

City of Charlotte

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



Meeting Agenda

Monday, May 12, 2025

Council Chamber

City Council Business Meeting

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

5:00 P.M. CITY COUNCIL ACTION REVIEW AND CONSENT AGENDA, CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, REGULAR MEETING ROOM 267

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

1. Mayor and Council Consent Item Questions and Answers

Staff Resource(s):

Marie Harris, Strategy and Budget

Time: 5 minutes

Synopsis

Mayor and Council may ask questions about Consent agenda items.

2. Consent agenda items 28 through 35 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

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

3. Action Review Agenda Overview

Staff Resource(s):

Marcus Jones, City Manager

4. Action Review Items

Strategic Energy Action Plan

Staff Resource(s):

Heather Bolick, Special Initiatives

Time: Presentation - 20 minutes; Discussion - 15 minutes

Explanation

- Receive an overview of the expanded Strategic Energy Action Plan (SEAP+).

[Strategic Energy Action Plan presentation](#)

5. Closed Session (as necessary)

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

AWARDS AND RECOGNITIONS

6. Mecklenburg Declaration of Independence Month

Action:

Mayor Lyles will read a proclamation recognizing May 2025 as Mecklenburg Declaration of Independence Month.

7. Municipal Clerks Week

Action:

Mayor Lyles will read a proclamation recognizing May 4 through 10, 2025, as Professional Municipal Clerks Week.

PUBLIC HEARING

8. Public Hearing and Decision on Brightside Commons Area Voluntary Annexation

Action:

- A. Conduct a public hearing for Brightside Commons Area voluntary annexation, and
- B. Adopt an annexation ordinance with an effective date of May 12, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 4.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 47.778-acre "Brightside Commons" site. The area is in northeast Mecklenburg County, east of Interstate 485, south of North Tryon Street, along the Cabarrus County line, and adjacent to Council District 4.
- The property is owned by Meck29TH, LLC.
- The site is currently vacant. The annexation area is zoned R-8MF(CD) (Multi-Family, Conditional) which allows for multi-family residential development.
 - Rezoning petition 2022-126 rezoned the site in May of 2023 from R-3 to R-8MF(CD). The site's entitlements under the approved conditional plan allow for multi-family residential uses.
- The petitioned area consists of one parcel: parcel identification number 051-081-27.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to allow redevelopment of the property with 257 attached multi-family units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent with City Council Policies

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

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance

Rezoning Petition 2022-126 Approved Site Plan

[Map - Brightside Commons Annexation](#)

[Survey - Brightside Commons Annexation](#)

[Ordinance - Brightside Commons Annexation](#)

[Rezoning Petition 2022-126 Approved Site Plan](#)

9. Public Hearing and Decision on Project Lemmond Voluntary Annexation

Action:

- A. Conduct a public hearing for Project Lemmond Area voluntary annexation, and
- B. Adopt an annexation ordinance with an effective date of May 12, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 5.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 33.938-acre "Project Lemmond" site. The area is located in eastern Mecklenburg County, north of Albemarle Road, along the western side of Interstate 485, and adjacent to Council District 5.
- The property is owned by Lemmond Farm Holdings III, LLC.
- The site is currently vacant. The annexation area is zoned N2-A(CD) (Neighborhood 2 - A, Conditional) which allows development of multi-family residential uses.
 - Rezoning Petition 2023-169 rezoned the site in April of 2024 from MX-1 to N2-A(CD). The site's entitlements under the approved conditional plan allow for multi-family attached dwellings.
- The petitioned area consists of one parcel: parcel identification number 111-461-13.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to allow redevelopment of the property with 124 multi-family attached units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent with City Council Policies

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

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance

Rezoning Petition 2023-169 Approved Site Plan

[Map - Project Lemmond Annexation](#)

[Survey - Project Lemmond Area](#)

[Ordinance - Project Lemmond Annexation](#)

[Rezoning Petition 2023-169 Approved Site Plan](#)

10. Public Hearing and Decision on Steele Creek Park Area Voluntary Annexation

Action:

- A. Conduct a public hearing for Steele Creek Park Area voluntary annexation, and**
- B. Adopt an annexation ordinance with an effective date of May 12, 2025, to extend the corporate limits to include this property and assign it to the adjacent City Council District 3.**

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Holly Cramer, Planning, Design, and Development

Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 8.449-acre "Steele Creek Park" site. The area is located south on Hartwell Farm Drive, along the north side of Sledge Road, and adjacent to Council District 3.
- The property is owned by Victoria Perez, John Gerenza, Caroline Gerenza, and Gaudalupe Perez.
- The site is currently occupied by two single-family homes which will be removed prior to redevelopment. The annexation area is zoned N1-A (Neighborhood 1-A) which allows for which allows for single-family residential uses, as well as duplexes, triplexes, and a limited number of other uses.
- The petitioned area consists of four parcels: parcel identification numbers 199-121-09, 119-121-13, 199-121-23, and 199-121-90.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- The intent of the annexation is to extend municipal services to the site to allow redevelopment the property with 54 residential units which will be a mix of duplexes and triplexes. The petitioner intends to utilize the alternative residential compact development option of the Unified Development Ordinance.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future uses, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

Consistent with City Council Policies

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

Attachment(s)

Map (GIS)

Map (Survey)

Annexation Ordinance

[Map - Steele Creek Park Annexation](#)

[Survey - Steele Creek Park Annexation](#)

[Ordinance - Steele Creek Park Annexation](#)

11. Public Hearing on Charlotte Water Revenue Manual Revisions

Action:

Conduct a joint public hearing with the Charlotte Water Advisory Committee on proposed revisions to the Charlotte Water Revenue Manual.

Staff Resource(s):

Angela Charles, Charlotte Water
Shawn Coffman, Charlotte Water
Melissa Westfall, Charlotte Water

Policy:

- The Charlotte Water Revenue Manual consolidates Charlotte Water's rate methodology documents into a single manual.
- The interlocal agreement between the city and Mecklenburg County creating the Charlotte Water Advisory Committee stipulates a joint public hearing of the Advisory Committee with City Council any time there are changes in the method for determining water and sanitary sewer charges.

Explanation:

- Charlotte Water is proposing changes to the rate and fee setting methodology to be implemented with the Fiscal Year 2026 budget.
- The schedule of water and sewer rates, fees, and charges is calculated according to the revenue manual, and Charlotte Water's approved budget and is published annually.
- The proposed revision includes:
 - Clarification of language related to special financing programs, civil penalties, and installation fees;
 - Addition of miscellaneous fees related to backflow and meter/yoke removal;
 - Addition of levelized billing options for customers;
 - Rebranding of the manual name;
 - Various formatting and editing of duplicative language; and
 - Alignment with Chapter 23 of the City Code.
- The proposed Revenue Manual is scheduled to be adopted with the FY 2026 Budget Ordinance at the June 9, 2025, City Council Business Meeting.
- If adopted, the revised Revenue Manual will be effective July 1, 2025.

Attachment(s)

Proposed Modified Revenue Manual

[Proposed Charlotte Water Revenue Manual](#)

12. Public Hearing for Municipal Service Districts

Action:

Conduct a public hearing pursuant to North Carolina General Statute 160A-536 to allow residents and property owners in the city's six Municipal Service Districts to comment on the needs of the service districts.

Staff Resource(s):

Marie Harris, Strategy and Budget

Explanation

- Municipal Service Districts (MSDs) are defined geographic areas in which the city provides services, facilities, or functions in addition to or to a greater extent than provided in other parts of the city.
- To extend its capacity to provide the enhanced level of services, facilities, or functions in each MSD, the city contracts with various financial partner agencies.
- The city's practice complies with all legal requirements and several additional best practices, such as requiring regular reports and entering into annual contracts with financial partner agencies in conjunction with the annual budget.
- The city plans to enter into contracts with the selected financial partner agencies and adjust those contracts annually to ensure that the services provided evolve with the needs of the public.
- In March 2025, a committee, including staff from various city departments, evaluated and assessed each proposal submitted in response to the MSD Request for Proposals, which was posted January 28, 2025.

Background

- Pursuant to the provisions of Article 23, Chapter 160A of the North Carolina General Statutes, the city has defined and established six MSDs within the City of Charlotte to provide downtown and/or urban area revitalization projects enhancing the economic viability and quality of life in select geographies.
 - Three MSDs are located in the Center City area in Council Districts 1 and 2:
 - MSD 1 consists of all property within an area, bounded by Brookshire Expressway, Independence Boulevard, Belk Freeway, and Interstate-77;
 - MSD 2 consists of all property within an area, bounded by Church Street, West Fifth Street, Interstate-77, West Fourth Street connector, and the railroad tracks west of Bank of America Stadium on the west side of Tryon Street and College Street, Interstate-277, East Fifth Street, and Caldwell Street on the east side of Tryon Street; and
 - MSD 3 consists of all property within an area, bounded by Church Street, College Street, and Interstate-277.
 - The fourth MSD is located in the South End area in Council Districts 2 and 3, which consists of all property within an area bounded by the Belk Freeway, Graham Street, Winona Street, Mint Street, Summit Avenue, South Tryon Street, Park Avenue, West Tremont Avenue, Dunavant Street, Foster Street, New Bern Street, and South Boulevard.
 - The fifth MSD is located in the University City area in Council District 4, which consists of all property within an area bounded by properties between the Highway 29/49 connector off Interstate 85 on the south, the rear property line of parcels on the west side of Mallard Creek Road on the west, Mallard Creek Church Road and some adjacent commercial properties on the north, and the rear property line of parcels on the east side of Highway 49 on the east.
 - The sixth MSD is located in the SouthPark area in Council District 5. The SouthPark MSD boundary follows property lines and includes properties south of Scofield Road and Wickersham Road, west of Sharon Road and Cameron Valley Parkway, north of Sharon View Road, and east of Park South Drive.

Next Steps

- On June 9, 2025, City Council will be asked to award contracts for the six MSDs within the City of Charlotte.

Attachment(s)

Municipal Service Districts Maps

Municipal Service Districts Property Tax Revenue Table

[Municipal Service District Maps](#)

[Municipal Service Districts Revenue Table](#)

13. Public Hearing on the Charlotte Future 2040 Community Area Plans and Revised Policy Map

Action:

Conduct a public hearing on the proposed Charlotte Future 2040 Community Area Plans and Revised Policy Map.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development

Kathy Cornett, Planning, Design, and Development

Catherine Mahoney, Planning, Design, and Development

Explanation

- On April 3, 2025, the City of Charlotte released fourteen draft Charlotte Future 2040 Community Area Plans (CAPs) and a Revised Future 2040 Policy Map for public review and comment.
- The CAPs are the second major implementation item of the Charlotte Future 2040 Comprehensive Plan (adopted by City Council in June 2021), following the Charlotte Future 2040 Policy Map (adopted by City Council in March 2022).
- The CAPs are an important level of policy guidance that build upon the vision and goals of the Comprehensive Plan. These plans detail how each area can contribute to Charlotte's future vision, offering specific guidance on land use, urban design, transportation, open space, and infrastructure.
- The CAPs contain four components: Volume I - Program Guide; Volume II - CAP Policy; Volume III - Implementation; and the Revised Charlotte Future 2040 Policy Map.
 - The Program Guide provides an overview of the plans' purpose, including how they affect different users, and addresses additional policies related to the built environment that apply to all plan geographies. It also includes policy guidance for modifying the citywide Policy Map.
 - The CAP Policy is considered the main body of the 14 CAPs and addresses each geography's profile, needs, goals, recommended development pattern, and supporting projects and programs.
 - The Implementation chapter includes an Implementation Guide, which assigns staff leads and potential time frames for advancing each policy recommendation.
 - The Revised Charlotte Future 2040 Policy Map was updated through the CAP planning process.

Background

- In winter 2023, the first phase of the Community Area Planning process began with an analysis of each plan area's profile, greatest needs, and prioritized goals from the Comprehensive Plan. The findings of this phase were published in 14 Community Reports, available on the project website.
- The second phase of the Community Area Planning process (spring-fall 2023) focused on refining the Charlotte Future 2040 Policy Map to ensure its recommendations for future development addressed each plan area's greatest needs and goals. The outcome of this phase, a Revised Policy Map, was first published on the project website and open for public comment from March to June 2024. A second revised draft was published and open for public comment from September to November 2024.
- The third phase (spring-fall 2024) identified planned infrastructure projects and existing programs that will support future growth. The community was also asked for input on additional projects and programs needed in the future.
- In the fourth phase (fall 2024), the various components of the planning process were compiled into 14 draft documents.
- On April 7, 2025, Planning, Design, and Development Department staff presented the plans to the Transportation, Planning, and Development Council Committee.
- On April 14, 2025, staff presented the plans to the Planning Commission.
- On April 15, 2025, staff presented the plans to the Planning Committee of the Planning Commission.

- On April 28, 2025, staff presented the plans to City Council during their regular business meeting.
- The Revised Policy Map and additional information can be found on the Charlotte Future 2040 Comprehensive Plan website: <https://www.cltfuture2040.com>

Attachment(s)

Community Area Plan Volume I - Program Guide

Appendix

Community Area Plan - East Inner

Community Area Plan - East Middle & Outer

Community Area Plan - North Inner

Community Area Plan - North Middle & Outer

Community Area Plan - South Inner

Community Area Plan - South Middle

Community Area Plan - South Outer

Community Area Plan - Southwest Middle

Community Area Plan - Southwest Outer

Community Area Plan - West Inner

Community Area Plan - West Outer

Community Area Plan - Northeast Inner

Community Area Plan - Northeast Middle & Outer

Community Area Plan - West Middle

[Community Area Plan - Program Guide](#)

[Community Area Plans - Appendix](#)

[Community Area Plan - East Inner](#)

[Community Area Plan - East Middle and Outer](#)

[Community Area Plan - North Inner](#)

[Community Area Plan - North Middle and Outer](#)

[Community Area Plan - South Inner](#)

[Community Area Plan - South Middle](#)

[Community Area Plan - South Outer](#)

[Community Area Plan - Southwest Middle](#)

[Community Area Plan - Southwest Outer](#)

[Community Area Plan - West Inner](#)

[Community Area Plan - West Outer](#)

[Community Area Plan - Northeast Inner](#)

[Community Area Plan - Northeast Middle Outer](#)

[Community Area Plan - West Middle](#)

14. Public Hearing on the Proposed Fiscal Year 2026 Operating Budget and Fiscal Years 2026-2030 Capital Investment Plan

Action:

Conduct a public hearing on the City Manager's Proposed Fiscal Year 2026 Operating Budget and Fiscal Years 2026-2030 Capital Investment Plan.

Committee Chair:

Dimple Ajmera, Budget, Governance and Intergovernmental Committee

Staff Resource(s):

Marcus Jones, City Manager's Office

Marie Harris, Strategy and Budget

Teresa Smith, Finance

Explanation

- On May 5, 2025, the City Manager presented the Proposed Fiscal Year (FY) 2026 Operating Budget and FY 2026-2030 Capital Investment Plan. The proposed budget represents the city's proposed operating and capital budgets for the fiscal year which begins July 1, 2025.
- State law requires the city hold a public hearing following the presentation of the Manager's Proposed Budget and prior to the City Council adoption of the budget, currently scheduled for June 9, 2025.
- Charlotte's Proposed FY 2026 Budget was developed to lead the City of Charlotte toward addressing the most foundational and pressing needs of the city.

Proposed FY 2026 Operating and Capital Budgets' Summary

- The City Manager's Proposed FY 2026 Operating Budget and FY 2026-2030 Capital Investment Plan were developed consistent with the City Council's strategic priorities. These priorities served as the foundational elements against which all FY 2026 budget decisions were measured.
- The proposed budget includes a property tax rate of 27.41¢ per \$100 of assessed valuation, the same rate as FY 2025.
- The proposed budget for the city consists of three major components supported by general tax revenues:
 - A General Fund budget of \$943.5 million for FY 2026, representing a 5.2 percent increase from FY 2025, to support initiatives that will continue to deliver exceptional government services to the community;
 - A \$200.4 million Municipal Debt Service Fund; and
 - A \$86.1 million General Capital Investment Plan for FY 2026.

Proposed FY 2026 Budget Highlights

- Balances budget without a property tax increase
- Preserves core services
- Maintains operating reserve levels with no use of one-time revenues such as General Fund fund balance
- Continues Charlotte's legacy of affordable cost of service, with the expectation of maintaining the lowest tax rate among North Carolina's largest cities in FY 2026
- Protects current employees-no layoffs or furloughs
- Begins a four-year plan to improve Solid Waste Services' cost recovery to 50 percent for Residential Curbside collections by splitting the Solid Waste Fee into two fees, Residential Curbside and Residential Dumpster, and increasing the Curbside fee by \$1.35 per month and the Dumpster fee by \$0.49 per month
- Establishes the Office of Youth Opportunities to promote economic opportunity and positive youth development for ages 13-24

- Continues the city's commitment to violence reduction through investments in the Alternatives to Violence program along Beatties Ford Road and provides funding for the expansion of Atrium Health's hospital-based violence intervention program, Project BOOST
- Supports minority, women-owned, and small businesses with nearly \$2 million to establish the Small Business Readiness fund to build capacity in targeted industries, especially those related to mobility investments, and to continue NXT|CLT and Amp Up
- Leverages more than \$1.8 million in funding to support urgent home repair, affordable housing placement, and high-quality naturally occurring affordable housing in addition to the \$100 million voter-approved 2024 Housing Bond to increase affordable housing production
- Invests \$1 million to start a community benefits fund to help advance the greatest needs identified in the 14 Community Area Plans
- Continues the city's Education to Employment (E2E) program, giving Charlotte-Mecklenburg Schools graduates opportunities to apply for entry-level positions within the city
- Continues being a leader in municipal sustainability led by the Strategic Energy Action Plan with:
 - \$2.5 million to support the installation of sustainable infrastructure at city-owned facilities
 - Funding for 45 electric vehicles and 155 hybrid vehicles to reduce emissions in the city's fleet, as well as the continued conversion of the Airport's bus fleet to electric vehicles
- Invests \$25.6 million in Fire infrastructure by advancing the construction of five firehouses (three new infill and two replacements) and expansion of one existing firehouse to accommodate an additional fire company
- Adds a Commercial Burn Building to the Advanced Planning and Design Program to support on-going training for Charlotte firefighters
- Funds \$30 million over the next four years for a satellite Animal Care and Control adoption facility that is currently in design
- Elevates Charlotte Business INclusion and the General Services' Procurement Division into the new Contracting and Procurement Department to optimize cohesion and the expertise within these core services
- Establishes a new Organizational Improvement Team that will identify opportunities to streamline operations, improve service delivery, and improve customer satisfaction beginning with the new Contracting and Procurement Department as well as the CLT Development Center
- Realigns Animal Care and Control services from Police to the General Services department to allow Animal Care and Control to more directly benefit from General Services' administrative strength and perspective for non-sworn services

Proposed FY 2026 Employee Compensation and Benefits

- Annualizes costs for FY 2025 employee salary actions
- Increases the minimum pay for city employees to \$24/hour
- Funds a four percent salary increase for General Hourly Employees (1.5 percent in September and a 2.5 percent merit pool in November)
- Provides a three percent merit pool for salaried employees
- Covers the majority of healthcare increases for employees, and increases the city's employer contribution to city-provided medical, dental, and other employee benefits by 7.5 percent
- Continues flexible work options for feasible positions
- Provides a 6.5 percent pay increase to most Sworn (including existing pay plan steps) for eligible Police and Fire employees who are not at the top pay step; Police and Fire employees who are at the top pay step receive a 1.5 percent market adjustment and a 1.5 percent one-time bonus (for a total of three percent)
- Provides for increases in the city's contribution to the Local Government Employees' Retirement System and Charlotte Firefighters' Retirement System in order to responsibly fund the city's pension liabilities

Proposed FY 2026 Nongeneral Departments' Revenue

- Charlotte Water: The FY 2026 Water and Sewer Fee for the typical homeowner is proposed to increase by 6.81 percent. The typical homeowner would experience a \$5.47 per month increase.

- Storm Water: The FY 2026 Storm Water Services Fee is proposed to increase by 6.60 percent. The typical homeowner would experience a \$0.67 per month increase.
- Aviation: Select non-regulatory fees were adjusted based on Aviation's cost-recovery model.
- CATS: In FY 2026, CATS' fares will remain the same as in FY 2025.

Proposed FY 2026 Financial Partners and Outside Agency Funding

- Funds 13 Discretionary Organizations with the Financial Partner Program for a total of nearly \$2.3 million to advance all five of City Council's Strategic Priorities
- The FY 2026 recommended budgets for Charlotte Center City Partners, University City Partners, and SouthPark Community Partners Municipal Service Districts #1-6 support economic, cultural, and social development within designated districts. Their allocations are based on the valuation of properties in their respective districts.
 - The Proposed FY 2026 tax rate in Municipal Service District 2 (Center City) includes a 0.82¢ increase from the FY 2025 Budget, for a total rate of 3.00¢ per \$100 assessed valuation.
 - The Proposed FY 2026 tax rate in Municipal Service District 3 (Center City) includes a 0.82¢ increase from the FY 2025 Budget, for a total rate of 4.14¢ per \$100 assessed valuation.
- The Charlotte Regional Visitors Authority's budget reflects an increase of 2.6 percent over FY 2025.

Proposed FY 2026-2030 Capital Investment Plan (CIP)

- The five-year total Proposed FY 2026-2030 CIP is \$5.34 billion (this includes the total General CIP, as well as the five-year capital plan totals for nongeneral departments: Aviation, CATS, Charlotte Water, and Storm Water).
- The five-year General CIP totals \$651 million (this includes general obligation bonds, other sources, reappropriation of prior authorization, and PAYGO funds).
- The nongeneral departments' five-year capital plans total \$4.72 billion and are summarized below:
 - Aviation totals \$1.7 billion, an 11.9 percent decrease,
 - CATS totals \$331.6 million, a 15.9 percent decrease,
 - Charlotte Water totals \$2.3 billion, a 1.6 percent increase, and
 - Storm Water totals \$425.0 million, a 2.5 percent decrease.
- The Proposed FY 2026-2030 General CIP includes:
 - Continuing the multi-year program to construct and renovate Fire facilities;
 - Dedicating \$3 million in FY 2026 and \$11 million over five years towards an ongoing radio replacement program to ensure critical public safety communication infrastructure is replaced regularly;
 - Supporting expansion of the 911 Call Center in Police headquarters and the Police and Fire Training Academy with \$2 million in funding in FY 2026 for a total investment of \$9 million;
 - Continuing to implement the Americans with Disabilities Act Transition Plan in city-owned facilities;
 - Providing funding to ensure well-maintained and efficient city-owned facilities, including roof, window, and door replacements; and
 - Reserving \$7.5 million in FY 2026 for a satellite Animal Care and Control adoption facility that remains in the Advanced Planning and Design Program.

Budget Process

- The following is the Council-adopted remaining budget meeting schedule:
 - May 19 - Budget adjustments,
 - May 29 - Budget straw votes, and
 - June 9 - Budget adoption.
- State law requires local governments to adopt a budget by July 1 of each year.
- A complete copy of the proposed budget is available online at:
<https://charlottenc.gov/budget/Pages/default.aspx>

Attachment(s)

Proposed FY 2026 Budget Presentation

[FY 2026 Proposed Budget Presentation](#)

POLICY

15. City Manager's Report

BUSINESS**16. Van Donation to Mecklenburg County for CARES Team Operations****Action:**

Adopt a resolution authorizing the donation of a van to Mecklenburg County.

Staff Resource(s):

Johnny Jennings, Police

Jacquelyn Hulsey, Police

Dave Johnson, Police

Explanation

- North Carolina General Statute 160A-280 authorizes the donation of personal property from a city to a non-profit organization or another government unit upon adoption of a resolution by City Council.
- In 2022, the city purchased and outfitted a van for use by the Community Assistance: Respond, Engage, Support (CARES) team staff to travel and respond to low-risk, non-emergency calls for service throughout select areas of the Charlotte-Mecklenburg Police Department's jurisdiction, and to proactively engage with the community in these areas.
- On September 9, 2024, City Council authorized an interlocal agreement to partner with Mecklenburg County for the operation and expansion of the CARES team.
- As part of the interlocal agreement, Mecklenburg County is managing day-to-day operations of the CARES team and employing the team's clinical staff. This action donates the van to Mecklenburg County so that it can continue to be used by the CARES team.

Attachment(s)

Resolution

[Resolution - Donation of CARES van to Mecklenburg County](#)

17. Orr Road Rail Crossing Project Grant Agreement

Action:

- A. **Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute a Discretionary Grant Agreement with the Federal Rail Administration to accept Railroad Crossing Elimination funds in the amount of \$3,704,000 for the Orr Road Grade Separation and At-Grade Rail Crossing Closure project, and**
- B. **Adopt a budget ordinance appropriating \$3,704,000 from the Federal Rail Administration to the General Capital Projects Fund.**

Staff Resource(s):

Debbie Smith, Transportation

Samantha Miller, Transportation

Explanation

- This project was previously identified through the Charlotte Railroad Improvement and Safety Program, a partnership to improve safety and enhance the movement of rail passengers and goods throughout the City of Charlotte.
- This funding will provide preliminary design, including design plans, cost estimates, and environmental documentation to study the closure of the at-grade rail crossing at Orr Road and potential replacement with a new grade-separated crossing.
- The project will receive \$3,704,000 in federal funding and will require a local match of \$926,000.
- This project is located in Council District 1.

Fiscal Note

Funding: Federal grant

Attachment(s)

Map

Resolution

Budget Ordinance

[Map - Orr Road Rail Crossing Project](#)

[Resolution - Orr Road Rail Crossing Project Grant Agreement](#)

[Budget Ordinance - Orr Road Rail Crossing Project Grant Agreement](#)

18. Municipal Agreement for the Robinson Church Road Widening Phase 1 Project

Action:

- A. **Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute a Municipal Agreement with the North Carolina Department of Transportation to accept State Highway Trust funds in the amount of \$6,227,000 for the Robinson Church Road Widening Phase 1 project, and**
- B. **Adopt a budget ordinance appropriating \$6,227,000 from the North Carolina Department of Transportation to the General Capital Projects Fund.**

Staff Resource(s):

Debbie Smith, Transportation
Samantha Miller, Transportation
Corey Watt, Transportation

Explanation

- This project will construct street improvements along Robinson Church Road from East W. T. Harris Boulevard to Plott Road in Council District 5 by:
 - Adding a two-way left-turn lane along the corridor;
 - Adding curb and gutter, variable-width planting strip, and 12-foot shared-use paths on both sides of Robinson Church Road; and
 - Constructing a roundabout at the intersection of Robinson Church Road, Plott Road, and Highland Avenue.
- This project supports the Strategic Mobility Plan adopted by City Council in June 2022 by advancing a safe transportation system for all users.
- This project will receive \$6,227,000 in NCDOT funding and will require an equivalent local match of \$6,277,000.
- Construction for these improvements is expected to begin in early 2028.
- This format is consistent with past municipal agreements between the city and the North Carolina Department of Transportation (NCDOT).

Fiscal Note

Funding: NCDOT funding and General Capital Investment Plan

Attachment(s)

Map
Resolution
Budget Ordinance

[Map - Robinson Church Road Widening Phase 1](#)

[Resolution - Municipal Agreement for Robinson Church Road Widening Phase 1](#)

[Budget Ordinance - Municipal Agreement for Robinson Church Road Widening Phase 1](#)

19. Helping Hands Outreach H2O Revenue Agreement

Action:

- A. Approve an agreement with Helping Hands Outreach H2O foundation for a term of three years,**
- B. Authorize payment to Helping Hands Outreach H2O in an amount equivalent to the communications rental revenue on Charlotte Water towers for the duration of the agreement, and**
- C. Authorize the City Manager to renew and amend the agreement consistent with the purpose for which the agreement was approved.**

Staff Resource(s):

Angela Charles, Charlotte Water
Thomas Powers III, City Attorney's Office

Explanation

- Charlotte Water leases its water tanks to third-parties and collects revenues from these leases. Total annual revenue received by Charlotte Water for the lease of its water tanks is approximately \$300,000. These funds are restricted to uses that benefit the Charlotte Water Enterprise Fund.
- Charlotte Water seeks authorization to program these water tank revenues in future operating budgets to the Helping Hands Outreach H2O foundation. This appropriation is authorized under NC General Statute §160D-1311(a)(2).
 - NC General Statute §160D-1311 states a local government is authorized to engage in, to accept federal and state grants and loans for, and to appropriate and expend funds for community development programs and activities. In undertaking community development programs and activities, in addition to other authority granted by law, a local government may engage in the following activities: programs concerned with employment, economic development, crime prevention, childcare, health, drug abuse, education, and welfare needs of persons of low and moderate income.
- Estimated aggregate appropriation over the possible three-year term is \$900,000.

Background

- During the COVID-19 pandemic, it became apparent there was a pressing need for water bill assistance in our community.
- The Helping Hands Outreach H2O foundation was created in September 2023 and registered with the North Carolina Secretary of State. It is a nonprofit organization that will assist Charlotte Water customers throughout the Charlotte-Mecklenburg region with delinquent water bills and other needed water services.
- Helping Hands Outreach was established to be the "one stop" for referral to a non-profit or provider of assistance to anyone who is currently a Charlotte Water customer.
- In 2024, Charlotte Water averaged approximately 1880 delinquent accounts per month with an average overdue balance of \$130.

Fiscal Note

Funding: Charlotte Water Operating Budget

Attachment(s)

H2O Board of Directors

[Board of Directors list](#)

NOMINATIONS

20. Nominations to the Business Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

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

Attachment(s)

Business Advisory Committee Applications

21. Nominations to the Charlotte Business INClusion Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term recommended by the Carolinas Association of General Contractors beginning March 1, 2025, and ending February 28, 2028.
 - Sharon Walters has resigned.
- One appointment for a partial term recommended by the Hispanic Contractors Association of the Carolinas beginning upon appointment and ending February 28, 2026.
 - Carolina Shoffner has resigned.
- One appointment for a partial term recommended by the Metrolina Native American Association beginning upon appointment and ending February 28, 2026.
 - Rebecca LaClaire did not meet attendance requirements.

Attachment(s)

Charlotte Business INClusion Advisory Committee Applications

22. Nominations to the Charlotte International Cabinet

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for an Airport Staff Member category representative for a partial term beginning upon appointment and ending June 30, 2027.
 - Brittney Portes has resigned.

Attachment(s)

Charlotte International Cabinet Applications

23. Nominations to the Charlotte Mecklenburg Public Access Corporation

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending June 30, 2025, and a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Na'Shota Lytle declined the appointment.

Attachment(s)

Charlotte Mecklenburg Public Access Corporation Applications

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

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Thomas Lineberger is eligible for reappointment.

Attachment(s)

Firefighter's Relief Fund Board of Trustees Applications

25. Nominations to the Historic District Commission

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Heather Wojick is eligible for reappointment.
- One appointment for a Business Operator of Dilworth for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Brett Taylor is eligible for reappointment.
- One appointment for a Resident Owner of Fourth Ward for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Cameron Holtz is eligible for reappointment.
- One appointment for a Resident Owner of Hermitage Court for a three-year term beginning July 1, 2024, and ending June 30, 2027.
 - James Jordan has resigned.
- One appointment for a Resident Owner of Plaza-Midwood for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Chris Barth has served two terms and is ineligible for reappointment.
- One appointment for a Resident Owner of Wesley Heights for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Kim Parati has served two terms and is ineligible for reappointment.

Attachment(s)

Historic District Commission Applications

26. Nominations to the Keep Charlotte Beautiful Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Five appointments for a three-year term beginning July 1, 2025, and ending June 30, 2028.
 - Casey Brewer has served two terms and is ineligible for reappointment.
 - Tom Harris is eligible for reappointment.
 - Mary Propst is eligible for reappointment.
 - Jacqueline Roseboro is eligible for reappointment.
 - Ashel Sommermann is eligible but not interested in reappointment.

Attachment(s)

Keep Charlotte Beautiful Committee Applications

27. Nominations to the Passenger Vehicle for Hire Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

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

Attachment(s)

Passenger Vehicle for Hire Board Applications

CONSENT

28. Municipal Agreements for State-Owned Traffic Signals within the City Limits

Action:

- A. Approve Municipal Agreements with the North Carolina Department of Transportation in the amount of \$863,000 for traffic signal maintenance and traffic signal retiming on state-maintained streets, and
- B. Adopt a resolution to authorize the City Manager to execute these Municipal Agreements, including subsequent renewals for up to five years, and amend the agreements with possible reimbursement adjustments consistent with the purpose for which the agreements were approved.

Staff Resource(s):

Debbie Smith, Transportation

Bryan Tarlton, Transportation

Explanation

- The North Carolina Department of Transportation (NCDOT) administers a signal maintenance program on state roadways within municipal jurisdictions.
- Through municipal agreements, NCDOT reimburses the city for the maintenance of traffic signals on state-maintained streets within the city limits.
 - The city maintains approximately 1,000 traffic signals in Charlotte, 577 of which are on state-maintained streets.
- The signal maintenance and retiming activities reimbursed by the state ensure the traffic signal system provides safe and orderly movement of pedestrians, bicycles, and vehicles.
- The city has entered into similar maintenance agreements with NCDOT for over 25 years.
- NCDOT will reimburse the city annually for the following items:
 - (Schedule C) Traffic signal maintenance up to \$638,000, and
 - (Schedule D) Traffic signal retiming up to \$225,000.

Fiscal Note

Funding: NCDOT funding and Transportation Operating Budget

Attachment(s)

Resolution

[Resolution - Municipal Agreements for State-Owned Traffic Signals](#)

29. Supplemental Agreement for the Oakdale Road/Sunset Road/Miranda Road Roundabouts Project

Action:

Adopt a resolution authorizing the City Manager, or his designee, to execute a Supplemental Agreement with the North Carolina Department of Transportation to provide a local match in the amount of \$1,399,924 for the Oakdale Road/Sunset Road/Miranda Road Roundabouts project.

Staff Resource(s):

Debbie Smith, Transportation

Samantha Miller, Transportation

Explanation

- This project will construct two roundabouts to improve the existing intersections of Oakdale Road/Lawing Road/Miranda Road and Oakdale Road/Simpson Road in Council District 2.
- On September 24, 2018, City Council authorized the City Manager to execute a municipal agreement with the North Carolina Department of Transportation (NCDOT) in the amount of \$588,562.50 for this project.
- This supplemental agreement will cover the additional right-of-way and construction expenses to complete the project.
- The total project cost is \$11,432,512.50:
 - \$1,988,486.50 - city funding
 - \$588,562.50 - original municipal agreement
 - \$1,399,924 - supplemental municipal agreement
 - \$ 1,789,328 - Highway Safety Improvement Program Funding
 - \$ 5,059,109 - Congestion Mitigation and Air Quality Improvement Program
 - \$ 2,595,589 - Supplemental funding from Charlotte Regional Transportation Planning Organization
- Construction is anticipated to start in late 2025.

Fiscal Note

Funding: NCDOT funding and General Capital Investment Plan

Attachment(s)

Map

Resolution

[Map - Oakdale/Sunset/Miranda Roundabouts](#)

[Resolution - Oakdale/Sunset/Miranda Roundabouts](#)

30. Custodial Supplies and Equipment Contract Amendment

Action:

- A. **Approve a contract amendment for \$150,000 to the contract with HD Supply Facilities Maintenance LT for cleaning and custodial supplies and equipment under the OMNIA Partners contract #22.07, and**
- B. **Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this amendment were approved.**

Staff Resource(s):

Phil Reiger, General Services
Ashleigh Price, General Services
Jeffrey Matthews, Fire

Explanation

- City departments rely on various cleaning and custodial supplies and equipment for their day-to-day operations.
- In March 2023, the city contracted with HD Supply Facilities Maintenance LT for cleaning and custodial supplies and equipment under a cooperative contract.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- This amendment is needed to support the operational needs of newly established fire stations.
- The new total contract amount including amendment #1 is \$649,000.

Charlotte Business INclusion

This contract is for supplies and equipment, with limited sub-contracting opportunities. Cooperative purchasing contracts leverage contracts established by other governmental agencies and do not involve the city conducting a bidding process and are thus exempt from CBI Program goals.

Fiscal Note

Funding: Fire Operating Budget

31. Municipal Agreement for Relocation of Water and Sanitary Sewer Infrastructure along Knox Road and Torrence Chapel Road

Action:

- A. Adopt a resolution authorizing the City Manager to negotiate and execute a municipal agreement with the North Carolina Department of Transportation for construction of water and sanitary sewer line relocations, adjustments, and improvements, and**
- B. Authorize the City Manager to approve the reimbursement request for the actual cost of the utility construction.**

Staff Resource(s):

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

Explanation

- This municipal agreement is for the relocation, replacement, and improvements of water and sanitary sewer infrastructure located within the North Carolina Department of Transportation's (NCDOT) highway improvements project (Project U-5906), located along Knox Road and Torrence Chapel Road (adjacent to Council District 4).
- As required by the NCDOT's encroachment agreements, the city is financially responsible for the cost to relocate city-owned water and sanitary sewer lines within the state-maintained right-of-way.
- The city will reimburse the NCDOT for actual construction costs at the conclusion of the project.
- The total estimated city cost of this construction is \$1,094,551.87.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Map
Resolution

[Map - Relocation of Infrastructure along Knox Rd and Torrence Chapel Rd](#)

[Resolution - Relocation of Infrastructure along Knox Rd and Torrence Chapel Rd](#)

32. Municipal Agreement for Relocation of Water and Sanitary Sewer Infrastructure along Oakdale Road

Action:

- A. Adopt a resolution authorizing the City Manager to negotiate and execute a municipal agreement with the North Carolina Department of Transportation for construction of water and sanitary sewer line relocations, adjustments, and improvements, and**
- B. Authorize the City Manager to approve the reimbursement request for the actual cost of the utility construction.**

Staff Resource(s):

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

Explanation

- This municipal agreement is for the relocation, replacement, and improvements of water and sanitary sewer infrastructure located within the North Carolina Department of Transportation's (NCDOT) highway improvements project (Project W-5710X), located along Oakdale Road at the intersection with Miranda Road in Council District 2.
- As required by the NCDOT's encroachment agreements, the city is financially responsible for the cost to relocate city-owned water and sanitary sewer lines within the state-maintained right-of-way.
- The city will reimburse the NCDOT for actual construction costs at the conclusion of the project.
- The total estimated city cost of this construction is \$1,952,051.36.

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

Attachment(s)

Map

Resolution

[Map - Relocation of Infrastructure along Oakdale Rd](#)

[Resolution - Relocation of Infrastructure along Oakdale Rd](#)

33. Uniforms and Branded Specialty Items

Action:

- A. **Approve a unit price contract to the lowest responsive bidder SYNQ Marketing Group LLC dba Proforma SYNQ (SBE) for the purchase of uniforms and branded specialty items 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 contracts consistent with the purpose for which the contracts were approved.**

Staff Resource(s):

Angela Charles, Charlotte Water

Carl Wilson, Charlotte Water

Explanation

- This contract will provide branded uniforms and specialty items to Charlotte Water employees who engage with the public in the course of their daily job activities, or as a component of personal protective equipment.
- On March 21, 2025, the city issued an Invitation to Bid; six bids were received.
- SYNQ Marketing Group LLC dba Proforma SYNQ was selected as the lowest responsive, responsible bidder.
- Price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept price decreases, if warranted.
- Annual expenditures are estimated to be \$525,000.

Charlotte Business INClusion

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

Fiscal Note

Funding: Charlotte Water Operating Budget

34. Water Resource Recovery Facility Equipment Maintenance and Repair Services

Action:

- A. Approve a unit price contract with Alfa Laval, Inc. for centrifuge maintenance services for a term of three years, and
- B. Authorize the City Manager to renew the contract for up to two, two-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):

Angela Charles, Charlotte Water

Ron Hargrove, Charlotte Water

Joseph Lockler, Charlotte Water

Explanation

- This contract provides for maintenance and repair services for centrifuges at the Mallard Creek Water Resource Recovery Facility (WRRF), located in Council District 4, and the McAlpine Creek WRRF in the Town of Pineville, which is adjacent to Council District 7.
- Alfa Laval, Inc. is the only authorized provider on all original equipment manufacturer parts and services.
- A waiver of a competitive solicitation process for services may be granted on a limited basis when deemed appropriate and in the city's best interest. A waiver has been approved for these services based on limited vendors with required qualifications for the needed services.
- Price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept price decreases, if warranted.
- Annual expenditures are estimated to be \$400,000.

Charlotte Business INclusion

A waiver of solicitation was necessary for this contract due to the limited number of vendors with the required qualifications for this service. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

Fiscal Note

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

35. Refund of Property Taxes

Action:

Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of \$43,958.59.

Staff Resource(s):

Teresa Smith, Finance Department

Explanation

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

Attachment(s)

Taxpayers and Refunds Requested

Resolution Property Tax Refunds

[List of Taxpayers](#)

[Resolution - Refund of Property Taxes 5-12-25](#)

Adjournment

REFERENCES

36. Reference - Property Acquisitions and Condemnations

- The city has negotiated in good faith to acquire the properties set forth below.
- For acquisitions, the property owner and staff have agreed on a price based on appraisals and/or estimates.
- In the case of condemnations, the value was established by an independent, certified appraisal followed by a third-party appraisal review.
- Real Estate staff diligently attempts to contact all property owners by:
 - Sending introductory letters via regular and certified mail,
 - Making several site visits,
 - Leaving door hangers and business cards,
 - Seeking information from neighbors,
 - Searching the internet,
 - Obtaining title abstracts, and
 - Leaving voice messages.
- For most condemnation cases, the city and the property owner(s) have been unable to reach a settlement. In some cases, condemnation is necessary to ensure a clear title to the property.
- If the City Council approves the resolutions, the City Attorney's office will initiate condemnation proceedings. As part of the condemnation process, real estate staff and the City Attorney's Office will continue to negotiate, including court-mandated mediation, in an attempt to resolve the matter. Most condemnation cases are settled by the parties prior to going to court.
- If a settlement cannot be reached, the case will proceed to a trial before a judge or jury to determine "just compensation."
- Full text of each resolution is on file with the City Clerk's Office.
- The definition of easement is a right created by grant, reservation, agreement, prescription, or necessary implication, which one has in the land of another, it is either for the benefit of land, such as right to cross A to get to B, or "in gross," such as public utility easement.
- The term "fee simple" is a synonym for ownership and is an estate under which the owner is entitled to unrestricted powers to dispose of the property, and which can be left by will or inherited.

37. Reference - Property Transaction Process

Property Transaction Process Following City Council Approval for Condemnation

The following overview is intended to provide further explanation for the process of property transactions that are approved by City Council for condemnation.

Approximately six weeks of preparatory work is required before the condemnation lawsuit is filed. During this time, the City continues to negotiate with the property owner in an effort to reach a mutual settlement.

- If a settlement is reached, the condemnation process is stopped, and the property transaction proceeds to a real estate closing.
- If a settlement cannot be reached, the condemnation lawsuit is filed. Even after filing, negotiations continue between the property owner and the City's legal representative. Filing of the condemnation documents allows:
 - The City to gain access and title to the subject property so the capital project can proceed on schedule.
 - The City to deposit the appraised value of the property in an escrow account with the Clerk of Court. These funds may be withdrawn by the property owner immediately upon filing, and at any time thereafter, with the understanding that additional funds transfer may be required at the time of final settlement or at the conclusion of litigation.
- If a condemnation lawsuit is filed, the final trial may not occur for 18 to 24 months; however, a vast majority of the cases settle prior to final trial. The City's condemnation attorney remains actively engaged with the property owner to continue negotiations throughout litigation.
 - North Carolina law requires that all condemnation cases go through formal non-binding mediation, at which an independent certified mediator attempts to facilitate a successful settlement. For the minority of cases that do not settle, the property owner has the right to a trial by judge or jury in order to determine the amount of compensation the property owner will receive.

38. Reference - Charlotte Business INClusion Program

The following excerpts from the City of Charlotte's Charlotte Business INClusion Administrative Procedures Manual are intended to provide further explanation for those agenda items that reference the Charlotte Business INClusion Program in the business meeting agenda.

Section 7.11 Small Business Market Strategy

Section 7.11: The Business Inclusion Officer may develop a market strategy for SBEs that may consist of setting aside certain classes or sizes of contracts for targeted Solicitations to SBEs.

Section 3.1 Contract Goals

Section 3.1.2: Contract Goals: One or more contract goals may be established for all Contracts of \$100,000 or more.

Section 3.1.3: Types of Contract Goals: A Contract Goal can be a (i) MWSBE Goal, (ii) MBE Goal, (iii) SBE Goal, (iv) WBE Goal, (v) MSBE Goal, (vi) WSBE Goal or (vii) MWBE Goal.

Section 3.1.4: Participation Plan for Specific City Agreements:

3.1.4.1: Participation Plans shall be used for Contracts using the Infrastructure Reimbursements Agreements, Developer Agreements, Financial Partner agreements, design-build construction delivery method, construction manager at-risk delivery method, and public-private partnership construction delivery method. The Business Inclusion Officer may require a Participation Plan for other Contracts not specified in this section.

3.1.4.2: The Business Inclusion Officer shall draft a Participation Plan describing what outreach and other efforts the Contractor will be required to undertake to meet the Contract Goals established for the Contract. Any revisions to a Participation Plan after submission shall be approved in writing by the Business Inclusion Officer.

Section 3.1.5: Negotiated Contract Goals:

3.1.5.1: The City may negotiate with a Business Enterprise regarding prospective MWSBE utilization on a Contract prior to its Solicitation. In such instances, the negotiation regarding any Contract Goals may involve scopes of work that are undefined prior to Solicitation but will consist of an overall City expenditure of funds that is known.

Section 3.1.6: No Contract Goals: Contract Goals will not be established on a Contract if (i) there are no MWSBEs to perform the work for the Contract or (ii) it is an Exempt Contract.

Section 8.0 Definitions

Section 8.15: Contract: Any written agreement between the City and Business Enterprise, or any modification thereof, obligating the Business Enterprise to furnish goods or services to the City or perform construction activities for the City. This term shall not include exempt contracts.

Section 8.21: Exempt Contracts: The following Contracts are exempt from all aspects of the CBI Program unless a Department elects otherwise:

8.21.1 Federal Funded Agreements: Contracts that are subject to the U.S. Department of Transportation Disadvantaged Business Enterprise Program as set forth in 49 CFR Part 26 or any successor legislation.

8.21.2 Financial Partner Agreements: Contracts with a Financial Partner that has an existing MWSBE program or DBE program that the Financial Partner uses regularly and can provide evidence thereof.

8.21.3 Interlocal Agreements: Contracts with other units of federal, state, or local government.

8.21.4 Legal Services: Contracts to provide legal services on behalf of the City or its employees or elected officials.

8.21.5 No Competitive Process: Contracts that are entered into without a competitive process, or entered into based on a competitive process administered by an entity other than the City, including but not limited to agreements that are entered into by sole sourcing, piggybacking, buying off the North Carolina State contract, buying from a competitive bidding group purchasing program

as allowed under North Carolina General Statutes § 143-129(e)(3), or using the emergency procurement procedures established by the North Carolina General Statutes.

8.21.6 Real Estate Leasing and Acquisition: Contracts for the acquisition or lease of real estate.

8.21.7 Special Exemptions: Contracts where the Department and the Business Inclusion Officer agree that there was no discretion to hire an MWSBE including, but not limited to, payments or reimbursements to City employees or the procurement of utilities.

8.21.8 State Funded Agreements. Contracts that are subject to an MWBE Goal set by the State of North Carolina pursuant to North Carolina General Statutes § 143- 128.2

Section 5.0: Responsibilities After Contract Award

Section 5.4: New Subcontracting Opportunities

5.4.1: If a Contract has a previously unidentified opportunity for MWSBE participation or if a scope of work has been enlarged or increased, then the Contractor shall notify the Department Head.

5.4.2 Notice: Contractor shall promptly notify the Department Head of the new opportunity for MWSBE participation and whether existing MWSBE Subcontractors on the Contract can and/or will perform the new work.

5.4.3 Response: Upon receipt of the notice under Section 5.4.2, the Department Head shall notify the Contractor that (i) there will be no Supplemental Goal or (ii) there will be a Supplemental Goal based on MWSBE availability.

Section 7.12: Financial Partners

7.12.1 Exemption: If a Financial Partner currently administers a program for MWSBEs, then the Financial Partner may seek an exemption from the Business Inclusion Officer by communicating an intent to use the Financial Partner's existing program in lieu of adhering to the CBI Program. Determinations are made on a case-by-case basis by Business Inclusion Officer.

7.12.2 Contract Goals: A Financial Partner shall be subject to Section 3 (Goals) and Section 4 (Good Faith Efforts) if the Financial Partner has not been exempted pursuant to Section 7.11.1.