So, that is how it would be measured today. That's what you see in your staff analysis. That's what you see when a proposed rezoning comes in.

So, what you can see on the bottom is what a Revised Policy Map looks like in the area. So, the Community Area Plan proposes changing that to what we call Industrial Mixed-Use, that lighter purple. So, I put a little black star on the top and on the bottom, showing like that is the pretend proposed development. To be clear, that's not an actual proposed development, this is just a scenario. So, in that bottom right you can see what that Industrial Mixed-Use would look like if developed in that regard. So, it looks a little different, it's a little less auto-oriented, Manufacturing and Logistics versus a more walkable built form in that bottom right. So, then, you would also look at what does the Community Area Plan say? So, you would check it against, does it advance the prioritized goal? So, for example, the example we're looking at in Steeleberry Acres, your prioritized goal is an integrated, natural and built environment. So, you would say, does this project include integrating a natural built environment? It is good for both the existing neighborhood? Is it good for the future community? So, you would assess it

against that. You would assess it against the adjacent neighborhood. So, does it respect the adjacent neighborhood? You would look at some of the new policy that's in the Area Plan. So, for example, in the Area Plan there's a policy that says, "When next to single family you should include large buffers and less intense manufacturing development." So, you would make sure that, is the rezoning proposing that? Is it providing that larger buffer? Is it providing more separation between the single-family neighbor and the adjacent uses? So, those are two examples, the top one being how you would do it today, and the bottom one being how you would do it when you have an adopted Area Plan.

So, again, I want to just map that out. I just walked through the example, but to kind of summarize that, on the left you see, whether today or in the future, when you have an adopted Area Plan this is how the development is assessed, this is how it would impact our rezoning decision. So, you'll see a new staff analysis with an adopted plan, you'll see the prioritized goal. We'll vet it against the Revised Policy Map. We'll also reference the policies that are in the adopted plan, so you can see how it measures against those policies. We'll also reference assessment tables. So, again, that's, is the project providing transportation improvements, open space improvements? Then, we'll also take into account the environmental justice and environmental impact considerations. So, without Community Area Plans, it'll be just the way it is now, where you'll have the existing staff analysis, you'll vet against the ten 2040 goals, so you'll take those 10 goals, and you'll vet it against the Adopted Policy Map. So, that's how those two will play out in this interim period, you'll see those two different things.

So, what happens in geographies if we're split, if we're going to have some in Phase 1 and some in Phase 2, as we've been discussing? The ones that are not adopted will continue to do targeted engagement, so in-person, virtual, meet people where they are. We're happy to do walking tours, and we'll continue refining, specifically focused on established and existing neighborhoods, and contextual development that's appropriate for them. Then, if we need to add policies and make map changes in those Area Plans we will do that, and then once we bring those forward for adoption, if there are new policies that are applicable Citywide that should be in all the Area Plans, then those will get added to the ones that are adopted in an earlier phase. So, if ones are adopted this evening, if we come back and adopt others in the future, they can be added basically to the ones to adopted, and that same framework can continue going forward, meaning if at another point in the future there's an important policy that we need to add we'll go back get them adopted and add them to all the Area Plans, if that's makes sense. So, it's really an iterative approach, and again, we're a little over two, 2½ years into the UDO (Unified Development Ordinance), we're learning things, we're about five years into the 2040 Plan, we're learning things. So, we're going to be modifying policy as we see impacts and assess that things need to change, and they can go back and modify previously adopted policy.

So, just in summary, you've seen this slide before, so it's no surprise, this is just kind of what the Area Plans we believe do, again, whether all or some are adopted, we believe that they help us get towards that 100 percent City coverage. They provide us with when, how and what it should look like if neighborhoods evolve and change over time. They give us clear direction in rezonings, and they help us to memorialize where we want to see those transportation improvements, and identify what they should be, the needs for them. Then last, but definitely not least, because we're hearing a lot about this, they help us understand and how we can reduce environmental impacts, whether that be Manufacturing and Logistics, whether that be transportation and transit investments, or whether that be from heat. So, that is all I have for you. I'm happy to answer questions or provide more clarity if you have them.

**Mayor Lyles** said alright, thank you. We do have several speakers that we're going to join.

Motion was made by Councilmember Watlington, and seconded by Councilmember Anderson to (A) Adopt the proposed Charlotte Future 2040 Community Area Plan for East Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (E) Adopt the proposed Charlotte Future 2040 Community Area Plans for Northeast Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (G) Adopt the proposed Charlotte Future 2040 Community Area Plans for South Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (H) Adopt the proposed Charlotte Future 2040 Community Area Plans for South Middle (Volume I - Program Guide and Volume II - Community Area Plan Policy); (I) Adopt the proposed Charlotte Future 2040 Community Area Plans for South Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); (J) Adopt the proposed Charlotte Future 2040 Community Area Plans for Southwest Middle (Volume I - Program Guide and Volume II - Community Area Plan Policy); (K) Adopt the proposed Charlotte Future 2040 Community Area Plans for Southwest Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); and (O) Adopt the Revised Policy Map, and defer, (B) The proposed Charlotte Future 2040 Community Area Plans for East Middle and Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); (C) The proposed Charlotte Future 2040 Community Area Plans for North Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (D) The proposed Charlotte Future 2040 Community Area Plans for North Middle and Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); (F) The proposed Charlotte Future 2040 Community Area Plans for Northeast Middle and Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); (L) The proposed Charlotte Future 2040 Community Area Plans for West Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (M) The proposed Charlotte Future 2040 Community Area Plans for West Middle (Volume I - Program Guide and Volume II - Community Area Plan Policy); and (N) The proposed Charlotte Future 2040 Community Area Plans for West Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy) until the March 23, 2026 Business meeting.

Ms. Watlington said I wanted to make sure that it was clear, because it was very helpful for me, Monica, you alluded to it a little bit in your example. Can you please explain the relationship between the Area Plan, the parcel zoning designation that it is today, and what the difference can be, particularly for these deferred maps, when we talk about its color is this, its actual zoning is this, but we can take it a step down say from N-1, is it N-1A through N-1F, and how does that give the residents more clarity as we take that next stab?

Ms. Holmes said so with the Area Plans, it is policy, so it does not impact a parcel zoning today. So, a parcel is zoned and can be utilized for that zoning category, whatever it is allowed today it can be utilized for. So, if that's N-1C, then whatever is allowed in N-1C can be built on that. The Area Plan is guidance in policy both broadly, so what are future text amendments may look like, that can be guided by policy. So, if we were to refine the Neighborhood-1 categories, we would have a policy in the Area Plan, like the example I gave you, we call it PT5, that refines what should be allowed. So, let's take into consideration the lot sizes. Let's take into consideration the type of road that it looks like, that it's on. Is it a four-lane road or a two-lane road? Is it in the middle of a neighborhood or not? So, the Area Plan can set that policy and say, when you are considering to change the zoning, you should take into consideration these qualities, and if it does not meet these qualities, then we do not think that it should change zoning, that it should become more intense. Does that make sense? So, if it is N-1A and it's in the middle of a neighborhood, and all the lots around it are 50-feet wide, then you should not change the zoning to go to N-1D or N-1E or N-1F. The Area Plan will not change that zoning, but it gives you guidance to say that if it were to come before you as a proposed rezoning, we do not think it is something you should support because of the adopted policy. So, that's how we can start to draw that box, and then we can work on future text amendments that align to that policy within what's allowed by

state law. So, as long as we can do it within state law, we can change our regulations to match the policy.

Ms. Watlington said thank you for that, and I'm sure it will come up again, but as we think about what's different, if we defer these seven, what is going to look different or what could look different by March 2026?

Ms. Holmes said one, I think it's vetting and just checking some of those policies that are in it, and making sure that, are they refined and are they as clear as they should be, and does that resonate with the community. So, I really want to have some targeted conversations, specifically around a couple issues, and really a lot of it is around established neighborhoods, and what's happening either on the edges or what's happening within that community. So, I think it's those two things, and then I think we could see some policies, just the wording changed, maybe a little more needs to be added, I think we're very close. I think it's just making sure, one, people under it, and two, is it right, are we hitting the right mark?

Ms. Watlington said thank you.

**Councilmember Graham** said I want to thank the staff for the work that's already been done for sure, and for the work that Councilmember Watlington has done thus far. I'm still a little puzzled, though, by your answer. I'm not sure specifically what's going to happen between now and March 2026 that we hadn't done between July 2025 and December 2025, especially in reference to the West Inner and the West Outer, which is in District Two, and the West Middle, which is in District Two. We had an extensive outreach. I've been on the ground for months talking to a wide variety of neighborhood leaders. Met with staff on a wide variety of occasions. We were expected to vote on this as a whole in August 2025 or October 2025, and here we are in November 2025, saying that we need to delay until March 2026. So, I'm little puzzled in reference to what we're going to know differently in March 2026. If we're waiting for 100 percent agreement, it's just not going to happen. I mean, this is a continuation of a process that started with the 2040 Plan, and there was some disagreement around this dais on that. We handed off to the UDO, there certainly was disagreement around the dais on that, and now we are here with the Area Plans and they'll be disagreements on that. I just think that at some point, my daughter's a basketball coach, she would say, "You can't hold the ball, you have to dribble or shoot." At some point, we've got to make a decision, no you don't pass, you dribble or shoot. I think that's where we're at right now, at least for me. I met with staff earlier today just trying to get an understanding of what it is that we're trying to do and accomplish, and I'm just not there yet, and so I'm having trouble supporting the motion on the floor. I hope that maybe you will take a friendly amendment and get mine done, because we've done the work for the West Middle, the West Inner, the West Outer. I think they're ready to move forward tonight. There are a number of other things that I know staff and I are, I talked to staff earlier today, that we still have to do, like the transit station plans are being delayed, because we're still working on this. The Environmental Action Plan is being delayed, because we're still working on this. The infill standards are being delayed, because we're working on this, and this is something that we were supposed to vote on in October 2025, and now we're saying we're not going to do it until March 2026. So, help me understand from a staff perspective what more can be done? I heard your response, but it didn't move me at all to say, hey, this is why we need to wait another four months.

Ms. Holmes said I mean, I think if it is really the Council's choice, I mean I think we need to make sure that if we defer some, we talked today about this in a staff meeting, is that we will have to put together a very clear roadmap as to what we're addressing when, we have a broad framework, but I mean that's what we will do in the next week or two is basically make sure we have a clear path.

Mr. Graham said well, I will listen, maybe offer a substitute motion or an amendment to include the ones that impact District Two, because at least from my perspective, we've done the work, we've studied, we listened, we inputted. I'm not sure there's going to be any difference between now versus March 2026.

**Councilmember Anderson** said so, Madam Mayor, as a second to the motion, given that the District Council member has been working very closely with those three Area Plans and its communities. If the motion maker would accept a friendly amendment, I will certainly second it.

Ms. Watlington said I would rather see that as a substitution, only because I haven't spoken to the other Council members that I already have spoken with on it, but certainly if it's a substitute motion I'm for that to be heard on the floor.

Mayor Lyles said okay, but before we go there, let's go around and get some of the comments that were being asked for.

**Councilmember Driggs** said I don't know if you all remember how I got pounded when I tried to push for adoption of all of these plans previously. Mr. Graham, in fairness to the staff, this is not a recommendation of theirs, this is something that came out of the lack of consensus among us. I did, after that last meeting, talk to staff and the Council and established that the path of adopting these separately was possible, right, so at least we don't get hung up as a group on that issue alone. I still feel that, as I said then, the areas that do not have these adopted plans are going to be at a disadvantage, and you have to weigh the cost of that against whatever you think can be accomplished, to Mr. Graham's point, with several more months after the seven that we had. There are probably things pending that need to be addressed, and I think the fact that the plans we adopt tonight will be modified, to the extent that future changes are agreed to other plans, indicates these are still open to change. We are not casting anything in stone, and I'm really just troubled. You listen to the description we just got of the way the procedure has changed, there will be rezonings that we can't consider in the light of the Area Plans, because they haven't been adopted yet. I'm not convinced that all of the seven that are excluded from the proposed thing need to be deferred. So, in my mind, for example, if we could move on the recommended approvals as a group, and then consider the other ones perhaps individually, and then decide, defer or pass, and at least, for example, that would give Mr. Graham a chance to advocate for the Plans in his area. It feels to me like that solution makes more sense than trying to do anything in one fell swoop. So, I think when the time comes, my suggestion would be that we vote on the ones that are offered for approval without the action on the other ones, and that we consider the other Plans, bring them up one at a time and say, okay, this is this one, where do we stand, and if it is the will of Council to defer those we should, but the impression I have from staff and also from talking to people otherwise, is a couple of these are in this sort of pending situation, because of what sounds like language issues or local area issues, and I really wonder whether the people who are advocating in those situations intend for those to be deferred. So, I hope we'll be thoughtful about the deferrals, but I would at least hope that we can do them deliberately, and consider them one at a time, and then pass this recommended group immediately. Thank you.

**Councilmember Mayfield** said as a member who has been requesting, for more than six months, for this process to be broken up, and I will repeat again, we travel to other cities and attempt to bring back what is identified as best practices to Charlotte. Well, in those travels, one of the stops was in Denver. Denver did not pass an all-inclusive, we're going to do all the areas at once, they took their time and identified areas. I support us breaking up. I don't necessarily like the idea of just deferring. We need to take our time to get this right, but I do want to address as a resident that actually lives in District Two, and have had also many conversations with residents that live in the Coulwood neighborhood, live off of Mountain Island Lake, that have not had conversations with their current District Representative, or have had reached out to me, as well, since I also serve as an At-Large member, for meetings where they do not feel that there's a clear understanding of what potentially can be proposed in their area, there's a concern. We all of Council received the email, both on Saturday and then a followup email Sunday, that clearly states, "Dear Mayor and members of Charlotte City Council, I respectfully request that Council postpone the upcoming vote to approve the Community Area Plans." This is not a postponement that has been recommended by my colleague. It is a partial, let's move forward with some, but knowing that there's still conversation. Back to the email, specifically, the North Inner Community Area Plan,



“While the plan reflects years of thoughtful work, I am concerned that it continues to preserve too great a concentration of Manufacturing and Logistics uses in our area already burdened by Industrial Zoning.” Put a pause there, because we are having conversations where our wonderful partners in the North Carolina General Assembly are talking about toll roads and we’re talking about expansion, and we’re talking about the idea or possibility of Redlining 2.0.

So, as we are having conversations on our level regarding potential development and language, there are also conversations that are happening regarding toll roads, we’re going to hopefully finalize our appointments for the MPTA (Mecklenburg Public Transit Authority) that is also going to have an impact in our community when we look at trains. So, when we have areas that have already been identified, because of us approving so many new multi-family projects on two-lane roads, like Mount Holly-Huntersville Road, which Manager, you and I got the wonderful opportunity of spending an hour and a half in during regular traffic, not even during rush-hour traffic, to experience just a snippet of the rezonings that have been approved in that area. I don’t see why there’s a challenge for us to move forward with some of the projects in areas where we’re still not having community outreach to say, hey, we are concerned, because what was approved back in the 1990s or in 1924, and the way the City has grown today, and the lack of infrastructure or road widenings and other things, we just have a couple of more questions.

So, the idea that is shared that we should just go ahead and approve all 14 in one swoop, and then in less than a year and a half say, “Oh my goodness, that was an unintended consequence,” which there is no such thing, and we have already done that, and we’ve seen how the UDO has played out, we’ve seen how the 2040 Plan has played out. We’re seeing how we’re seeing. This is inconsistent, but yet we’re going to support it and move forward with it. Slow down. The City’s growing. The City has experienced a lot of growth, which is a great thing for our City, but if we do not grow it in a way that is intentional and that protects as many of our residents, because we are not going to be able to protect all of our residents, but if we are protecting as many of our residents as we possibly can, and that is by them having the opportunity to be a part of this process, then we have an opportunity to see something that can actually be beneficial for multiple parts of the community and not just some parts of the community. Again, as a resident that lives in Two, who is constantly receiving, not only calls and emails and text messages, and when I’m seeing the people at Callabridge Shopping Center, since that is our closest, or the Food Lion Shopping Center, and they ask questions or they say they have not met with their Rep, because there was a meeting scheduled and that meeting did not happen, then yes, it is then my responsibility to say, yes, let’s slow down a little bit, because there are still some concerns.

Mr. Graham said I don’t know what you’re talking about.

Ms. Mayfield said well, of course you don’t.

Mr. Graham said fabricated, fabricated.

**Councilmember Ajmera** said first, I just want to thank the staff for putting together this presentation and providing clear examples. I know that was one of the requests that the Council had made last week. So, I certainly appreciate this additional work that has gone into this. I also want to thank Councilmember Mayfield. She brought up this idea about phased approach almost six months ago. So, to see that now in action, at least it gives the Council two options to pick from. Also, I want to thank Dr. Watlington for her work to develop this phased approach with staff, with your team specifically, and specifically to address concerns that’ve been raised by the community and our colleagues. When we are out in the community, we hear two different opinions on Community Area Plans. There are communities that are ready to go, but then there are communities that need more work. They feel like we need to do more listening, and I believe this approach gives us an option to incorporate some of the feedback that we have received. I think just a couple of days ago we received a feedback from North End Partners about balancing our Manufacturing with our Community Activity Centers, as

well as just balancing Innovation Mixed-Use with Manufacturing. I think that is a valid concern, especially around community health concerns, and just the pollution from manufacturing facilities. So, I think if we can somehow find a way to balance that, where we are listening to the community, incorporating their feedback into our overall Community Area Plan, this will give us that additional time. So, the example that I'm raising, are you following me, Monica?

Ms. Holmes said yes, I'm aware.

Ms. Ajmera said okay, good. I think in the time ahead for a couple of months that we have, I would like us to incorporate that feedback into our Community Area Plan, because that is around environmental justice.

I certainly appreciate the work that you and your team have done on Steeleberry Acres. I know we used to hear from that community at least once a month. They used to come out here and talk about industrial facilities too close to their homes, and I think that was a valid concern, and I'm glad to see that changes have taken place to address those.

So, I would like to see additional work being done in the next month or two to get us all comfortable with all 14 Area Plans. In terms of the seven Area Plans that we have, that was part of the original motion, I have not seen any outstanding issues in the seven that are being moved forward in Councilmember Watlington's motion, is that correct?

Ms. Holmes said yes. We do not see any outstanding concerns in the ones that are listed.

Ms. Ajmera said in the seven?

Ms. Holmes said yes, in these seven, yes.

Ms. Ajmera said yes, and I also feel comfortable moving forward with those seven, but I think there needs to be more work done, specifically on North Inner, as well as Northeast Middle and Outer. So, if we can be laser focused on those two Area Plans, along with others, where we can incorporate the community's feedback in the next three months. I just want us to make sure that the next three months are really a meaningful time with our community, and that we are being intentional, because what I often hear is that we are growing at fast pace, but that growth is coming at the cost of certain communities. We want to make sure that as we develop these Community Area Plans and work on it, we want to ensure as much as we can that every resident benefits from the growth, and I'm hoping that in the next three months we can address that balance that's been raised. That's all I have. Thank you.

**Councilmember Johnson** said Monica, I wanted to ask why these seven that are being deferred, why those were chosen?

Ms. Holmes said well, I don't know if you've seen the PDF where we outlined them, but we heard questions on November 10, 2025, from several of you all that hit these geographies. We also went back and had conversations around the vulnerable to displacement layer, which there's four that are listed out of that seven, so we pulled those. We had very few very specific concrete concerns. I think we've heard a couple more in more recent days around specifically that Manufacturing and Logistics and single-family, but that's really how we pulled those, was the combination of things we heard from the dais and District Representatives, Council members, and then some of the questions around common issues with vulnerable to displacement communities.

Ms. Johnson said so, thank you for that thoughtful approach, that's what we've been pushing since September 2025, when we initially wanted to defer the vote. So, I think that's important in knowing why these areas were selected for Council. I think it's important that we know why. I think what I'd like to see differently, the next three months, is maybe a baseline for community input. As we know, we've talked about it, it's been less one percent, and so I'd like to see us raise that, and like I said last time, we

can't blame the public if the numbers are that low, we've got to do something differently. So, we've talked about plain language, more outreach, maybe more targeted outreach, but we can discuss that, but I think we have to do something differently, or we are going to have the same outcome. So, I appreciate the more thoughtful approach, and making sure that residents feel heard, and not just heard, that they're input is being incorporated into these plans, because we do have very active people. There's one sitting behind you, thank you for coming out, Reverend Garner-Mullins. So, we want that type of input. There are people that are following these, and our neighborhoods are being impacted, folks are being displaced. So, this is important for the future of the City. So, I look forward to supporting the substitute motion. Thank you.

Mayor Lyles said it's time for us to hear what the speakers want to say.

Mr. Graham said I just want to put something on the record, because I think facts matter. I had several outreach meetings in District Two, specifically Mountain Island Lake, where staff came with me to talk about these Area Plans extensively. I had zoom meetings with residents in District Two, in general, and specifically Mountain Island Lake, about these Plans. I went out there personally and spoke with a wide variety of neighborhood leaders about these Plans. Maybe you didn't get that memo either, but I was there, heard their input, I'm voting on their input, but to suggest that somehow, I'm not listening, is just factually incorrect. Thank you for the record.

Mayor Lyles said alright, thank you.

**Councilmember Brown** said did you want me to wait until after the speakers?

Mayor Lyles said yes, I think if we can do that now and have our speakers, I think they've been very patient.

**Eric Zaverl, 1100 South Mint Street, Suite 208** said Mayor and City Council, thank you for this opportunity to speak tonight about the Community Area Plans. My name is Eric Zaverl. I'm speaking on behalf of Sustain Charlotte, supporting the adoption of all the Plans together. I'm actually going to change that a little bit. I'm still asking you to all adopt it, but maybe if you have the plans that you defer get followed up, because what you're going to do is have those seven areas with no guidance. So, any type of development that is occurring, any type of investment that you're going to be dealing with, between now and March 2026, you have no tools, so you'd be flying blind, and I'll repeat, it does not change a zoning, as Monica mentioned. That still will be up to you at a rezoning vote. So, you don't have to be afraid that you just pass it tonight, and it goes on autopilot and no changes could be made. It's a tool for you. It's a tool for staff, to be able to make better informed decisions. So, what I would ask and encourage you please, for predictability, consistency, and equity, is to be able to pass all, have a baseline. Then maybe ask staff to come back in March 2026, and make any changes that they've learned, and continue to reach out to those areas that you have concerns about, but if you go tonight, leaving them behind, you don't have any guidance. The other areas that have been adopted will have the new policy pieces in place, especially the environmental justice piece. Concerns about manufacturing being close to residential, there is pieces put in there as well. Staff, I trust them, I've worked with them since Community Area Planning to Strategic Mobility Plan, the UDO. I'm part of the UDO Advisory Committee. I have my Masters in Urban Planning, and the planning at the end means that it doesn't end. So, a vote tonight doesn't mean that this stops. It continues, it's an action always going, always improving. So, please don't leave those folks behind, but don't stop talking to them. They're not going to stop talking to you, I know that for a fact. Just encourage staff to come back and incorporate those later, but you're going to be moving forward with something, other than having nothing.

If you don't pass them as a complete solution tonight, just provide some kind of clear direction then, and figure out some way of being able to have guidance as you move forward in this gap. All else I can say, because I completely improvised all of that, given everything that's just happened. So, wish you Happy Thanksgiving.

**Reverend Doctor Janet Garner-Mullins, 1014 Comstock Drive** said good evening, Madam Mayor and members of City Council and citizens of Charlotte-Mecklenburg. Thank you for the opportunity to speak. I speak this evening in representation of the West Boulevard Neighborhood Coalition, and a daughter of the West Inner, geography bounded by I-85, I-77, Yorkmont Road, Little Rock. We are Wesley Heights, Seversville, Smallwood, Belleville, Historic West End, and yes, West Boulevard. We're not a blank slate. We are the blueprint. Tonight, I urge you to vote on the CAPs (Community Area Plan) individually, not as a bundle decision. These Plans will shape the future of our neighborhoods, and they deserve thoughtful, transparent review. These Plans reflect what we've endured, homes pressed against industries, heat without shade, zoning without protection, and we're asking for protection of single-family neighborhood's character by disallowing the overabundance of duplexes and triplexes. It also reflects what we demand, clear land-use boundaries, cooling infrastructures, and environmental justice, more than just buzz words. This is not just a CAP update. It's a moral moment. So, we don't just ask you to vote, we ask you to remember policy without people is just paperwork. Planning without legacy is erasure. We're not asking for charity, we're demanding coherence, and when history turns this page, let it say that Charlotte did not bundle it's future, but honored its communities. Thank you.

Mayor Lyles said thank you very much.

Ms. Brown said Ms. Reverend Mullins just spoke for me, but on a more serious note, out of my voice, I am going to move to support the original motion for reasons beyond just hearing one of our speakers say that we do the zoning, but how many of our zonings get denied? We approve almost every zoning that comes down through City Council, and so that's something for us to look at in the future.

Mr. Pompey, thank you for being here and [INAUDIBLE]. We do appreciate and love you, as well as Mr. Rickey Hall. So, these are community leaders that come out and really put a blueprint all over the City for the communities that are oppressed, overlooked, marginalized, and I would have to stand in support of whatever they want me to do on this very last Council meeting, and I look forward to the new leader coming in and doing just the same. Thank you.

Ms. Ajmera said I have a question for Monica and her staff. So, I know the motion that's on the floor is to adopt the seven Plans and defer the other seven until March 23, 2026. Is there anything that would prevent your team to use the remaining seven as a framework while we are working on refining that? Because I know the concern here is that you wouldn't have something as a baseline for the remaining seven, but what would prevent you all from using the framework for any project that comes forward?

Ms. Holmes said in a rezoning case, and Terrie's here, so she could potentially insert if need be, but the adopted policy per state law is what is referenced in a geography. So, if the adopted policy we have is the Charlotte Future 2040, then that is the baseline for consistent or inconsistent. If we have a Community Area Plan and a Charlotte Future 2040, then you can base its consistency on the combination of those two things. So, we could give you information if there's not an Area Plan adopted, but it cannot be used as a legal basis for consistent or inconsistent, in my understanding, and if the City Attorney wants to further clarify that. It's just this is land use law, so it's a little different than maybe just having it for reference.

Ms. Ajmera said so, what I hear is, without the adoption by the Council it may not be binding, however, we can still use that as a reference point, like you could provide feedback. Is that correct?

**Andrea Leslie-Fite, City Attorney** said so, Councilmember Ajmera, the land use plan that would be the point of reference for any geography that does not have an additional layer of the additional plan, it would automatically default back to the 2040 Plan, yes, and so the framework or suggestion, there would not be an ability to look at other areas of similar nature. You would have to default back to the 2040 Plan.

Ms. Ajmera said 2040 Plan. So, to follow up on that, Madam Attorney, as project comes forward in front of us, could we ask staff specifically to use this as a baseline on a case-by-case basis, in the absence of adopted Community Area Plans?

Ms. Leslie-Fite said no, Councilmember Ajmera, it would default back to the 2040 Plan.

Ms. Ajmera said okay. Well, that's all I have. Thank you.

Mr. Driggs said I'd just like to clarify for the public that, although it is absolutely correct, Ms. Brown, that the great majority of petitions that come to us are approved, there's a very long road before they get to that point. So, I had one, for example, that was controversial, and after a year and a half the number of units had been reduced by 50 percent. When we see a situation where the approval may not occur, there's a penalty associated with that, and those tend to be withdrawn. So, we work all this out. It's not like anything that comes in front of us just gets approved, which is the impression that people might get. You're correct that the ones that come up for a vote get approved. I'm just saying people should not assume that that is kind of random.

I just wanted to comment too that, I think as currently proposed, the idea that we have one vote on passing seven of them and deferring seven others, puts me in a difficult position, because I would like to affirm the passage of some, and I don't agree with the deferral of the others, and that's why I'm recommending that, at a minimum, we break out the ones that are recommended for action and vote on them, and then I think we ought to be a little more intentional, and take the other ones one at a time, because the conditions in each of these geographies are different. The reasons for deferring them aren't the same everywhere, and therefore, I would hope that the District Reps or whatever on a case-to-case basis would then advise us, and that we would make more differentiated choices around the seven, because there is a cost associated with deferring these, and I think that's, in my mind, a serious issue. So, I want to be sure we're thoughtful. It doesn't exclude the outcome that all of them get deferred in the end, but in light, for example, of Mr. Graham's comments, I think that we should pay a little more detail. Also, frankly, based on what we just heard, I think that we should not kind of conduct this business on a wholesale basis, except where we've reached a point after seven months that seven of them appear to be ready to go.

Substitute motion was made by Councilmember Driggs, and seconded by Councilmember Peacock to separate the vote, that would consider the ones that are recommended for approval in one action, and that would consider the ones that are recommended for deferral individually.
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Ms. Watlington said point of order just so I'm clear. The nature of my motion was approving or deferring. I think the nature of Councilmember Driggs' motion is about the process. I don't know if that's a substitute motion to the motion that I made, or if it's something that would be considered separately, because they're not the same type of motion.

Mr. Driggs said so you're moving to adopt or defer, and I'm saying I don't want to make that decision in one vote. I'd rather make it in separate votes.

Ms. Watlington said right, I understand, but your motion is about the way we vote, not whether or not we approve the different plans.

Mr. Driggs said well, if you're going to be the parliamentarian, you tell me how to accomplish what I'm trying to do?

Ms. Watlington said well, I just asked the City Attorney. I wasn't actually talking to you. So, if you could continue.

Ms. Leslie-Fite said yes, Madam Mayor. So, the motion on the floor combines the motion to adopt and to defer. To separate the motions would be a substantive change to the current motion, and so if there's a desire by Councilmember Driggs to bifurcate those two, it would require a substitute motion.

Mr. Driggs said which is what I made.

Ms. Watlington said yes. I just wanted to know if [INAUDIBLE], because my motion was about approving and deferring, and his was about whether or not we use this process, or if we separate it. Like, if he had said, I move that we approve these seven and defer only this one, then I could see that being a substitute.

Mr. Driggs said that is what I said.

Ms. Watlington said excuse me. What I'm asking is, what I heard his motion to be was not about which ones we approve or defer, it was about whether or not we could split them up as a motion in general, and whether Council wanted to do that, as he mentioned before, separate and apart from what the actual approval or deferral outcome would be. So, I just wanted to be sure that those two could be connected.

Ms. Leslie-Fite said understood.

Mayor Lyles said alright, I think we're clear on that issue right now, so okay.

Ms. Anderson said so, are we clear, Madam Mayor, that this substitute motion and a second is now what we're discussing?

Ms. Leslie-Fite said correct.

Ms. Anderson said that's where the discussion is sitting.

Mr. Driggs said may I repeat? The substitute motion is that we approve the ones recommended for approval with this motion, and that we separate the ones for separate action that are on the deferred list.

The vote was taken on the substitute motion and recorded as follows:

YEAS: Councilmembers Anderson, Driggs, Graham, and Peacock

NAYS: Councilmembers Ajmera, Brown, Johnson, Mayfield, Mitchell, Molina, and Watlington

Ms. Johnson said I just wanted it to be clear that if we don't vote on these last seven that we're deferring, then there is a plan. We can't say that we're going to operate blindly. It's the way we're operating right now, and that's following the 2040 Plan. So, if we defer it for 90 days, I don't want the talking point, or the soundbite, to be that we're harming these neighborhoods where we're not adopting the Plans. There's more harm, in my opinion, to move forward than there is to take a more thoughtful approach. So, I don't want the talking point nor the soundbite to be that there's some inequitable harm and they're left behind, because that's not what we're doing. We're trying to include them and include their voices. I think that's very clear for the record. Thank you.

Ms. Mayfield said so, question for clarification, because for the last one, you identified if anyone supports it, but what I did not hear is to close out the vote, anyone opposed, so we did not raise our hands on that. You counted four, and we just moved forward. Do we not need to have yeas and nays?

Mayor Lyles said well, we certainly can, but it would take six people to do the vote, and I think that I was just trying to make sure that that happened.

Ms. Mayfield said and I appreciate that, Mayor. So, I was just clarifying for the Clerk's Office that since there were only four, then it automatically doesn't move forward, but did we need to have those in opposition on record for your records, because we like to ask you for records, and want information back from you. So, I just want to make sure for your office that you have what you need.

Mayor Lyles said we can certainly ask. Ms. Mayfield, thank you, you're really helping me tonight after a rather long day.

Ms. Ajmera said so, now we go back to the original motion.

Ms. Anderson said so my question, and I'm not sure, Madam Attorney. So, the motion is that we pass these seven that are in front of us, and there's a deferral until the end of March 2026. Because there is a deferral specifically for these seven, that precludes us from having any of those seven come back before us before the end of March 2026, without taking a series of votes, right, because what I'm trying to get to is, we've heard Councilmember Graham speak about some of the Area Plans in his District. Let's just say, just as an example, if West Inner community feels like they're ready to move forward perhaps at the end of January 2026, or beginning of February 2026, what would preclude us from taking an action to vote to approve that particular Area Plan before the end of March 2026? That's what I'm trying to get to.

Ms. Leslie-Fite said staff could bring it back before you, any of the seven that you would be moving to defer, and essentially Council would just reverse its current action and decide to act earlier than March 23, 2026, provided that you had the sufficient votes to move forward. One could say, instead of until, it could be no later than, that's an option as well, but again, staff could bring it back for your consideration before that time, and you would just simply vote to move forward on those Plans.

Ms. Anderson said okay, and perhaps, motion maker, if we could make a friendly amendment to say no later than March 23, 2026.

Ms. Watlington said I'll accept.

Ms. Anderson said okay, and as a second on that motion, I'll second that. Certainly, I want us to move forward. I know you guys have done a tremendous amount of work. There's been a tremendous amount of community engagement absolutely within District One. My concern is the entire West Side, and effectively the entire North Side, does not have an Area Plan that's moving forward at all, and I feel that that presents some potential inequities, especially as we move forward with three additional Zoning meetings in between now and March 23, 2026. That's a lot of decisions and a lot of discussions that won't be framed the same way as other parts of our City, which is a concern that I'd brought up, I believe, a couple of meetings ago. We talk a lot here about unintended consequences, whether they're myths, whether they're not myths, I don't know if we've figure that out, but I do believe that this could potentially bring some challenges to those areas, specifically on the West Side and the North Side that are not included at all, and the work that's been done over the last several months will not be included in those decisions over the next four Zoning meetings that will occur in December 2025, January 2026, February 2026, and March 2026. So, that's my concern. I've voiced that before. I do want some of these Area Plans to move on, because they are ready, and I would like to see them have that level of protection and that level of perspective as we make these land-use decisions, but that's just a looming concern that I do have, and I think it's a real concern and we just need to be mindful of that. Thank you, Madam Mayor.

Ms. Mayfield said as we're trying to work through transparency on this, I do not discount the work that staff has done, even though I have asked for us to break this up. When we look at what staff presented to us regarding the Community Area Plans and the breakdown, since we're going to talk about the West Inner, the income median household range in the West Inner geography is between \$17,685 and \$80,714, while the Citywide range is \$18,897 up to \$250,001. So, to give the impression that, well, we

don't want to move too fast in these areas that have been identified for deferral, we have to acknowledge and recognize that as an elected body, not just this body, for many years and generations of bodies, the areas of our community have not had the investment, the education, or the alignment that other areas have. So, in the recommendation that Dr. Watlington has identified for tonight, under approve as well as defer, you see areas that have had a greater opportunity over generations. We have areas in our City that look exactly the same as they did 45, 50 years ago. So, to say, well, we need to hurry up and we need to approve this Plan for all, because they're not going to get any work done in this area if we don't have a Plan approved. Okay, well, let's stop lying, because they didn't get any work done in the last 35 years anyway. So, how about we take the time and do it right and actually hear from the people, the small businesses, the community that are being displaced, that are being pushed out, that are saying that their voices are not being heard, because we're looking at one segment of this neighborhood, and the not three streets over where they're still having challenges, because we can drive through the City and have one street that has seen robust investment, and literally go a block and a half, two blocks, or two streets over, and it is a completely different story. This Area Plan is an overlay of the whole area, so you're not having an apples-to-apples conversation.

So, in our language, if we identify that we have a segment of our community where the highest range of that income is \$80,000 and some change, while the Citywide range is over \$250,000, but we know in this city today, in order to possibly identify housing, whether it's rental or not, you need to be earning \$24-plus an hour. Well, we don't get to mandate that for our businesses, but what we can do is, to the best of our ability, ensure that we're having transparent conversations. We cannot have that transparent conversation if we are not going to acknowledge the opportunities that we have not taken advantage of throughout the years. We're either going to learn from the lessons, most recent lessons of unintended consequences, not a real thing, or we're going to say, you know what, we're going to continue doing what we've always been doing, because that's easier, because I really don't want to do the work. So, let's just go ahead and do this and we'll run into any challenges later, and we'll try to go back and fix it versus slowing down, and let's reduce or mitigate the unintended consequences on the front end.

So, I want us to be very transparent, because everyone in the community isn't necessarily reading and looking at this Community Area Plan that we all have. Now, I will gladly start just shooting ya'll through Facebook, Instagram, or whatever way you want, all the information that we receive, so that you can start looking through it for yourselves, but ultimately, we're the ones that's elected to do the work and try to dig in and ask the questions. When we have community members that, not only show up to share their concerns, but email us as a Council and email us individually with the exact same comments that they had eight months ago, that means someone's not listening, or we're listening, but your voice isn't powerful enough for us to move forward.

Amended motion was made by Councilmember Watlington, and seconded by Councilmember Anderson to (A) Adopt the proposed Charlotte Future 2040 Community Area Plan for East Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (E) Adopt the proposed Charlotte Future 2040 Community Area Plans for Northeast Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (G) Adopt the proposed Charlotte Future 2040 Community Area Plans for South Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (H) Adopt the proposed Charlotte Future 2040 Community Area Plans for South Middle (Volume I - Program Guide and Volume II - Community Area Plan Policy); (I) Adopt the proposed Charlotte Future 2040 Community Area Plans for South Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); (J) Adopt the proposed Charlotte Future 2040 Community Area Plans for Southwest Middle (Volume I - Program Guide and Volume II - Community Area Plan Policy); (K) Adopt the proposed Charlotte Future 2040 Community Area Plans for Southwest Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); and (O) Adopt the Revised Policy Map, and to



defer action to (B) The proposed Charlotte Future 2040 Community Area Plans for East Middle and Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); (C) The proposed Charlotte Future 2040 Community Area Plans for North Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (D) The proposed Charlotte Future 2040 Community Area Plans for North Middle and Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); (F) The proposed Charlotte Future 2040 Community Area Plans for Northeast Middle and Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); (L) The proposed Charlotte Future 2040 Community Area Plans for West Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (M) The proposed Charlotte Future 2040 Community Area Plans for West Middle (Volume I - Program Guide and Volume II - Community Area Plan Policy); and (N) The proposed Charlotte Future 2040 Community Area Plans for West Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy) until no later than the March 23, 2026 Business meeting.

Ms. Brown said so I really want to say, we really do need to look at, there's a lot of people watching, and I know Mr. Driggs, you like to go below the belt sometimes, so, I don't play that, but anyway perception is everything. You say we work hard to get the zoning approved, that is true, and you should've known that I was going to address that. At the end of the day, it doesn't matter how hard we work. People do not care what we know unless they know we care, that's important, that's number one. Number two, there is nothing wrong with taking our time. We've got a lot of time with this new Council coming in. They won the election, so they can do the work just like all of us have done the work up here. We have to make sure that we're reaching every person we need to reach, by all means necessary, and can each one of us up here collectively and individually say we've done that? I haven't. I'm a truth teller. There's more work to be done, because there's 150,000-plus people in my District. There's no way I can reach all of them, but I've got amazing leaders that are out here representing, that are willing to show up to make sure that their voice can be echoed in the places that I might not be able to reach, and that's a real statement that can't be taken from me or retracted. That's it with a period, not a comma. So, at the end of the day, I want to vote to delay it and slow while I'm in this seat to do what we need to do for the entire community, not just parts of the City. Some parts are flourishing and growing. Some left behind need more work, and that's where I'm at as a District Three Representative that was selected by all of District Three for 2023 to 2025, that's where I'm at.

Mr. Driggs said fair enough.

Ms. Brown said okay.

The vote was taken on the amended motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Brown, Driggs, Johnson, Mayfield, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmember Graham

Motion was made by Councilmember Watlington, seconded by Councilmember Driggs, and carried unanimously to adopt the Revised Policy Map to include the Community Area Plans that were approved tonight, including (A) The proposed Charlotte Future 2040 Community Area Plan for East Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (E) The proposed Charlotte Future 2040 Community Area Plans for Northeast Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (G) The proposed Charlotte Future 2040 Community Area Plans for South Inner (Volume I - Program Guide and Volume II - Community Area Plan Policy); (H) The proposed Charlotte Future 2040 Community Area Plans for South Middle (Volume I - Program Guide and Volume II - Community Area Plan Policy); (I) The proposed Charlotte Future 2040 Community Area Plans for South Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy); (J) The proposed

Charlotte Future 2040 Community Area Plans for Southwest Middle (Volume I - Program Guide and Volume II - Community Area Plan Policy); and (K) The proposed Charlotte Future 2040 Community Area Plans for Southwest Outer (Volume I - Program Guide and Volume II - Community Area Plan Policy)

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 112-127.

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## **BUSINESS**

### **ITEM NO. 11: BRIDGE INSPECTION SERVICES**

Motion was made by Councilmember Mitchell, seconded by Councilmember Anderson, and carried unanimously to (A) Approve a two-year contract for \$1,219,254.30 with WSP USA, Inc. to inspect bridges that qualify for federal funds administered by the North Carolina Department of Transportation, and (B) Adopt Budget Ordinance 1044-X appropriating \$1,219,254.30 from the North Carolina Department of Transportation to the General Capital Projects Fund.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 102-108.

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## **PUBLIC FORUM**

**Mayor Lyles** said when we were having the public speaking time, we missed a person who has been sitting here and watching us the entire time, so we want to repair that. So, thank you. If you would be able to come to the podium. You have two minutes. If you would give us your name, so that we can make sure that we all understand who you are.

### **CBP IN CHARLOTTE**

**Donna Elisa Schmid, 9200 University City Boulevard** said good evening, my name is Donna Elisa Schmid. I live at 9200 University City Boulevard. I'm a 20-year-old education major at UNC (University of Charlotte) and teach Beginner English as a Second Language classes to adults in the City. I've been working with my students for over four months and have gotten to know them extremely well. They are kind, hardworking, funny people, who pay out of their own pocket to come to my English classes after long shifts to learn how to talk to their neighbors and better give back to the community they call home. On Wednesday, November 12, 2025, it was announced that Immigration Enforcement would come to our City. That evening and the following day, only two of my students showed up. That Saturday, Immigration Enforcement parked their unmarked vans directly in front of my school. Since then, due to the frequent reports of Immigration Officers stopping and arresting people solely based on their appearance, and repeatedly violating their rights, my students have been scared to leave their house, saying they feel like they're living in a horror movie. They don't feel safe going to the English classes they work so hard for, going to jobs that feed their families and pay taxes, buying groceries, or taking their kids to school. These places are not where you find the worst of the worst criminals that the officers claim they came to Charlotte for, yet they know if they leave their house, they will be treated like criminals, which breaks my heart. I also have a lot of Latino friends who have Student Visas or are citizens. They've also been afraid to leave their home due to cases of racial profiling, such as [INAUDIBLE], who was a citizen. Additionally, the public school I intern at is missing seats where my Latino students usually sit. The violation of constitutional rights, including unnecessary violence and dehumanizing manners of Immigration Officers towards this targeted group of people, is causing them to hide at their homes. I urge this Council to let communities know that we support our neighbors, by releasing a

statement in Spanish and English condoning the fear and havoc masked Federal Officers have brought on our City. I also propose providing, know your rights materials, on the Council's website accompanying other community resources to create a safe Charlotte. Thank you.

Mayor Lyles said thank you very much.

The following persons submitted written comments regarding this item pursuant to S.L. 2020-3, SB 704. To review comments in their entirety, contact the City Clerk's Office.

**Kristen Bachman, [kebachman@gmail.com](mailto:kebachman@gmail.com)**

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## **BUSINESS**

### **ITEM NO. 12: DRONES AS FIRST RESPONDERS PROGRAM**

Motion was made by Councilmember Mitchell, and seconded by Councilmember Ajmera to (A) Approve a contract with Motorola Solutions, Inc. to provide, implement, and maintain drones and related systems for the Drones as First Responders Program for a term of five years, (B) Authorize the City Manager to renew the contract for up to one, five-year term 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 negotiate, execute and purchase such additional software licenses, services, hardware, maintenance, and support as required to maintain the system for as long as the city uses the system, (D) Accept a donation from the Charlotte-Mecklenburg Police Foundation in the amount of \$1,000,000 for the Drones as First Responders Program, and (E) Adopt Budget Ordinance 1045-X appropriating \$1,000,000 from the Charlotte-Mecklenburg Police Foundation to the General Grants Fund.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Driggs, Graham, Johnson, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmembers Brown and Mayfield

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 109.

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### **ITEM NO. 13: NATIONAL REGISTER NOMINATIONS GRANT FOR MCCROREY HEIGHTS AND OAKLAWN PARK**

Motion was made by Councilmember Graham, and seconded by Councilmember Anderson to (A) Accept a grant in the amount of \$21,500 from the U.S. Department of the Interior for National Register Nominations for McCrorey Heights and Oaklawn Park, and (B) Adopt Budget Ordinance 1046-X appropriating \$21,500 from the U.S. Department of the Interior to the General Capital Projects Fund.

**Sean Langley, 1621 Oaklawn Avenue** said so I just wanted to briefly thank you all for being here and also for hearing about why we want McCrorey Heights to be recognized on the National Historic Registry, as well as Oaklawn Park. McCrorey Heights is one of the most iconic historically black neighborhoods in all of America. Every single home has a storied history. McCrorey Heights was home to educators, including five college presidents, civil rights lawyers, medical doctors, theologians, that all have collectively

pti:pk

worked to dismantle the walls of segregation in public spaces here in Charlotte. Notable women, like Ms. Dorothy Counts-Scoggins' family, lived in McCrorey Heights, and was one of the first African Americans to integrate in all-white Charlotte-Mecklenburg school system. She endured racial harassment. Prolific writer, James Baldwin, was so moved by her activism and courage, he left Europe and fled back to the United States to write about the plight of African Americans. That is just one example among many. While these people and countless others made significant strides in their own respective way, they were all part of the McCrorey Heights community. Their advancements were part of a larger cause that took place in these modest, uniquely designed mid-century homes. This neighborhood's significance is attributable to people and places, which is why so many residents are advocating for the national designation, but our historic neighborhood has faced adversity, and it's threatened our livelihood in the past as well as in the present.

Currently, NC-DOT is planning to expand toll lanes on I-77, which would encroach in on our community. Plan A, brought forth by NC-DOT, would seize six homes in our neighborhood and over 80 homes along this 11-mile stretch. Plan B, an elevated highway, also referred to as an [INAUDIBLE] double-decker highway, would also do unjust harm to our neighborhood. Other progressive cities have looked and done research on this, and have found other equitable ways to do this without causing unnecessary harm. So, both plans presented do not align with our neighborhood, do not align with the residents that live up and down this 11-mile stretch, but they also don't align with your Strategic Energy Action Plan, which cause is to reduce greenhouse gases by 72 percent by 2035. So, both options destroy our quality of life, they decrease our property value, and cause unnecessary harm to Oaklawn Park, to McCrorey Heights, to Wesley Heights, to West Boulevard, to Clanton Park, to Nations Ford, and countless other neighborhoods. So, if this body is really serious about helping us become on the national historic designation, we also can't also have at the same time NC-DOT unjustly causing harm to our neighborhood. Thank you so much.

**Mayor Lyles** said thank you. I believe you've had a number of meetings.

Mr. Langley said we have.

Mayor Lyles said you're going to continue to have those meetings, and we are going to work with you as much as we can.

Mr. Langley said thank you.

Mayor Lyles said thank you.

**Councilmember Johnson** said I did have a question. So, will this national registry nomination or any type of designation prevent eminent domain or anything like that?

Mr. Langley said is that a question?

Ms. Johnson said I was asking the Mayor, unless you have a different answer.

Mr. Langley said so, it does provide us with certain statutes and laws that make it harder for NC-DOT to demolish homes.

Ms. Johnson said okay, thank you.

Mr. Langley said yes.

The vote was taken on the motion and recorded as unanimous.

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 110.

\* \* \* \* \*

**ITEM NO. 14: NASCAR HALL OF FAME IMPROVEMENT PROJECT**

Motion was made by Councilmember Mayfield, and seconded by Councilmember Graham to (A) Approve up to \$25,000,000 in capital improvements for the NASCAR Hall of Fame, (B) Approve an interlocal agreement to reimburse the Charlotte Regional Visitors Authority for an amount up to \$1,300,000 for NASCAR Hall of Fame design/development phase costs, and (C) Adopt Budget Ordinance 1047-X appropriating \$25,000,000 in proceeds from installment financing to the NASCAR Hall of Fame Capital Projects Fund.

**Councilmember Graham** said I just want to inform the public and the Council that this item has gone through the Economic Development Committee, at least on two occasions, and I think it came out with a 5/0 vote. This will be the first time that there'll be any major improvements or enhancements to the NASCAR Hall of Fame since its opening. Obviously, there is much work that needs to be done. There are representatives from the Hall of Fame and the CRVA (Charlotte Regional Visitors Authority) with us tonight. I urge approval. Thank you.

**Councilmember Driggs** said so, I agree, and just want to mention that I had some conversations, Steve, and good evening to you, and basically satisfied myself that the cash flows that are projected can service this debt, because I think that's something from the past that we want to be comfortable with, and I'm satisfied that we do have the capacity, and therefore, I will join Mr. Graham in supporting this.

**Councilmember Mayfield** said so I have had the pleasure to serve on the NASCAR Hall of Fame Board for seven-plus years at this point, and what I can share, which it is evident in the proposal, but the Board has been very fiscally conservative for a number of years, and with this particular request of improvement, knowing that these come for a capital improvement, and that those dollars had already been identified through our current source. I completely support us moving forward, but I do want to make sure that full Council and community are aware that the NASCAR Hall of Fame has been extremely conservative, at the same time the number of events, out-of-town stays, hotel and motel night stays have increased. For me, something that's extremely important is the number of youth engagement events that have been created through this board over the last five to seven years that directly outreach to young women as well as young men to be engaged and not only learn about NASCAR, but learn the business of NASCAR, and what that has opened. So, I just wanted to share, for those, please take the time, go to the NASCAR Hall of Fame website. All of the information is available. Tune in, because the fiscal responsibility, because I've had the opportunity this last term to serve alongside of my colleague, Councilmember Brown, to be a part of the meetings, and to share and see how we show up in community and throughout diverse community, because we are NASCAR for all. So, when we think about the work that we have done together, I am proud to support this recommendation this evening. Mayor.

**Councilmember Brown** said thank you for appointing me to that board to sit alongside Councilmember Mayfield. I learned a lot. They've got a lot of outfits out there in the foyer area that I'd like to wear. Can I get some of the things out the cages, but on a more serious note, what Councilmember Mayfield said, I learned so much about the NASCAR Hall of Fame, and what they do and how they give back, [INAUDIBLE] community. So, it's been amazing to sit on the board and to learn about the great works that they do and how they dwindle their funds down into the community to people that look like me, and that matters to me, and so I'm happy that I was able to serve on that board and see how they poured into our youth and to the make the community a better place for all people, like Councilmember Mayfield said. So, of course it's a pleasure, not only to sit on the board, but to see the work that they do, the time that they put in, the commitment that they've made, and just to see the outreach, and so I support this for the reasons that I stated.

Mayor Lyles said thank you so much, Ms. Brown, and thank you, we see the folks, we're glad to have you guys. Thank you so much for the work that you've done.

The vote was taken on the motion and recorded as follows:

YEAS: Councilmembers Ajmera, Anderson, Brown, Driggs, Graham, Mayfield, Mitchell, Molina, Peacock, and Watlington

NAYS: Councilmember Johnson

The ordinance is recorded in full in Ordinance Book 69, at Page(s) 111.

\* \* \* \* \*

## **APPOINTMENTS TO BOARDS AND COMMISSIONS**

### **ITEM NO. 16: REMAINING APPOINTMENTS TO METROPOLITAN PUBLIC TRANSPORTATION AUTHORITY BOARD**

**Councilmember Mitchell** said Mayor and Council, thank you so much, and for the public out there, thank you for your patience. You allowed us to complete a very important process, and to the City Council team for reading 145 applicants, then interviewing 27 applicants. On last Monday, we approved four, so tonight we have three that we need to appoint, for our total of seven. So, I'm going to ask Ms. Stephanie Kelly, can you read off the nominations to us, please?

**Stephanie Kelly, City Clerk** said yes, sir. There is a need for a raise of hands on the following three who received five votes each.

The following nominees were considered for three appointments for a two-year partial term of four-year term beginning December 15, 2025, and ending on a date to be determined:

- Katrina Young, nominated by Councilmembers Anderson, Driggs, Mayfield, Mitchell, Peacock and Watlington.
- Emma Allen, nominated by Councilmembers Ajmera and Johnson.
- Corine Mack, nominated by Councilmembers Graham and Brown.
- William Cameron Pruette, nominated by Councilmembers Anderson and Mitchell.

Ms. Young was appointed.

Results of the first ballot were recorded as follows:

- Emma Allen, 5 votes – Councilmembers Ajmera, Brown, Johnson, Mayfield and Watlington.
- Corine Mack, 8 votes – Councilmembers Ajmera, Anderson, Brown, Graham, Johnson, Mitchell, and Watlington.
- William Cameron Pruette, 8 votes – Councilmembers Ajmera, Anderson, Driggs, Graham, Johnson, Mayfield, Mitchell, and Peacock.

Ms. Mack was appointed.

Mr. Pruette was appointed.

**Mayor Lyles** said aright, so this has been a great effort, and I really want to say to the Council members, thank you so much for the time that you've taken with this.

**Councilmember Graham** said first, I want to take the opportunity really to thank Councilmember Mitchell for his leadership over the last several weeks in terms of really pulling us together and kind of leading the charge, as well as the committee, so I first want to acknowledge that. Then, secondly, I just want to reiterate the importance of tonight's action. As I said before, the PAVE Act is not perfect. We anticipated that this then would be passed in the fall of 2024, not June of this year, and that means we have a whole lot of work to be done in a short period of time. I really want to thank Frank

Emory, Todd Collins, David Howard, Jocelyn Nolley, the Mayor's appointments, Mr. Bowman and Long, The Alliance appointment, Dickson and Griffin; and The Foundation appointment, Peter Pappas, which makes up the 12 members of the Authority from the City's perspective. I've said all along at least what was important to me is that the individuals that we select represent the interest of the City of Charlotte, that they represent the interest of the riders, that we elect leaders that can lead on day one. They can lead a major subcommittee of The Authority. They can the lead The Authority itself. They have the time commitment to do the work, because it's going to be a lot of work right up front that they would have to do, that they support displacement policies and funding, and obviously small business utilization, and minority business development.

I think it's a reset, from my perspective, because again, these 12 individuals now have our interest in terms of shaping the region from a transportation perspective moving forward, shaping priorities, policies, strategies, and when you add the appointments that Mecklenburg County will make, then we'll have our full allotment of 27 members, which is going to be extremely critical. I just hope that they all get off to a fresh start, Mr. Manager, and I guess my first question is, how would they be orientated and informed that they were selected by the City, and now they will join this big board, how does that process work, Mr. Manager?

**Marcus Jones, City Manager** said well, thank you, Mr. Graham. I think now that you've made the appointments, that it would be great if there's some kind of welcome letter.

Ms. Kelly said our office sends a formal appointment letter that says the Council has appointed you, and who to contact, and who they should expect to hear from, for further information about moving forward, and on your behalf, we send a letter informing them of your appointment.

Mr. Graham said and they will be contacting the City of Charlotte for next steps, in terms of what they do, how they do it, how they will begin to be orientated?

Mr. Jones said I will tell you, and kudos to the team, what we are prepared to do is much like what Ed McKinney has been doing for a while, and Brent Cagle, is to provide a packet for everybody in terms of some of the documents, the PAVE Act, but as well as some of the different things that we have been putting out in the community, so that they understand, the best way to say it, some of the ways that this was proposed to the residents of Mecklenburg County, and some of the discussions that occurred over the course of this entire campaign.

Mr. Graham said and at that first meeting, they're expected to get studies. So, what is the City doing to kind of get things moving in the right direction?

Ms. Jones said yes. So, I guess earlier this fall the MTC (Metropolitan Transit Commission) approved up to a half a million dollars for a series of studies that had to occur, according to the PAVE Act of five different studies, and if needed a sixth study, and what has been occurring since that approval is the different entities that are working on the studies to make sure that this is feasible. So, those studies will be delivered to The Authority. They are The Authority's studies, and I see Larry up there, so I'll make sure I get this right. They are The Authority's studies, and those studies need to be presented to the General Assembly, I believe, by January 1, 2026.

Mr. Graham said okay, and all appointees have equal footing to get things started with all the other appointees, whether State appointments, City appointees, County appointments. Everyone leaves the starting gate together?

Mr. Jones said yes. I'm just saying that the appointments have been staggered. So, like even the County won't make their appointments until next Tuesday.

Mr. Graham said no, no, I'm talking about in terms of once the body is seated, they all kind of ready, set, go together, in terms of collecting, identifying priorities, identifying leadership, none of that stuff has been predetermined?

Mr. Jones said not that I'm aware of, no.

Mr. Graham said okay.

Mr. Mitchell said Mayor and Council, only thing I was going to say is a big thank you to four people. First, Councilmember Mayfield and Councilmember Driggs, for putting up 20 hours in all the meetings, and putting up with me being hyper. Thank you all for your patience, but I think we had an outstanding process. Secondly, would Liz Babson please stand up. You're going to have withdrawal symptoms now, because we're not going to talk Saturday and Sunday. City Manager, I can't tell you how much Liz was just making sure that every meeting we were thorough, we were precise, and we wanted to make sure that we had a process that has a lot of integrity. So, Liz, thank you so much for all you've done to make sure this day could happen. Thank you, Mayor.

**Councilmember Mayfield** said also, I would like to thank Liz, and it was a pleasure serving along Councilmember Mitchell, as well as Councilmember Driggs with this Ad-Hoc Committee, but I do also want to make sure that community understands that when the three of us got together in working with staff, once Council helped to identify the 27 members, that was 17 hours of interviews. In those 17 hours of interviews, the scoring process was zero to one. Zero being, does not address the question, because we asked each five questions; one minimally addresses the question; two adequately addresses the question; or three fully and effectively addressed the question. Now, the three of us then said that we will make a recommendation of seven individuals, yet we recognized that it is up to full Council to then choose the person of their choice.

My challenge is, after 20-plus hours of our time to create this process and to create a scoring system for us to have, the max you could receive was a 45, so five questions, up to three points each, max 15 times three, that's gets to the 45. We had a total of six individuals that actually scored a 45. We made our recommendation, then it was not our understanding or my understanding that, you know what, the categories aren't as important, so we worked to try to identify individuals based on their scoring and the categories. Yet, tonight, we had individuals that scored a 40, we had individuals that scored in the high 30s, and we just appointed an individual that scored a 22. So, I don't really understand why we went through the process of interviewing 17-plus hours of time of going through a scoring mechanism based off of the questions that our colleagues presented, 22 of them, for us to break down five each.

We will never have this opportunity again for the beginning of this creation, even though these will be two to four-year terms. I hope, for whatever future Council gets to appoint the next round of people, that a process is put in place on the front end that clearly identifies, one, is it categories that we want to ensure that we have representation? Meaning, we want people to actually have experience in finance, engineering, public transportation, economic development, urban planning, logistics, or not. If there's going to be another interview process moving forward, if there's going to be a scoring mechanism, then either stick to the scoring mechanism or don't have it, because this information, the score, should be already available to the public. If not, it will be posted on my social media, now that we've gotten through all of this, because we talk about we want transparency, but we had individuals that scored a nine, as well as had individuals that scored a 43, a 41, a 40, and we all had access to that information.

So, if we're going to talk about creating a Board, that within a short amount of time will be overseeing more than \$30 million infrastructure investment, that not only impacts the City of Charlotte, but also impacts the region, that's going to help determine where small businesses may or may not grow, may or may not be displaced, and if that choice is going to be made off of relationship versus quality of work, and possible contribution to this Board, that's something that really needs to be taken into consideration. It's the repeat of the financial partners conversation all over again from this summer, where I said, why are we making people go through hoops to fill out applications, if the only thing we're going to do is appoint our friends? There's a challenge in that model, yet I am proud of the fact that we did create a scoring, and for the choices that I had tonight, since we only had choices of those who received two or more votes to try to get to a



consensus. I am proud of the fact that I stepped to my 30 and above scoring to ensure at least the integrity of the process, that the three of us committed 20-plus hours to, was uphill. Thank you.

**Councilmember Ajmera** said thank you, Councilmember Mitchell, Mayfield and Driggs for putting in a lot of work. I probably called James at least six times, because we were having technical difficulties, and he was up until midnight trying to make sure everyone submitted their 27 names. So, James, thank you for being accessible, making sure that everyone submitted their ballots and their 27 names by the deadline. Also, I want to thank Madam Clerk. I know she was on the phone with us. She's worked over the weekends. She has been available late nights, and we couldn't have done this without her team's support throughout this, so thank you Ms. Kelly and your entire team. I know that Mr. Driggs and Ms. Mayfield, as well as Mr. Mitchell, you put in a lot of time going through all the interviews, asking questions, and taking in questions from each Council member that were surveyed, we certainly appreciate it. I'm excited about this Transit Authority appointment. This will be a transformational investment for our community, and I can't wait to see the result of it. So, looking forward to that, thank you.

**Councilmember Driggs** said so as the Chair of Transportation, Planning and Development, I'd just like to note, this is another milestone. We had the passage of the legislation. We had the referendum pass. Now we have a Board, and it's one step at a time. I actually enjoyed my work on the Steering Committee, and Mr. Mitchell, I have to take my hat off to you. I think your leadership was extraordinary and you navigated us through something that could've been a lot harder, so I do appreciate that. We need to understand we traveled a long road to get here, and this goes back years depending on when you want to actually identify the origins of it, and then there was, as you recall, engagement with the towns, they didn't want to play unless we had guarantees about the Red Line. The Manager went out and spent \$74 million and bought the Red Line, okay, and that was critical, and throughout this process there were people working on this thing, working to make it happen. I had the opportunity to see a lot of them work on it, and I think we owe a special debt to them. I don't want to start naming names, but I can tell you there are at least 10 people without whom, any one of whom, we would not be here.

So, as I look ahead, what I'm seeing is a very tricky process. So, we're in uncharted waters here, and we have a lot of constituencies and they have different concerns, and we're going to have to kind of collaborate in order to achieve all of the intended purposes of this. As it stands right now, we have the prospect of The Authority being the entity that decides. One thing I can tell you for sure is, nothing is going to happen that has any force with The Authority without a majority vote of The Authority. There will be no officer appointments, there's going to be no adoption of bylaws, nothing will happen. So, some of this is just procedural, and the question was just put to the Manager, okay, who notifies whom? Who writes those board packets? Whose draft of the bylaws are we going to be looking at? They're fair questions, but just understand anything that is brought forward and is not approved by a majority of The Authority won't happen. So, I hope that we can all share in the desire to engage with each other constructively, identify the different interests, reconcile the interests, and move forward with the achievement of this thing and the realization of all the benefits that we expect from it. I'm excited at the prospect, and at the Council's continued involvement, and the efforts of The Authority once they all get together. They've got to walk into a room, and you'll have 27 people in that room, and they're all going to be looking at each going, now what? I think they will get themselves organized, and again they will then, based on what they heard from us as the people who appointed them, they are going to define the actions and the purpose of The Authority. Thank you.

**Councilmember Johnson** said I want to say congratulations to all the appointees. This has been a long road, but here we are, so I want to congratulate all the appointees, and I want to lift up Reverend Mack. I think it was very important that we had someone who was representing the 80,000 residents that were challenged by the Plan. I don't think that there's anyone that doesn't think we need a Plan, but there were important questions about displacement and small business, and questions that the people had

challenges with. So, I think it's important that we do have a strong voice that's going to continue to ask those questions, and I hope that the other 26 members, I imagine they will, will make the same consideration. So, I'm looking forward to the next chapter and putting this behind us and on to the next big thing. Last thing, Councilmember Mayfield, you mentioned the scoring, and thank you all, the committee. I would hope future Councils or future committees, not just base the recommendation on the scoring. I watched the interviews, and I didn't see any that lasted longer than 10 minutes, they were an average of five minutes. So, I think that if the experience is a part of that matrix, or scoring metric, it's important that the interview be the icing on the cake, and not the full consideration. Thanks.

**Councilmember Anderson** said this is really a culmination of a generational point for our city and our region, and I'm very excited. I hear a little bit of an overtone of worry, maybe, but this is really an exciting moment for us. We know that public transportation is critically important to our residents and our businesses, and the growth of the region, and we've taken yet another step forward, when so many thought that we weren't going to be anywhere near this step. Mr. Driggs, I've had the opportunity to work very closely with Mr. Driggs and Mr. Mitchell, and others, over the last couple years on a variety of these efforts. So, I am super excited for our community that this Authority has some challenging things ahead of them, but it's challenging in a good way, because overall if they get it right it will greatly benefit our City. I also just want to thank the selection committee as well. I tried to watch as many interviews as possible, be present for as many interviews as possible. They did not have an easy job, and I want to thank every single person who stepped up and submitted an application, and had the courage to come forward to succumb themselves to an interview, and in that regard, I think we need to honor those 26 individuals who came forward to say, hey, I'd like to raise my hand to serve the community. Mr. Chair Mitchell, I don't know if you all, as a selection committee, conveyed to all of the applicants that they would have a scoring mechanism and that that would be published. If you didn't, I would ask that we extend them grace, those interviews were very quick, as Ms. Johnson just said. There wasn't one that lasted more than 15 minutes, and with the grace of stepping up to say, I'd like to serve my city, I certainly don't want us to publish those scores unless we had communicated that as a part of the process that they would in fact be scored. I'm not sure if they knew that they would actually even be scored, but unless we communicated that to them that that was a part of the process, I hope we honor all 26 individuals who raised their hand and not simply put forward a score that they might not have even known that that was going to be tallied at the end. So, I don't know, Ms. City Attorney, do you have a point of view on the latter statement that I just made, because I want to make sure we're all on the same page?

**Andrea Leslie-Fite, City Attorney** said so, Ms. Anderson, the scores were a part of the packet. These were public appointments, and so they are public record, and could be subject to inspection if requested.

Ms. Anderson said okay, that's fine. I just wanted to personally extend my thanks to all 26 individuals who came forward and put themselves in the hot seat to answer questions for this committee. Thank you, Madam Mayor.

**Councilmember Brown** said so this right here has been a headache flat out. Congratulations to Mr. Mitchell, you carried the torch, you and Mr. Driggs, and Councilmember Mayfield, for sticking to the ground rules. She really did. She took some hits for that. So, as we strayed and started to negotiate as a team, because there's no I in team, and we had to do some serious negotiating, we did that, and for whatever criteria we came up individually to place wherever we thought saw fit to move forward on that Board, is what we did. I don't have a problem at all with the scores being posted. Thank you to our phenomenal attorney, who we approved unanimously to be at this dais to keep us in order, and to make sure we're doing things according to our policy and transparency. So, if Councilmember Mayfield wants to post that, I definitely don't see anything wrong with that. Congratulations, one, to everybody that made it, to our 27 first. No, it was more than 27, how many interviewed?

Mr. Mitchell said 26.

Ms. Brown said 26 interviewed, congratulations to all 26 that interviewed to make it up that far, and then to our appointees that we chose. This has been a challenge. This definitely shows teamwork, because we've had to negotiate, we had some team members to step out as a team lead in front of the person that they wanted to move forward. So, definitely, my negotiating skills we're put to the test here, and I think I did a very good job with decency and integrity with the way that we did it, but I don't think anything is wrong with the scores, especially since when we came back around and we did a round robin, and we came back and you had to negotiate who you originally was bringing to the playing field, Councilmember Mayfield. So, I think all information that was related to the MPTA could be posted on board for people, or they can request the records. Everything that we do is public records, they can request that anyway, so I don't think that's a big deal, but I do want to say to the committee, for doing the interviewing, for scanning through the resumes, all the credentials, that stuff is a headache, so my hat off to you guys for doing that and bringing it to us and making suggestions, even though the suggestions may not have moved forward in the manner in which you thought they would, but the teamwork with negotiating, and trying to make sure that we had the best.

I would like to say for the record, that I am the one that said that we should have someone on the board in opposition, that was me, I brought that forward, and I do appreciate the Council agreeing to that, because I remember saying specifically and clearly that there were as many people that were for it that were against it almost, and so it's always important to have that voice of opposition on the Board. So, I definitely want to clear that for this last Council meeting, so folks know how I roll before I roll up out of here. So, thank you so much, and I yield back to you, Madam Mayor.

**Councilmember Watlington** said so first, I just want to say thank you to Mr. Manager, the other town managers, the policymakers, our lobbyists, our legislators, and our commission counterparts, because it's been a long time coming. There have been previous discussions, even back to Assistant City Manager Taiwo Jaiyeoba, who helped lay the groundwork for what then became this plan. Thank you to the committee, Mr. Mitchell, Mr. Driggs, and Councilmember Mayfield, for the time that you all put towards this process. Thank you so much to the applicants who put yourselves out to serve, and to the residents who showed up. We had a very robust discussion in regard to this referendum, and absolutely I'm pleased to have seen the differences in opinion and the level of study and engagement that we got from all sectors of our community. That's what it takes to build a better policy, is to have those community discussions, and so my hope is that we don't end here. That it's not a pack it up, we lost, let's keep it moving. I hope that everybody in this community feels like they still absolutely have an opportunity to continue to be a part of these discussions. Certainly, there will be community engagement opportunities as we continue to move forward as these studies are executed, and absolutely, there's going to be opportunities, when we talk about how this plan and this Authority and this work specific to the City, because beyond the work of The Authority that's overarching our City, we still have a whole lot of dollars that are coming down the pipeline for us to be able to spend. There are certainly many housing, transportation, and economic mobility conversations to be had. That work is underway, and absolutely, there are other opportunities to serve, if not on the Transit Authority, there are other transportation-related committees throughout the State and throughout the community that we will also be looking to make appointments for. So, please, definitely, if this is a passion area for you, if you've got interest, keep showing up. We want to know you, we want to understand what's important to you, and we hope that we can place your skills and your interests with the right role.

I do want to say too that, as we think about our broader region and where we go from here, we've done a lot of landmark work over the last several years, and hats off to you, Madam Mayor, for leading this work. We've got to start thinking about where do we go from here and how do we play as the biggest city in this broader region. This is a concrete catalyst to say, it's not just about how we're planning our transportation system, but it's about how do we begin to operate very specifically as a region versus

just one city. So, I look forward to casting that vision with you, and I look forward to our annual planning process. Thank you so much.

Mayor Lyles said we're not finished yet. I do want to say that we are going to have a closed session as well where there'll be two closed session items that we're going to do, but what I was really trying to say is that I really appreciate all of the comments and everything that we've done in terms of mobility and the opportunities that we're creating for our community. I think that that is absolutely the very best thing that we can do to give people opportunities to have jobs and places to go and be.

The following persons submitted written comments regarding this item pursuant to S.L. 2020-3, SB 704. To review comments in their entirety, contact the City Clerk's Office.

**Marjorie Molina**, [Marjorie.Molina@charlottenc.gov](mailto:Marjorie.Molina@charlottenc.gov)

The resolution is recorded in full in Resolution Book 56, at Page(s) 154-156.

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#### **ITEM 17: APPOINTMENTS TO THE BUSINESS ADVISORY COMMITTEE**

The following nominees were considered for one appointment for a partial term beginning upon appointment and ending April 28, 2027:

- Sary Chakra, nominated by Councilmembers Ajmera and Driggs.
- Nixonette Wright, nominated by Councilmembers Mitchell and Anderson.

Results of the first ballot were recorded as follows:

- Nixonette Wright, 8 votes – Councilmembers Ajmera, Anderson, Brown, Graham, Johnson, Mayfield, Mitchell, and Watlington

Nixonette Wright was appointed.

\* \* \* \* \*

#### **ITEM NO. 18. MAYOR AND CITY COUNCIL TOPICS**

**Mayor Lyles** said alright, so now we are going to Council topics. I hope that everybody has had an opportunity to speak among the conversations, but now I think it's just a matter of we're going to have Council members speak, and you can choose anything. I would suggest that we hold our comments to about three minutes, so that we can go into the closed session with the two topics that we still have on the agenda.

**Councilmember Brown** said I just want to take this opportunity right now at this time to thank you, the City Manager, all of our staff, the ones that are here and ones that are not here, for all the hard work that it takes, everybody that's listening, the folks in constituent services, all the hard work it takes to run a Council and to get things done. So, I want to just take, not even three minutes, I don't know how much time you gave us, but just to say thank you, my gratitude. Some days it's sunshine outside, others there's a storm and it's raging, but we've been able to get things done and make things happen for the people that we love and matter the most, and that's our constituents. So, I'm leaving, my time just to say thank you, because I know what it's like. People watching in think they know, you have no idea, and if you think you want to know, get your campaign together and run against these wonderful folks that do this work. It has been amazing running District Three. There is no voice like mine, I know that, I don't need anybody to tell me that, I am one of a kind, and I just want to say to my colleagues it's been a joy for the most part to represent District Three, and to represent the people in the manner in which I came in and saying that I was going to represent them, and if you don't believe me, just ask my colleagues, because they told me I did it. Alright, I yield back to you, Madam Mayor, but thank you to all the staff.

**Councilmember Watlington** said Councilmember Brown, I will co-sign that. Thank you so much, you have come in and you have led as only you can in District Three, so thank you for being passionate, thank you for being authentic, and thank you for demonstrating through storms what it means to stand on your 10 toes down, and who you are, and so I appreciate you for that, and thank you for how you have helped moved this city forward through your representation so I appreciate you.

Ms. Brown said thank you so much, Dr. Watlington, it means a lot.

Ms. Watlington said absolutely. The only other comment I have is, Happy Indigenous People Day, it's coming this week, and that you enjoy your holiday.

**Councilmember Mayfield** said earlier in what September 2025, I sent an email that I copied you as well as Interim Attorney Fox on. As we are getting ready to swear in a new Council, I asked for us to look into an update in our Ethics Policy, for there to be more clarity in the Ethics Policy moving forward, for not only this Council, but for new members coming in and all futures Councils, since we have put a lot of energy and emphasis on transparency and the desire to be as transparent as possible, making sure that if we have any business dealings, if we have any real estate that's within the City, that that is fully disclosed, so that we, sitting around this dais, are not potentially financially benefitting on the decisions that we are making regarding where investments are going, when we identify Corridors of Opportunity, or areas preplanning for investment for any member, or their family members, to help purchase or attempting to purchase property in those areas for their personal business growth versus identifying, which you and I have done, with looking at properties to identify to see if our partners could get access to them to try to control affordability in our community. So, I have not received an email update, which I was hoping for prior to our new attorney coming in full time. I know our Interim Attorney Fox is working on it, but before we move forward and swear in new Council, I would like to have a response to the update for our Ethics Policy moving forward, so that we can all be on the same page and be very clear about expectations as well as expectation of disclosure. Thank you.

**Councilmember Driggs** said Mr. Manager and staff, these are bumpy times. We're playing for very high stakes. I just encourage you to hang in there. I appreciate you.

**Councilmember Anderson** said first, I just want to thank the community as well as staff and the City Manager on how we handled something that was very much unexpected over the last week to two weeks in our communities with a high concentration on East Charlotte and South Charlotte, but eventually permeating out throughout all of various communities throughout Charlotte. We as a community stood together. We supported our neighbors. We did a great job of exercising our first amendment right, but being lawful, and executing through that surge, and just very proud of staff, some very late nights, very early mornings, very proud of our community members and everything that they've done. It's a shame, because in the wake of that, we've had such really good news earlier in that week around economic vibrancy and having companies like Scout bring their U.S. Headquarters to Plaza Midwood bringing 1,200 good-paying jobs, having new companies, like Maersk and Pacific Life, say they're going to bring their East Coast Headquarters here, their National Headquarters here, bringing good-paying jobs and bringing opportunity for the community to continue with the economic vibrancy as well as social vibrancy. All three of these companies lean into community, and they encourage their employees to do the same, to get involved in the community. So, really great news around what we're doing as a city and as a region to attract good-paying jobs, and to expand opportunities for our residents, and I just wanted to lift that up in the wake of such a heavy moment for our community and say, thank you to the community and staff for everything you've done over the last two weeks. Thank you.

**Councilmember Mitchell** said so I want to give a praise report to this Council. Two years ago, we started on the journey of a landfill was about to built near a community, and I think it was second day, second [INAUDIBLE] December, Councilmember Mayfield joined me with 200 angry citizens. Alyson Craig then was in charge of

planning, and we quickly put landfill in its own separate category, and so tonight I will tell you all, now that landfill has gone away, and we will see a Single-Family Rezoning Petition for that community.

On December 2, 2025, all our applications need to be in to serve on boards and commissions. So, all my colleagues, I'm going to be pestering you to get your application in December 2, 2025. Last, but not least, everyone have a Happy Thanksgiving. Thank you.

**Councilmember Johnson** said I just have a few things. I hope our next Council we can take a look at reducing the number of Council members that's required to put something on the agenda. Currently, if the public doesn't know, it takes six Council members to get something on the agenda, and some would consider that a vote before the vote, so I hope that we can really take a look. I know with the new Council coming in, hopefully, even with our public speakers, with issues like items like bicycle funding and more funding for the animal control, we know how long that took, I think Council members, our voice, should be heard more, so I hope we can do that.

Secondly, this was a tough week for immigration. You all know I've hosted re-entry simulations. I would love to have an immigration simulation, if we can take a look at that, so that people understand the barriers to immigration, and getting legal citizenship. I think it's a process that I know I can learn a lot more about, it can take years. So, I think if more people understood and empathized with the process, then you would have more understanding and empathy. So, we can talk about it, but I'd love to do something like that.

Then, lastly, I want to thank the Council members who are leaving. Mr. Peacock, Ms. Molina, and Councilwoman Tiawana Brown. It has been an honor to serve with all of you. Your voice will be missed. Also, Councilmember Molina, I think we should give her a shoutout, because it took courage not to participate in tonight's vote, when she had the option, she stood on her recusal. So, it's just been an honor, and we'll stay in touch, but thank you, the West Side and District Three has truly benefited from your voice, so thank you.

Ms. Brown said West Side is the best side, girl.

**Councilmember Ajmera** said first, I want to wish you all a Happy Thanksgiving. I hope you all relax and reconnect. Second, I want to thank Council and staff, especially Shawn Heath. He has worked 24/7 this past week to get the assistance out to impacted communities. I think he deserves a big hand. Mr. Heath reached out to all the impacted communities, he reached out to organizations in record time, and he found a way to support some of our most impacted communities. Many of these families are American citizens and green card holders who pay taxes that's been affected. So, I appreciate the work that the committee has done to support this impact to communities, our businesses, so thank you Mr. Heath for your leadership. We are so grateful that you're a part of team Charlotte, we need more like you.

I also want to thank our colleagues, Mr. Peacock, Councilmember Brown and Councilmember Molina. After you start serving on the Charlotte City Council, you develop a level of respect for your colleagues, regardless of whether you agree with them or not, because it takes tremendous sacrifices to serve in this capacity. So, thank you all for your sacrifices to serve this community, it does not go unnoticed, so thank you.

I also want to welcome the new Council members. I know we had Councilmember J.D. Mazuera Arias here earlier; as well as Kimberly Owens, she is still with us; and Councilmember Elect Joi Mayo. I look forward to working with you all.

Lastly, I agree with Councilmember Johnson about immigration simulation. We actually did that exercise five years ago when we were working on Immigration Compass, and I thought that was a great way for people to understand the immigration process, how

complex it is, and how broken it is. So, I think it would be a great way for us to engage the community and help them understand the challenges that our immigrant community is facing, not just with their naturalization process, but just the whole immigration system. I know when Frederico was with the City of Charlotte, he did help us with that, but I'm sure that his successor can continue with that simulation to ensure that our community understands the complexity behind the whole immigration. It took 15 years for our family to immigrate here, and you had to go through multiple hurdles to come to America. So, I think people don't realize how complex it is, and sometimes unfortunately immigrant communities are being used to score political points. I think we need to do our part to ensure that we are putting out the right information and help people learn more about the whole system. Thank you.

Mayor Lyles said okay. I want to say thank you guys, you did really great. I think, again, we're going to say goodbye to Ms. Brown. Loved having you. You've just been really great. Then, Ms. Molina, I spoke with her this morning, and she had some great news, and I don't know if I'm supposed to actually say, but her daughter got into Savannah School of Art and Design, which I think is an exceptional life to have, so that's really good. So, if you're watching this, I hope that you understand how proud we are of what you've done and with your family.

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#### **ITEM NO. 19: CLOSED SESSION (AS NECESSARY)**

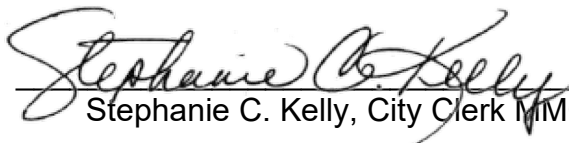
Motion was made by Councilmember Driggs, seconded by Councilmember Peacock, and carried unanimously to go into closed session is pursuant to N.C.G.S. 143-318.1(a)(3) to consult with the City Attorney to preserve the attorney/client privilege in the matter of Thalle Construction Company versus City of Charlotte, File number 24CVS023884-590, filed in Mecklenburg County Superior Court, and pursuant to N.C.G.S. 143-318.1(a)(10) to view a recording released pursuant to N.C.G.S. 132-1.4(a), body-worn camera.

The meeting was adjourned at 8:47 p.m. to move to CH-14 for a closed session. The closed session adjourned at 9:17 p.m.

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#### **ADJOURNMENT**

The meeting adjourned at 9:18 p.m. at the conclusion of the closed session.

  
Stephanie C. Kelly, City Clerk MMC, NCCMC

Length of Meeting: 3 Hours, 7 Minutes  
Minutes completed December 31, 2025