City of Charlotte

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

Meeting Agenda

Monday, August 10, 2026

Council Chamber

City Council Business Meeting

Mayor Robert Harrington
Mayor Pro Tem James Mitchell
Council Member Dimple Ajmera
Council Member Dante Anderson
Council Member JD Mazuera Arias
Council Member Ed Driggs
Council Member Malcolm Graham
Council Member Renee Johnson
Council Member LaWana Mayfield
Council Member Joi Mayo
Council Member Kimberly Owens
Council Member Victoria Watlington

5:00 P.M. CITY COUNCIL ACTION 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):
Hannah Bromberger, Strategy and Budget

Time: 5 minutes

Synopsis
Mayor and Council may ask questions about Consent agenda items.

2026.08.10 Council Agenda QA

2. Consent agenda items 21 through 57 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

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

3. Action Preview Overview

Staff Resource(s):
Marcus Jones, City Manager

4. Action Preview Items

Youth Protection Ordinance Revisions

Council Resource(s):
Danté Anderson, Safety Committee

Staff Resource(s):
Chief Estella Patterson, Police
Deputy Chief Jackie Bryler, Police
Jessica Battle, City Attorney's Office
Raquishela Stewart, Housing and Neighborhood Services

Time: Presentation - 10 minutes; Discussion - 20 minutes

Explanation
- Receive an overview of proposed revisions to the Youth Protection Ordinance recommended by the Safety Committee.

Model Cities Initiative Grant

Council Resource(s):
Danté Anderson, Safety Committee

Staff Resource(s):
Chief Estella Patterson, Police
Kellie High-Foster, Police

Time: Presentation - 10 minutes; Discussion - 20 minutes

Explanation
- Receive an overview of a potential grant opportunity with the U.S. Department of Justice.

Parking on Sidewalk Ordinance Revision

Council Resource(s):
Malcolm Graham, Budget, Governance, and Intergovernmental Relations Committee

Staff Resource(s):
Lisa Flowers, City Attorney's Office
Terry Bradley, Community Relations

Time: Presentation - 5 minutes; Discussion - 10 minutes

Explanation
- Receive an overview of proposed revisions to the Parking on Sidewalk Ordinance recommended by the Budget, Governance, and Intergovernmental Relations Committee.

4.1 Youth Protection Ordinance Revisions

4.2 Model Cities Initiative

4.3 Parking on Sidewalk Ordinance

5. Closed Session

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

AWARDS AND RECOGNITION

6. National Black Philanthropy Month

Action:
Council Member Graham will read a proclamation recognizing August as National Black Philanthropy Month.

PUBLIC COMMENT

7. Public Comment on Amendments to the Charlotte Streets Map and Charlotte Streets Manual

Action:
Receive public comment on amendments to the Charlotte Streets Map and Charlotte Streets Manual.

Staff Resources:
Debbie Smith, Transportation
Katie Witherspoon, Transportation
Jake Carpenter, Transportation

Explanation

- On August 22, 2022, City Council adopted the current Charlotte Streets Map and the Charlotte Streets Manual.
- The Streets Map and Streets Manual are key technical support documents to the Unified Development Ordinance (UDO) that further the goal of creating safe and equitable mobility outlined in the Strategic Mobility Plan and the Charlotte Future 2040 Comprehensive Plan.
- The Charlotte Streets Map is a digital map that shows future multimodal cross-sections for all of Charlotte's arterial streets and the location of all collector streets. The Map also provides key information about streetscape and curb lines referenced in the UDO.
  - Changes to a Street Classification (Street Type) require City Council approval.
- The Streets Manual is a technical document that supports the subdivision, streets, and other infrastructure regulations in the UDO. The Streets Manual includes the components below:
  - Streets Map supporting document, which provides detailed explanations of the content in the digital Streets Map;
  - Access Management and Driveway Design, which provides guidance, rules, and processes for developers and property owners seeking access to public streets; and
  - Comprehensive Transportation Review Guidelines, which includes Traffic Impact Study guidance to provide a multimodal review of transportation-related impacts from development and outlines mitigations.

Proposed Changes

- The proposed amendments to the Charlotte Streets Map include reclassification of Woody Point Road from a collector street to a local street.
- The proposed amendments to the Charlotte Streets Manual include:
  - Additional guidance related to Fee In Lieu provisions for Tier 3 parking reduction requests and parking demand management assessments; and
  - Amendments that are primarily administrative in nature and are intended to provide enhanced clarity and further alignment with corresponding UDO requirements, including:
    - Updated zoning district references and additional minor clarifications,
    - Updated language guiding multimodal assessment mitigation options, and
    - Clarifying revisions to the language guiding Charlotte Streets Map amendments.
- The final drafts of the amended Streets Map and amended Streets Manual are planned to be presented to City Council for adoption on August 24, 2026.

Attachment(s)
Map
Summary of Street Manual Amendments

Map - Amendments to the Streets Map

Table - Amendments to the Streets Manual

PUBLIC HEARING

8. Public Hearing on General Obligation Bond Referendum

Action:

A. Conduct a public hearing on the bond orders which would be authorized at the General Obligation Bond Referendum to be set for November 3, 2026,

B. Adopt Bond Orders introduced for $280,000,000 of Transportation Bonds, $20,000,000 of Neighborhood Improvement Bonds, and $125,000,000 of Housing Bonds, and

C. Adopt a resolution setting the General Obligation Bond Referendum for November 3, 2026.

Staff Resource(s):
Matthew Hastedt, Finance
Mitali Shah, Finance

Explanation

- On June 8, 2026, City Council approved:
  - The Fiscal Year (FY) 2027 Budget and FY 2027-2031 Capital Investment Plan, which includes a $425,000,000 bond referendum on November 3, 2026; and
  - Resolutions authorizing staff to proceed with actions necessary to conduct a General Obligation Bond Referendum.
- On June 22, 2026, City Council:
  - Introduced the bond orders for each of the ballot questions; and
  - Approved a resolution setting a public hearing for each of the bond orders for the August 10, 2026, business meeting.
- The current action is the third of four City Council actions. This action will specifically:
  - Hold a public hearing on each bond order;
  - Adopt bond orders for $280,000,000 of Transportation Bonds, $20,000,000 of Neighborhood Improvement Bonds, and $125,000,000 of Housing Bonds; and
  - Approve a resolution setting the bond referendum for November 3, 2026, and direct staff to publish notice of the referendum.

Next Steps

- The Local Government Commission is scheduled to consider the referendum for approval at its January 2027 meeting.
- After November 3, 2026, City Council will be asked to adopt a resolution certifying and declaring the results of the special bond referendum. This action will occur after the Mecklenburg County Board of Elections certifies the results of the vote.

Fiscal Note
Funding: Municipal Debt Service Fund

Attachment(s)
Bond Orders
Resolution setting Notice of Public Hearing

Bond Order - 2026 GO Bond Referendum

Resolution - 2026 GO Bond Referendum

POLICY

9. City Manager’s Report

08.10.2026 City Manager's Memo

BUSINESS

10. Authorization of 2026 Storm Water Revenue Construction Period Financing

Action:

A. Adopt a bond order and resolution authorizing the issuance of up to $110,000,000 of construction period financing and calling for the execution and delivery of various documents in connection with the issuance, and

B. Authorize city officials to take necessary actions to complete the financing, including making the application to the Local Government Commission.

Staff Resource(s):
Matthew Hastedt, Finance
Angela Charles, Charlotte Water
Mike Davis, Storm Water Services

Explanation

- This action authorizes a new construction period financing program for up to $110 million to provide for the short-term financing for projects in active construction or design.
  - Construction period financing such as Bond Anticipation Note (BANs) and Commercial Paper (CP), are commonly used debt financing tools used by municipal governments to help provide short term interim financing to capital projects.
  - Utilizing construction period financings reduces interest cost, promotes rate stability, and provides flexibility in the timing of the spending.
  - The 2026 Construction Period Financing of up to $110 million is planned in two steps: a short-term construction period draw program lasting up to 36 months, which will then be converted into long-term, fixed rate revenue bonds.
- The construction period financing will be in the form of a $110 million privately placed drawdown program, allowing the city to reimburse expenses on a monthly basis during construction and eliminating interest expense on funds not yet expended on the project.
- The $110 million will be used on approved projects and can be supported with current revenues. Projects funded include major and minor flood control projects.
- The North Carolina Local Government Commission reviewed and approved this financing on August 4, 2026.

Fiscal Note
Funding: Storm Water Debt Service Fund

Attachment(s)
Bond Order
Bond Resolution

Bond Order - Storm Water Construction Period Financing 2026

Bond Resolution - Storm Water Construction Period Financing 2026

11. Land Purchase for CMPD's Northeast Division Station

Action:

A. Approve the purchase of an approximately 5.566-acre parcel located on the corner of W.T. Harris Boulevard and Old Statesville Road in the amount of $3,745,000, and

B. Authorize the City Manager to negotiate and execute all documents necessary to complete this transaction.

Staff Resource(s):
Bret Balamucki, Police
Dave Johnson, Police
Phil Reiger, General Services
Gregory Crawford, General Services

Explanation

- The Charlotte-Mecklenburg Police Department (CMPD) Facilities Strategic Plan outlines facility goals and priorities through 2035, including renovations, upfits, and construction of new facilities.
- The CMPD Facilities Strategic Plan prioritizes prominent, highly visible locations to contribute to the community's perception of safety and security and creates a clear CMPD brand that is easily recognizable, while also ensuring accessibility by being located on main thoroughfares that are served by public transit.
- The acquisition of this property helps advance the ultimate goal of expanding from 13 CMPD patrol divisions to 15 patrol divisions to support Charlotte's growth, especially in the northern and southern portions of the city.
- This property will be the future site of a new patrol division, the Northeast Division, which along with the anticipated completion of Northwest Division will allow the current North Division to be split into two jurisdictions.
- The addition of a new patrol division allows CMPD to assess future staffing needs and to reexamine division boundaries to better align staff capacity with call volumes as CMPD progresses toward full staffing of all police officer positions.
- The parcel is currently zoned light industrial and located in Council District 2.
- As part of the mandatory referral process, the Charlotte-Mecklenburg Planning Commission recommended acquisition with no additional comments.
- This transaction is consistent with City Council's adopted City-owned Real Estate and Facilities Policy.
- The terms of the transaction are as follows:
  - $3,745,000 purchase price with a $50,000 earnest money deposit, and
  - 90-day due-diligence period with closing on or before December 9, 2026.
- This transaction is funded through previously appropriated land acquisition funding in the General Capital Investment Plan.

Fiscal Note
Funding: General Capital Investment Plan

Attachment(s)
Map

Map - Land Purchase for CMPD Northeast Division Station

NOMINATIONS

12. Nominations to the Business 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 Certified SBE-Hispanic Contractors Association beginning April 29, 2026, and ending April 28, 2029.
  - Domenico Santilli is ineligible for reappointment.
- One appointment for a three-year term recommended by the Charlotte Regional Business Alliance beginning April 29, 2026, and ending April 28, 2029.
  - Catherine Morrison did not meet attendance requirements.
- One appointment for a three-year term recommended by the Metrolina Minority Contractors Association beginning April 29, 2026, and ending April 28, 2029.
  - Melody Compton did not meet attendance requirements.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning April 29, 2026, and ending April 28, 2029.
  - Gregory Bryant did not meet attendance requirements.

Attachment(s)
Business Advisory Committee Applications

13. 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, 2026, and ending February 28, 2029.
  - Sharon Walters has resigned.
- One appointment for a three-year term recommended by the Hispanic Contractors Association of the Carolinas beginning March 1, 2026, and ending February 28, 2029.
  - Carolina Shoffner has resigned.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning March 1, 2026, and ending February 28, 2029.
  - Rebecca LaClaire has resigned.

Attachment(s)
Charlotte Business Inclusion Advisory Committee Applications

14. Nominations to the Charlotte Water Advisory Committee

Action:
Nominate residents to serve as specified.

Staff Resource(s):
Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Water/Sewer Contractor category representative for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - William Cornett has served two terms and is ineligible for reappointment.

Attachment(s)
Charlotte Water Advisory Committee Applications

15. Nominations to the Citizens Review Board

Action:
Nominate residents to serve as specified.

Staff Resource(s):
Stephanie Kelly, City Clerk's Office

Explanation

- Two appointments for a three-year term beginning August 1, 2026, and ending July 31, 2029.
  - Brittenay Causieestko-Lee has resigned.
  - La Becky Roe has served two terms and is ineligible for reappointment.

Attachment(s)
Citizens Review Board Applications

16. Nominations to the Community Relations Committee

Action:
Nominate residents to serve as specified.

Staff Resource(s):
Stephanie Kelly, City Clerk's Office

Explanation

- Four appointments for a partial term beginning upon appointment and ending June 30, 2028.

Attachment(s)
Community Relations Committee Applications

17. Nominations to the Domestic Violence Advisory Board

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 September 21, 2027.
  - Christine Hart has resigned.
- One appointment for a three-year term beginning September 22, 2026, and ending September 21, 2029.
  - Tanisha Patterson-Powe has served two terms and is ineligible for reappointment.

Attachment(s)
Domestic Violence Advisory Board Applications

18. Nominations to the Neighborhood Matching Grants Fund

Action:
Nominate residents to serve as specified.

Staff Resource(s):
Stephanie Kelly, City Clerk's Office

Explanation
- One appointment for a Non-Profit Sector Representative for a two-year term beginning April 16, 2026, and ending April 15, 2028.
  - Phillip Gusman has served two terms and is ineligible for reappointment.

Attachment(s)
Neighborhood Matching Grants Fund Applications

19. 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 Representative of Persons with Disabilities for a three-year term beginning July 1, 2026, and ending June 30, 2029.
  - Joe Gentry has resigned.

Attachment(s)
Passenger Vehicle for Hire Board Applications

20. Nominations to the Unified Development Ordinance Board of Adjustment

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, 2026, and ending June 30, 2029.
  - Devin Gangadeen declined the appointment.

Attachment(s)
Unified Development Ordinance Board of Adjustment Applications

CONSENT

21. Lawyers Road Sidewalk

Action:
Approve a contract in the amount of $511,733.75 to the lowest responsive, responsible bidder Carolina Prime Developers, LLC (SBE) for the Lawyers Road (Harri Ann Drive to Chestnut Lake Drive) Sidewalk project.

Staff Resource(s):
Debbie Smith, Transportation
Kathleen Cishek, Transportation
Keith Bryant, Transportation

Explanation
- The Charlotte Department of Transportation operates and maintains Charlotte's multi-modal transportation network, which includes curb ramps and other pedestrian facilities.
- This work supports the city's mobility policies to achieve a safe, connected, equitable, sustainable, prosperous, and innovative transportation network for Charlotte.
- Lawyers Road and Harri Ann Drive are part of Charlotte's 2021-2025 High-Injury Network, and the added pedestrian infrastructure supports the city's broader Vision Zero safety goals.
- This project will include 0.34 miles of new sidewalk, driveway improvements, and curb ramps on Lawyers Road from Chestnut Lake Drive to Harri Ann Drive in Council District 5.
- On May 12, 2026, the city issued an Invitation to Bid; five bids were received.
- Carolina Prime Developers, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
Carolina Prime Developers, LLC is a city-certified SBE and has committed 7.03% ($36,000) of the total contract amount to the following certified firm(s):
- Streeter Trucking Company Inc. (SBE) ($36,000) (hauling)

Fiscal Note
Funding: General Capital Investment Plan

Attachment(s)
Map

Map - Lawyers Rd Sidewalk

22. Traffic Signal Detection Installation and Maintenance Services

Action:

A. Approve unit price contracts for traffic signal detection installation and maintenance services for a term of three years to the following:

- **American Electric Company (SBE),**
- **M.H. Graves Construction Company (SBE), and**

B. Authorize the City Manager to renew the contracts for one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

Staff Resource(s):
Debbie Smith, Transportation
Bryan Tarlton, Transportation

Explanation

- The Charlotte Department of Transportation operates and maintains a transportation system that includes over 1,000 traffic signals and supporting infrastructure.
- Traffic signal detection perceives vehicle and bike presence to enable efficient signal operations.
- These contracts will support the installation and maintenance of traffic signal detection associated with city-maintained traffic signals.
- This work supports the city's mobility policies to achieve a safe, connected, equitable, sustainable, prosperous, and innovative transportation network for Charlotte.
- On April 24, 2026, the city issued a Request for Proposals (RFP); two responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be $350,000.

Charlotte Business INClusion
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Small Business Participation
American Electric Company and M.H. Graves Construction Company are city-certified SBE. Contract goals were not established for this contract because the scope of work required does not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective departments after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note
Funding: Transportation Operating Budget and General Capital Investment Plan

23. W.T. Harris Boulevard and Grier Road Intersection and Sidewalk

Action:
Approve a contract in the amount of $661,706.65 to the lowest responsive, responsible bidder Carolina Cajun Concrete, Inc. for the W.T. Harris Boulevard and Grier Road Intersection and Sidewalk project.

Staff Resource(s):
Debbie Smith, Transportation
Kathleen Cishek, Transportation
Keith Bryant, Transportation

Explanation
- The Charlotte Department of Transportation operates and maintains Charlotte's multi-modal transportation network, which includes curb ramps and other pedestrian facilities.
- This work supports the city's mobility policies to achieve a safe, connected, equitable, sustainable, prosperous, and innovative transportation network for Charlotte.
- This location is part of Charlotte's 2021-2025 High-Injury Network, and the improved pedestrian connections support the city's broader Vision Zero safety goals.
- This project will also provide Americans with Disabilities Act-compliant pedestrian routes along W.T. Harris Boulevard and Grier Road in Council Districts 4 and 5.
- Improvements include the installation of curb ramps, 0.24 miles of sidewalk replacement, 100 feet of new sidewalk, new pedestrian crossings at the intersections of W.T. Harris Boulevard and Grier Road and W.T. Harris Boulevard and The Plaza, and refreshed crosswalk markings.
- On May 18, 2026, the city issued an Invitation to Bid; three bids were received.
- Carolina Cajun Concrete, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
Carolina Cajun Concrete, Inc. has committed 18.29% ($121,000) of the total contract amount to the following certified firm(s):
- Caraway Coatings, LLC (SBE) ($40,000) (striping)
- Piceno Concrete, LLC (SBE) ($41,000) (concrete)
- Shoreline Trucking, LLC (SBE) ($40,000) (hauling)

Fiscal Note
Funding: General Capital Investment Plan

Attachment(s)
Map

Map - W.T. Harris Blvd and Grier Rd Intersection and Sidewalk

24. Comprehensive Fleet Services

Action:

A. Approve the purchase of fleet services including maintenance and repair, warranty and collision services, and vehicle resale and end-of-life disposal services from a cooperative contract,

B. Approve a contract with Hendrick Automotive Group for the purchase of the full scope of fleet vehicle lifecycle services for a term of five years under OMNIA contract #159566, and

C. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect, at prices and terms that are the same or more favorable than those offered under the cooperative contact.

Staff Resource(s):
Phil Reiger, General Services
David Wolfe, General Services
Chris Trull, General Services

Explanation

- The city's Fleet Management Division oversees the complete lifecycle of light and heavy-duty fleet vehicles, including acquisition, vehicle service, and final disposition.
- This contract will supplement the maintenance, repair, and other related services provided by city vehicle technicians and help ensure timely service of fleet vehicles.
- NC General Statute Section 143-129(e)(3) allows local governments to purchase from formally organized cooperative purchasing contracts.
- A cooperative purchasing agreement results from the consolidation and competitive solicitation of multiple public agency requirements. By aggregating common needs all agencies are able to leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be $2,500,000.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in City contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

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

Fiscal Note
Funding: Fleet Management Fund

25. Flooring and Wall Covering Services

Action:

A. Approve contracts for flooring and wall covering services for a term of three years with the following:

- **Freedom Fitness Equipment,**
- **LA Hollar Flooring,**
- **McCray Griffin Corporation, and**
- **Resource Floor Care, LLC, and**

B. Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

Staff Resource(s):
Phil Reiger, General Services
David Wolfe, General Services
Bill Witherell, General Services

Explanation

- The General Services department is responsible for maintaining more than 200 municipal facilities, structures, and assets with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, cultural facilities, and public safety encompassing approximately 4.4 million square feet of space.
- These contracts will include, on an as-needed basis, systemwide flooring and wall-covering services, including installation and replacement of vinyl flooring, tile, carpet, rubber and linoleum flooring, wood products, wallpaper, and other materials required in facilities owned or operated by the city.
- Charlotte Water will also utilize this contract to support flooring and wall covering services at seven facilities totaling approximately 300,000 square feet.
- On April 9, 2026, the city issued a Request for Proposals (RFP); six responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be $735,000.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
Contract goals were not established for this contract because the scope of work required does not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective departments after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note
Funding: General Services Operating Budget, Charlotte Water Operating Budget, and Pay-As-You-Go Fund

26. Public Auction for Disposal of Surplus Equipment

Action:

A. Adopt a resolution declaring specific vehicles, equipment, and other miscellaneous items as surplus,

B. Authorize said items for sale by public electronic auction beginning August 3, 2026, and ending August 12, 2026, and

C. Authorize the City Manager to approve certain administrative and storage fees as may be required from time to time for auction events.

Staff Resource(s):
Phil Reiger, General Services
David Wolfe, General Services
Rex Dye, General Services

Explanation

- General Services provides asset recovery and disposal services to the City of Charlotte, Mecklenburg County, and Emergency Management Services.
- Periodic auctions of surplus items are regularly conducted at the city's Asset Recovery and Disposal facility located at 5550 Wilkinson Boulevard in Council District 3.
- Pursuant to NC General Statute 160A-270(c), approval is requested for a public electronic auction to be held beginning August 3, 2026, and ending August 12, 2026, to dispose of city-owned property declared as surplus.
- The auction will be conducted online by Rogers Realty and Auction Company Inc. at www.rogersauctiongroup.com.
- The auction company will be compensated seven percent of the total gross sale price of rolling stock and miscellaneous items.
- Proceeds from the auction are distributed to the city's General Fund and Enterprise Funds and other agencies based on asset ownership.

Attachment(s):
Resolution
Property List
Delegation of Authority

Resolution - Surplus Auction 8/3/26-8/12/26

Property List - Surplus Auction 8/3/26-8/12/26

Delegation of Authority - Surplus Auction 8/3/26-8/12/26

27. Real Estate Legal Services

Action:

A. Approve a contract with Pierson Ferdinand LLP for real estate legal services for a term of three years, and

B. Authorize the City Manager to renew the contract for up to one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Phil Reiger, General Services
Ashleigh Price, General Services
Gregory Crawford, General Services

Explanation

- Real estate legal services are necessary to support property acquisition and related transactions for projects included in the city's Capital Investment Plan.
- This contract will include services such as title searches, closings, and related services to facilitate timely and legally compliant property transactions.
- On May 1, 2026, the city issued a Request for Proposals (RFP); one response was received.
- Pierson Ferdinand LLP meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be $300,000.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
This contract is for specialized legal services. Contracts for legal services on behalf of the city, its employees, or elected officials are exempt from all aspects of the CBI Program unless otherwise elected by the Department.

Fiscal Note
Funding: General Capital Investment Plan and CATS Capital Investment Plan

28. Roof Inspection Maintenance Services

Action:

A. Approve contracts for roof inspection maintenance services for a term of three years with the following:

- **Corner Stone Construction Services, Inc.,**
- **Radco Construction Services, Inc.,**
- **Rike Roofing Services, Inc., and**

B. Authorize the City Manager to renew the contracts for up to one, two-year term with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Phil Reiger, General Services
David Wolfe, General Services
Bill Witherell, General Services

Explanation

- General Services is responsible for maintaining a portfolio of more than 200 municipal facilities, structures, and assets with a range of uses including office, warehouse, storage, parking, vehicle maintenance, communication towers, cultural facilities, and public safety.
- These contracts will include inspection and repair services to support the city's ongoing program to assess and maintain the roofs of city-owned buildings.
- On March 31, 2026, the city issued a Request for Proposals (RFP); five responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be $1,500,000.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
Contract goals were not established for these contracts because the scope of work required does not present viable subcontracting opportunities. The selected companies will be responsible for 100% of the work, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective departments after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note
Funding: General Services Operating Budget

29. Collection System Pipeline Solids Removal Service

Action:

A. Approve a contract for $896,000 with Taplin Group, LLC for the Collection System Pipeline Solids Removal Service project, and

B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Angela Charles, Charlotte Water
Shawn Coffman, Charlotte Water
Marion Sanders, Charlotte Water

Explanation

- This contract will remove solids from a 36-inch sanitary sewer outfall to Irwin Creek Wastewater Treatment Plant.
- The portion of the outfall being cleaned is in Council District 3 and is bounded by Revolution Park Drive to the north and Irwin Creek Wastewater Treatment Plant to the south.
- On March 24, 2026, the city issued a Request for Proposals (RFP); one response was received.
- Taplin Group, LLC, meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- The project is anticipated to be complete by the fourth quarter of 2026.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

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

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

30. Elevated Water Storage Tanks Rehabilitation Program Professional Engineering Services

Action:

A. Approve a contract with Highfill Infrastructure Engineering for Elevated Water Storage Tank Rehabilitation Program professional engineering services for a term of two years, and

B. Authorize the City Manager to renew the contract for up to three, two-year terms and to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- This contract is for professional engineering services for the Elevated Water Storage Tank Rehabilitation Program across the Charlotte Water service area.
- The rehabilitation of existing elevated water storage tanks is needed to address aging coatings systems, structural components, and process piping and provide identified upgrades.
- On March 3, 2026, the city issued a Request for Qualifications (RFQ); six responses were received.
- Highfill Infrastructure Engineering is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Annual expenditures are estimated to be $450,000.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
The city negotiates contract participation after the proposal selection process. Highfill Infrastructure Engineering has identified the following certified firms to be utilized as scopes of work are defined:

- CriTek Engineering Group, P.C. (SBE) (engineering cost estimating, scheduling, and construction support)
- Richa Graphics (SBE) (reprographics)

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

31. Engineering Services for McDowell Water Resource Recovery Facility Expansion

Action:
Approve a contract in the amount of $7,996,492 to Black and Veatch, LLC for engineering services for the McDowell Water Resource Recovery Facility Expansion.

Staff Resource(s):
Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- The McDowell Creek Water Resource Recovery Facility (WRRF) is located in Huntersville, adjacent to Council District 4.
- The McDowell Creek WRRF expansion will consist of reliability and capacity improvements.
- This contract will provide project management, planning, design development, and permitting for the expansion.
- On January 29, 2026, the city issued a Request for Qualifications (RFQ); three responses were received.
- Black and Veatch, LLC is the best qualified firm to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- The project is anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in City contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
The city negotiates small business contract participation after the proposal selection process. Black and Veatch, LLC has identified the following certified firm(s) to be utilized:

- Center Line Locating LLC (SBE) (subsurface utility engineering services)

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

32. Duke Energy Services for Franklin Water Treatment Plant Substation Construction

Action:

A. Approve a contract for up to $11,500,000 with Duke Energy for the construction of a new substation at the Franklin Water Treatment Plant, and

B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- Charlotte Water is requesting Duke Energy install a new electrical substation to serve the Franklin Water Treatment Plant in Council District 2.
- The new substation is required as the existing electrical system lacks the capacity to support planned facility upgrades.
- Duke Energy is required to design, install, and approve the substation to meet its standards.
- The project will improve power reliability, support uninterrupted water operations, and allow Charlotte Water to integrate new technologies and expand the facility in the future.
- Duke Energy is completing their construction and demolition work in a phased plan, including design services, construction of the new substation, and demolition of the old substation. This request is for all phases of the work, including construction contingency.
- Construction is anticipated to be complete by the fourth quarter of 2031.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

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

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

33. Stowe Regional Water Resource Recovery Facility Construction

Action:
Approve a guaranteed maximum price of $3,610,565 with The Haskell Company for design-build construction services for the Stowe Regional Water Resource Recovery Facility Influent Pump Station and Headworks project.

Staff Resource(s):
Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- This project will design and construct pump stations and pipelines for the Stowe Regional Water Resource Recovery Facility (SRWRRF) (adjacent to Council Districts 2 and 3).
- Design-build projects consist of two phases. The design phase delivers the project design, and the construction phase will provide one or more guaranteed maximum price (GMP) to finalize the design and construct the project.
- On July 8, 2019, following and competitive solicitation process, City Council approved a contract for $8,848,918 with The Haskell Company for design-build design services for the Mount Holly Pump Station and Forcemain project and SRWRRF Influent Pump Station and Headworks project. Based on the design, The Haskell Company developed a GMP for construction services for the project.
- The city's design-build delivery method is in conformance with NC General Statute Section 143-128.1(a) and consistent with the Design-Build Institute of America best practices.
- The project is anticipated to be completed by the second quarter of 2027.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
All additional work involved in this amendment will be performed by The Haskell Company and their existing subcontractors. The Haskell Company has identified the following certified firm(s) to be utilized:

- Avioimage Mapping Services, Inc. (SBE) (aerial mapping and survey for record drawings)

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

Attachment(s)
Map

Map - Stowe RWRRF

34. Thermal Hydrolysis Process Design-Build Construction Phase

Action:
Approve a guaranteed maximum price of $12,064,319 with PC Construction Company for design-build construction services for the McAlpine Creek Wastewater Treatment Plant Thermal Hydrolysis and Biosolids Improvements project.

Staff Resource(s):
Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Chuck Bliss, Charlotte Water

Explanation

- This project will construct a thermal hydrolysis process (THP) system at the McAlpine Creek Wastewater Treatment Plant, located in the Town of Pineville (adjacent to Council District 7).
- THP is an enhanced biosolids treatment process that destroys pathogens and reduces the volume of biosolids. This process supports the city's Strategic Energy Action Plan goals by enhancing biogas production and on-site energy generation.
- Design-build projects consist of two phases. The design phase delivers the project design, and the construction phase will provide one or more guaranteed maximum price (GMP) to finalize the design and construct the project.
- On November 14, 2022, following a competitive solicitation process, City Council approved a contract for $14,145,000 with PC Construction Company for design-build design services for the McAlpine Creek Wastewater Treatment Plant Thermal Hydrolysis and Biosolids Improvements project.
- The city's design-build delivery method is in conformance with NC General Statute Section 143-128.1(a) and consistent with the Design-Build Institute of America best practices.
- The project is anticipated to be complete by the second quarter of 2032.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
The city negotiates small business contract participation for design-build contracts after scopes of work are defined for design and construction services. PC Construction Company has committed $414,275 or 4.28% of total construction services contract amount to the following certified firm(s) after excluding the $2,376,947 submittal cost for equipment because the scope of work does not present subcontracting opportunities:

- CA Clean (SBE) ($9,275) (janitorial services)
- M & C Investments, Inc. dba Cochrane Steel (SBE) ($405,000) (reinforcing steel submittal production and fabrication)

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

35. Bonlyn Storm Drainage Improvement Project

Action:

A. Approve a contract in the amount of $2,209,537 to the lowest responsive, responsible bidder GreenWater Development, Inc. for the Bonlyn Storm Drainage Improvement Project, and

B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Logan Oliver, Storm Water Services

Explanation

- This project will replace aging infrastructure adjacent to East W.T. Harris Boulevard from Bonlyn Drive to Snow Lane through the Brookridge Apartment complex in Council District 5.
- Work will include grading, storm drainage, sanitary sewer, curb and gutter, driveway, sidewalk, and asphalt paving.
- On May 20, 2026, the city issued an Invitation to Bid; four bids were received.
- GreenWater Development, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2027.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
GreenWater Development, Inc. has committed 10.41% ($230,000) of the total contract amount to the following certified firm(s):

- On Time Construction (SBE) ($230,000) (drainage structure)

Fiscal Note
Funding: Storm Water Capital Investment Plan

Attachment(s):
Map

Map - Bonlyn SDIP

36. Linda Lake/Oakwood Pond Rehabilitation Project

Action:

A. Approve a contract in the amount of $1,203,308.75 to the lowest responsive, responsible bidder OnSite Development LLC for the Linda Lake/Oakwood Pond Rehabilitation Project, and

B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Logan Oliver, Storm Water Services

Explanation

- This project, located near the intersection of Linda Lake Drive and Williams Road (Linda Lake Pond) and near the intersection of Oakwood Lane and Randy Drive (Oakwood Pond) in Council District 5, consists of detention pond retrofits to improve surface water quality.
- The work includes grading, spillway repair, sediment removal, riprap replacement, underdrain repair, storm drainage infrastructure, and seeding.
- Detention ponds reduce stormwater runoff from development. These retrofits will increase the detention time to allow for additional filtration and removal of pollutants.
- On June 18, 2026, the city issued an Invitation to Bid (ITB); no bids were received.
  - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over $500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On July 16, 2026, the city reissued the ITB; one bid was received.
- OnSite Development LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2027.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
Onsite Development, LLC has committed 5.01% ($60,300) of the total contract amount to the following certified firm(s):

- Keys Trucking LLC (SBE) ($20,100) (hauling)
- Streeter Trucking Company Inc. (SBE) ($20,100) (hauling)
- Tonys Trucking (SBE) ($20,100) (hauling)

Fiscal Note
Funding: Storm Water Capital Investment Plan

Attachment(s)
Map

Map - Linda Lake/Oakwood Pond Rehabilitation Project

37. Professional Engineering Services for Various Storm Water Services Projects

Action:

A. Approve unit price contracts for professional engineering services for a term of three years with the following:

- **Armstong Glen, PC,**
- **Dewberry Engineers, Inc.,**
- **The John R. McAdams Company, Inc.,**
- **WithersRavenel, Inc.,**
- **WSP USA, Inc., and**

B. Authorize the City Manager to renew the contracts for up to two, one-year terms with possible price adjustments and to amend the contracts consistent with the purpose for which the contracts were approved.

Staff Resource(s):
Angela Charles, Charlotte Water
Mike Davis, Storm Water Services
Matthew Gustis, Storm Water Services

Explanation

- These contracts will provide engineering analysis and design services for a multitude of storm drainage improvement projects ranging from single-property repairs to area-based drainage solutions.
- On April 23, 2026, the city issued a Request for Qualifications (RFQ); 14 responses were received.
- The selected companies are the best qualified firms to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to the RFQ requirements.
- Annual aggregate expenditures are estimated to be $3,000,000.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
The city negotiates project participation after the proposal selection process. Each Prime has identified the following certified firm(s) to be utilized:
Armstrong Glen, PC

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

Dewberry Engineers, Inc.

- Avioimage Mapping Services (SBE) (aerial imagery)
- Roadmasters Traffic Control, LLC (SBE) (traffic control)
- The Survey Company, Inc. (SBE) (survey)

The John R. McAdams Company, Inc.

- Barry Lambert Engineering (SBE) (structural design support)
- Center Line Locating, LLC (SBE) (CCTV and utility locating survey support)
- The Survey Company, Inc. (SBE) (field surveying)

WithersRavenel, Inc.

- Tidemark Land Services, Inc. (SBE) (topographic and planimetric survey, easement plats, legal descriptions, and easement staking)

WSP USA, Inc.

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

Fiscal Note
Funding: Storm Water Capital Investment Plan

38. CATS Bus Operations Vehicle Parts

Action:
Approve unit price contracts for the purchase of MCI bus parts for a term of three years to the following lowest responsive, responsible bidders:

- **The Aftermarket Parts Company, LLC dba NFI Parts, and**
- **Muncie Reclamation and Supply dba Muncie Transit Supply.**

Staff Resource(s):
Brent Cagle, CATS
Gary Lee, CATS

Explanation

- The contracts will provide MCI Original Equipment Manufacturer parts for the maintenance of the Charlotte Area Transit System (CATS) bus fleet.
- On May 4, 2026, the city issued an Invitation to Bid; three bids were received.
- The Aftermarket Parts Company, LLC dba NFI Parts and Muncie Reclamation and Supply dba Muncie Transit Supply were selected as the lowest responsive, responsible bidders.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Consistent with Section 1.01(c)(ii)(A) of the Primary Interlocal Agreement between the Metropolitan Public Transportation Authority (MPTA) and the city dated June 22, 2026, the MPTA Executive Committee reviewed this Material Contract Action and did not request further review.
- Annual aggregate expenditures are estimated to be $709,604.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
Small Business contract goals were not established for this contract because there were no certified SBEs available within the city's database capable of performing the required work or providing the necessary goods. The selected companies will be responsible for 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note
Funding: CATS Operating Fund

39. CATS Hybrid Bus Repairs and Maintenance Services

Action:
Approve a contract with Clarke Power Services, Inc. for bus parts and repair services for CATS hybrid buses for a term of three years.

Staff Resource(s):
Brent Cagle, CATS
Elizabeth Presutti, CATS

Explanation

- The city requires qualified service providers to work in conjunction with Charlotte Area Transit System (CATS) to perform complete turnkey repairs and related services on hybrid buses in the city's current bus fleet.
- Repair services may include but are not limited to: complete engine replacement or overhaul; cooling systems and lines; and repair or replacement of engine components and all related parts.
- On May 6, 2026 the city issued a Request for Proposals (RFP); one response was received.
- Clarke Power Services, Inc. meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Consistent with Section 1.01(c)(ii)(A) of the Primary Interlocal Agreement between the Metropolitan Public Transportation Authority (MPTA) and the city dated June 22, 2026, the MPTA Executive Committee reviewed this Material Contract Action and did not request further review.
- Annual expenditures are estimated to be $574,666.

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

Fiscal Note
Funding: CATS Operating Budget

40. Airport Airfield Deicing Chemicals

Action:

A. Approve the purchase of airfield deicing chemicals from a cooperative contract,

B. Approve a unit price contract with Nachurs Alpine Solutions LLC for the purchase of airfield deicing chemicals for a term expiring January 23, 2027, under Sourcewell contract #110122 -NCH, and

C. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect at prices and terms that are the same or more favorable than those offered under the cooperative contract.

Staff Resource(s):
Haley Gentry, Aviation
Jack Christine, Aviation

Explanation

- Aviation requires airfield deicing chemicals for melting snow and ice to ensure safe, uninterrupted operations during cold weather and winter storms.
- This contract will provide for specialized solid and liquid non-corrosive deicing chemicals specific to airfield operations, which reduce damage to pavement infrastructure, aircraft, and equipment and minimize environmental impacts.
- 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 can leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be $800,000.

Charlotte Business INClusion
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Small Business Participation
Cooperative purchasing agreements leverage contracts established by other governmental agencies, and do not involve the city conducting a bidding process, and are therefore exempt from small business CBI Program goals. Subcontracting opportunities are typically not feasible under these agreements.

Fiscal Note
Funding: Aviation Operating Budget

41. Airport Federal Inspection Station Facility and Concourse D Renovations Guaranteed Maximum Price Amendment

Action:
Approve Guaranteed Maximum Price Amendment #3 for $7,077,675.04 to the contract with Messer Construction Co. for the Construction Manager at Risk services for the Federal Inspection Station Facility and Concourse D Renovations project.

Staff Resource(s):
Haley Gentry, Aviation
Jack Christine, Aviation

Explanation

- The Federal Inspection Station Facility (FIS) was built in 1990 and expanded in 2000. Increases in international traffic have necessitated the renovation and expansion of the FIS facility and Concourse D.
- The project will provide for the 115,000-square-foot renovation of the FIS facility on the lower level of Concourse D and 99,000-square-foot renovation of the ticket level of Concourse D.
- Complex vertical construction and renovations, such as this project, are well suited to the Construction Manager at Risk (CMAR) delivery method.
- CMAR projects often include multiple planned GMP Amendments to address long lead time for materials and equipment, phased project delivery to maintain operations in an around-the-clock facility, or modified design dictated by timed facility closing(s) or demolition.
- On July 10, 2023, following a competitive solicitation process, City Council approved a CMAR contract with Messer Construction Co. in the amount of $3,509,420.89 to procure the major mechanical, electrical, and plumbing equipment for the project.
- This project has included two previous GMP amendments, both of which were routine and ensured the project remains aligned with current code requirements and operational needs.
  - GMP Amendment #1 in the amount of $39,255,742.27 was to incorporate the GMP for the construction of the Concourse D ticket level renovation. This work included new flooring, lighting, and gate podiums, public address system upgrades, charging stations for hold room seating, and renovating the restrooms in the concourse.
  - GMP Amendment #2 in the amount of $9,963,650.52 provided for the reconfiguration of the baggage handling system layout to allow for the relocation of the international arrival recheck operation as part of the FIS facility renovation.
- Guaranteed Maximum Price (GMP) Amendment #3 will provide for the modernization of the five existing Concourse D elevators, which is required to remain in compliance with code regulations, and the relocation and renovation of the FIS facility's secondary processing area to provide more streamlined and efficient passenger processing.
- The new total value of the contract, including GMP Amendment #3, is $59,806,488.72.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
All additional work involved in this GMP Amendment will be performed by the Messer Construction Co. and their existing subcontractors. Messer Construction Co. has committed 0.74% ($52,250) of the total GMP Amendment #3 amount to the following certified firm(s):

- AEGJ Construction (SBE) ($52,250) (final clean, painting)

Fiscal Note
Funding: Aviation Capital Investment Plan

42. Airport Terminal Passenger Flow Analysis Solution

Action:

A. Approve the purchase of a Terminal Passenger Flow Analysis Solution from a cooperative contract,

B. Approve a contract with Wirelesswerx for a Terminal Passenger Flow Analysis Solution for a term of three years under Sourcewell contract #SCON2610003730, and

C. Authorize the City Manager to extend the contract for additional terms as long as the cooperative contract is in effect at prices and terms that are the same or more favorable than those offered under the cooperative contract.

Staff Resource(s):
Haley Gentry, Aviation
Ted Kaplan, Aviation

Explanation

- The Aviation Department uses a Terminal Passenger Flow Analysis Solution to provide passengers with real-time checkpoint wait times via website and mobile application and airport stakeholders with live crowd-flow maps and analytics for checkpoints, B and C concourses, and the Federal Inspection Station (FIS) primary area for better crowd-flow management.
- This contract will provide for crowd flow monitoring services, including annual licensing, support, and sensor hardware replacement.
- 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 can leverage economies of scale, such as volume discounts, improved terms and conditions, reduced administrative costs, and access to professional and technical expertise.
- Annual expenditures are estimated to be $233,000.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
Cooperative purchasing agreements leverage contracts established by other governmental agencies, and do not involve the City conducting a bidding process, and therefore are exempt from CBI Program small business participation goals. Subcontracting opportunities are typically not feasible under these agreements.

Fiscal Note
Funding: Aviation Operating Budget

43. Airport Waste Hauling and Disposal Services

Action:

A. Approve a contract with WM of Greater Charlotte for waste hauling and disposal services for a term of three years, and

B. Authorize the City Manager to renew the contract for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Haley Gentry, Aviation
Jack Christine, Aviation

Explanation

- Aviation owns and maintains approximately 100 facilities, which require routine waste removal to ensure the health and safety of airport passengers, employees, and property.
- This contract will provide for waste hauling and disposal services for the dumpsters and compactors located throughout airport property.
- On April 13, 2026, the city issued a Request for Proposals (RFP); four responses were received.
- WM of Greater Charlotte best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to the RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be $2,000,000.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
The city negotiates small business contract participation after the proposal selection process.

Fiscal Note
Funding: Aviation Operating Budget

44. OneCloud Call Center Agent

Action:

A. Authorize the City Manager to negotiate and execute a contract with OneCloud Corporation to provide, implement, and maintain OneCloud Call Center Agent services for a term of three years,

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,

C. Authorize the City Manager to purchase additional software licenses, services, hardware, maintenance, and support as required to maintain the system for as long as the city uses the system, and

D. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Markell Storay, Innovation and Technology
Nicholas Miles, Innovation and Technology

Explanation

- Innovation and Technology (I&T) is responsible for the consolidated management of the city's technology needs.
- Call center services are utilized by eight call centers within the city: 311, Charlotte Area Transit Systems (CATS) Customer Service, CATS Special Transportation Service, Charlotte Water Customer Service, Charlotte Water Field Operations, Public Safety Non-Emergency Police Services, I&T Service Desk, and Finance Revenue Recovery.
- As of January 13, 2025, the city's existing unified communications system operates under a call center solution provided by OneCloud Corporation.
- OneCloud Corporation call center solution services consist of an Interactive Voice Response (IVR) system telephony software and inbound and outbound telephony service, with capabilities for call recording, call center monitoring, automated call distribution based on departmental defined routing, call center reporting, artificial intelligence automation, and multi-channel communication functionality.
- This contract will allow for continued use of OneCloud call center services and add OneCloud Call Center Agent services at a citywide level, for department-specific needs, to supplement and expand operations.
- OneCloud Call Center Agent services will include all telco-related services and support, including, but not limited to, voice and CRM integration, SMS and email, web chat, IVR and outbound dialing, AI enhancements and automation, and professional and implementation services.
- 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 the need for continuity of existing services, departmental investments already made into the system, and time constraints.
- Annual expenditures are estimated to be $1,500,000.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use race-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE/MSBE/WSBE/MWSBE goals or compliance requirements will be included in city contracts. SBE goals are not affected and shall continue to be used in compliance with the CBI program and applicable law.

Small Business Participation
A waiver of solicitation was necessary for this contract due to need for continuity of existing services, departmental investments already made into the system, and time constraints. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

Fiscal Note
Funding: Various departments' operating budgets

45. Fiscal Year 2026 Tax Collector's Settlement Statement and Fiscal Year 2027 Order of Collection

Action:

A. Receive as information and record in full in the minutes the Mecklenburg County Tax Collector's Settlement Statement for Fiscal Year 2026, and

B. Adopt an Order of Collection, pursuant to NC General Statute Section 105-321(b), authorizing the Mecklenburg County Tax Collector to collect taxes for the Fiscal Year 2027.

Staff Resource(s):
Matt Hastedt, Finance
Mitali Shah, Finance
Stephanie Kelly, City Clerk

Explanation
Action A
- According to NC General Statute Section 105-373:
  - After July 1, and before being charged with collecting taxes for the current fiscal year, the Tax Collector must submit to the governing board an annual report of the amount collected on the preceding fiscal year's taxes with which he/she is charged and the amount remaining uncollected, and The Tax Collector's Settlement Statement must be entered in full into the official record of the governing board.
  - The Tax Collector's Settlement Statement is an informational report on property tax collection activity for the preceding fiscal year (July 1, 2025 through June 30, 2026) and previous fiscal years.

Action B
- According to NC General Statute Section 105-321(b), an order directing the Tax Collector to collect the taxes charged in tax records and receipts must be entered into the official record of the governing board.
- The Order of Collection authorizes the collection of Fiscal Year 2027 real estate and motor vehicle taxes.

Attachment(s)
Fiscal Year 2026 Tax Collector's Settlement Statement and Fiscal Year 2027 Order of Collection

FY 2026 Tax Collector's Settlement Statement and FY 2027 Order of Collection

46. Refund of Property Taxes

Action:
Adopt a resolution authorizing the refund of property taxes assessed through clerical or assessment error in the amount of $8,030.50.

Staff Resource(s):
Matt Hastedt, Finance
David Browne, Finance

Explanation

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

Attachment(s)
Taxpayers and Refunds Requested
Resolution

Resolution - Refund of property taxes 08.10.2026

List of Taxpayers 08.10.2026

47. Set a Public Hearing on the Jefferson-First Union Tower Historic Landmark Designation

Action:
Adopt a resolution setting a public hearing for September 28, 2026, to consider historic landmark designation for the property known as the "Jefferson-First Union Tower" (parcel identification number 125-051-01).

Staff Resource(s):
Monica Holmes, Planning, Design, and Development
Erin Chantry, Planning, Design, and Development

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):
Stewart Gray, Historic Landmark Commission Department Director
Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate Jefferson-First Union Tower as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Jefferson-First Union Tower is located at 301 South Tryon Street in Council District 1.
- Designation of this property could significantly contribute to its long-term preservation.
- The Jefferson-First Union Tower is listed under parcel identification number 125-051-01, and the recommended designation would include the exterior and portions of the interior of the structure and a portion of the land associated with the tax parcel.
- The property is zoned UC.
- The property is owned by 301 S Tryon PropCo LLC which is in agreement with the designation request.
- Based on the current value, the potential amount of deferrable taxes would be approximately $124,525 for the City of Charlotte taxes, $5,440 for Charlotte Special District 1, $17,595 for Charlotte Special District 3, and $209,397.50 for Mecklenburg County taxes. This estimate is based on Mecklenburg County's current appraised value of $162,869,200 for the property. However, given the April 23, 2026, sale of the property for $36,500,000 and the upcoming 2027 countywide property revaluations, the potential amount of deferrable taxes is likely to decrease significantly.

Attachment(s)
Information Sheet
Resolution

Information Sheet - Jefferson-First Union Tower

Resolution - Jefferson-First Union Tower HLD PH

48. Set a Public Hearing on the Liddell-McNinch House Historic Landmark Designation

Action:
Adopt a resolution setting a public hearing for September 28, 2026, to consider historic landmark designation for the property known as the "Liddell-McNinch House" (parcel identification number 078-035-13).

Staff Resource(s):
Monica Holmes, Planning, Design, and Development
Erin Chantry, Planning, Design, and Development

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):
Stewart Gray, Historic Landmark Commission Department Director
Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate Liddell-McNinch House as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Liddell-McNinch House is located at 511 North Church Street in Council District 2.
- Designation of this property could significantly contribute to its long-term preservation.
- The Liddell-McNinch House is listed under parcel identification number(s) 078-035-13, and the recommended designation would include the interior and exterior of the structure and the land associated with the tax parcel.
- The property is zoned UC(HDO).
- The property is owned by Mitchell Van Clark and Delores Clark who are in agreement with the designation request.
- Based on the current value, the potential amount of deferrable taxes would be approximately $5,104.43 for the City of Charlotte taxes and $9,175.31 for Mecklenburg County taxes, and $238.37 for Special District 1 taxes.

Attachment(s)
Information Sheet
Resolution

Information Sheet - Liddell-McNinch House

Resolution - Liddell-McNinch House HLD PH

49. Set a Public Hearing on the McClintock Presbyterian Church Historic Landmark Designation

Action:
Adopt a resolution setting a public hearing for September 28, 2026, to consider historic landmark designation for the property known as the "McClintock Presbyterian Church" (parcel identification number 201-424-72).

Staff Resource(s):
Monica Holmes, Planning, Design, and Development
Erin Chantry, Planning, Design, and Development

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):
Stewart Gray, Historic Landmark Commission Department Director
Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission to designate McClintock Presbyterian Church as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The McClintock Presbyterian Church is located at 14008 Erwin Road in Council District 3.
- Designation of this property could significantly contribute to its long-term preservation.
- The McClintock Presbyterian Church is listed under parcel identification number 201-424-72, and the recommended designation would include the interior and exterior of the structure, the land associated with the tax parcel, and the cemetery, including all fixtures associated with the cemetery, including without limitation all graves, grave markers, tombs, and architectural structures and features.
- The property is zoned N1-A.
- The property is owned by McClintock Presbyterian Church, which is in agreement with the designation request.
- The property is currently exempt from the payment of property taxes.

Attachment(s)
Information Sheet
Resolution

Information Sheet - McClintock Presbyterian

Resolution - McClintock Presbyterian HLD PH

50. Set a Public Hearing on the Sugaw Creek Presbyterian Church Cemeteries #1 and #2 Historic Landmark Designation

Action:
Adopt a resolution setting a public hearing for September 28, 2026, to consider historic landmark designation for the property known as the "Sugaw Creek Presbyterian Church Cemeteries #1 and #2" (parcel identification numbers 085-115-06 and 091-081-09).

Staff Resource(s):
Monica Holmes, Planning, Design, and Development
Erin Chantry, Planning, Design, and Development

Charlotte-Mecklenburg Historic Landmarks Commission Representative(s):
Stewart Gray, Historic Landmark Commission Department Director
Tommy Warlick, Historic Landmarks Department Historic Preservation Specialist

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission to designate Sugaw Creek Presbyterian Church Cemeteries #1 and #2 as a local historic landmark.
- Public hearings are required prior to City Council action on designation requests.
- The Sugaw Creek Presbyterian Church Cemeteries #1 and #2 are located at 335 West Craighead Road and 4130 North Tryon Street, respectively, in Council District 1.
- Designation of these properties could significantly contribute to their long-term preservation.
- The Sugaw Creek Presbyterian Church Cemeteries #1 and #2 are listed under parcel identification numbers 085-115-06 and 091-081-09, respectively, and the recommended designation would include the cemeteries and all fixtures associated with those two parcels, including without limitation all graves, grave markers, tombs, and architectural structures and features, and the land associated with the tax parcel.
- The properties are zoned Manufacturing and Logistics (ML-1) and General Commercial (CG), respectively.
- The properties are owned by Sugaw Creek Presbyterian Church, Inc. which is in agreement with the designation request.
- The properties are currently exempt from the payment of property taxes.

Attachment(s)
Information Sheet
Resolution

Information Sheet - Sugaw Creek Presbyterian Cemeteries #1 and #2

Resolution - Sugaw Creek Presbyterian Cemeteries #1 and #2 HLD PH

51. Resolution of Intent to Abandon a Portion of Barlowe Road

Action:

A. Adopt a Resolution of Intent to abandon a portion of Barlowe Road, and

B. Set a public hearing for September 28, 2026.

Staff Resource(s):
Debbie Smith, Transportation
Leslie Bing, Transportation

Explanation

- NC General Statute Section 160A-299 outlines the procedures for permanently closing streets and alleys.
- The Charlotte Department of Transportation received a petition signed by the adjacent property owners to abandon public right-of-way and requests this City Council action in accordance with the statute.
- The action removes land from public right-of-way status and attaches it to the adjacent property. The land will be distributed proportionally between adjacent property owners in accordance with NC General Statute Section 160A-299.
- The right-of-way is located in Council District 2.

Petitioner
Mecklenburg County

Attachment(s)
Map
Resolution

2025-002082A - Barlowe Road -Abandonment Map

2026-002082A -Barlowe Road - Resolution of Intent 08.10.2026

CONSENT - PROPERTY TRANSACTIONS

52. Aviation Property Transactions - 9316 Dorcas Lane

Action: **Approve the following acquisition: EIS Mitigation Land South, 9316 Dorcas Lane**

The property is acquired in accordance with Federal Regulations in 49 C.F.R. Part 24 that implement the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration Reimbursement.

Project: EIS Mitigation Land South

Owner(s): Heirs of Thomas Dale and Velda Mae Williams

Property Address: 9316 Dorcas Lane

Total Parcel Area: 20,473 sq. ft. (0.470 ac.)

Property to be acquired by Fee Simple: 20,473 sq. ft. (0.470 ac.)

Property to be acquired by Easements: None

Structures/Improvements to be impacted: Single-family home

Landscaping to be impacted: Small shrubs and grass

Zoned: N1-A (ANDO)

Use: Single-family residential

Parcel Identification Number(s): 141-261-76
https://polaris3g.mecklenburgcountync.gov/pid/14126176

Purchase Price: $359,000, and all relocation benefits in compliance with federal, state or local regulations.

Council District: Adjacent to Council District 3

53. Aviation Property Transactions - 8115 Douglas Drive

Action: **Approve the following acquisition: 8115 Douglas Drive**

The property is acquired in accordance with Federal Regulations in 49 C.F.R. Part 24 that implement the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration Reimbursement, and/or Federal Transit Administration Reimbursement.

Project: Steeleberry Acres

Program: Voluntary Program

Owner(s): Adcock Estate

Property Address: 8115 Douglas Drive

Total Parcel Area: 33,323.4 sq. ft. (0.765 ac.)

Property to be acquired by Fee Simple: 33,323.4 sq. ft. (0.765 ac.)

Structures/Improvements to be impacted: None

Landscaping to be impacted: Small shrubs and trees

Zoned: N1-A (ANO)

Use: Single-family residential

Parcel Identification Number(s): 141-092-07
https://polaris3g.mecklenburgcountync.gov/pid/14109207

Purchase Price: $410,000 and all relocation benefits in compliance with federal, state, or local regulations

Council District: 3

54. Aviation Property Transactions - 9225 Markswood Road

Action: **Approve the following acquisition: EIS Mitigation Land South, 9225 Markswood Road**

The property is acquired in accordance with Federal Regulations in 49 C.F.R. Part 24 that implement the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration Reimbursement.

Project: EIS Mitigation Land South

Owner(s): Betsy M. and Ronald M. Lisk

Property Address: 9225 Markswood Road

Total Parcel Area: 58,706 sq. ft. (0.742 ac.)

Property to be acquired by Fee Simple: 58,706 sq. ft. (0.742 ac.)

Property to be acquired by Easements: None

Structures/Improvements to be impacted: Single-family home

Landscaping to be impacted: Small shrubs and grass

Zoned: N1-A (ANDO)

Use: Single-family residential

Parcel Identification Number(s): 141-261-08
https://polaris3g.mecklenburgcountync.gov/pid/14126108

Purchase Price: $365,000, and all relocation benefits in compliance with federal, state, or local regulations

Council District: Adjacent to Council District 3

55. Aviation Property Transactions - 8211 McAlpine Drive

Action: **Approve the following acquisition: 8211 McAlpine Drive**

The property is acquired in accordance with Federal Regulations in 49 C.F.R. Part 24 that implement the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for Federal Aviation Administration Reimbursement, and/or Federal Transit Administration Reimbursement.

Project: Steeleberry Acres

Program: Voluntary Program

Owner(s): Darrin Roseboro and Melanie Martin

Property Address: 8211 McAlpine Drive

Total Parcel Area: 27,137.88 sq. ft. (0.623 ac.)

Property to be acquired by Fee Simple: 27,137.88 sq. ft. (0.623 ac.)

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: N1-A (ANO)

Use: Single-family residential

Parcel Identification Number(s): 141-224-03
https://polaris3g.mecklenburgcountync.gov/pid/14122403

Purchase Price: $350,000 and all relocation benefits in compliance with federal, state, or local regulations

Council District: 3

56. Property Transactions - Reddman Road 5723, Parcel # 2

Action: **Approve the following condemnation: Reddman Road 5723, Parcel # 2**

Project: Reddman Road 5723

Owner(s): PR Management, LLC

Property Address: 5723 Reddman Road

Total Parcel Area: 52,891 sq. ft. (1.214 ac.)

Property to be acquired by Easements: 1,722 sq. ft. (0.040 ac.) in storm drainage easement, 40 sq. ft. (0.001 ac.) in sidewalk utility easement, and 2,577 sq. ft. (0.059 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: CG

Use: General Commercial

Parcel Identification Number(s): 133-101-02
https://polaris3g.mecklenburgcountync.gov/pid/13310102

Appraised Value: $22,225

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

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

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

Council District: 5

Attachment(s): Map

15-26470 Map Property Transactions - Reddman Road 5723, Parcel # 2

57. Property Transactions - Reddman Road 5723, Parcel # 4

Action: **Approve the following condemnation: Reddman Road 5723, Parcel # 4**

Project: Reddman Road 5723

Owner(s): Sam's Mart, LLC

Property Address: 5638 Albemarle Road

Total Parcel Area: 121,624 sq. ft. (2.792 ac.)

Property to be acquired by Easements: 264 sq. ft. (0.006 ac.) in storm drainage easement, 157 sq. ft. (0.004 ac.) in sidewalk utility easement, and 3,386 sq. ft. (0.078 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: None

Zoned: OFC

Use: Office Flex Campus

Parcel Identification Number(s): 133-051-05
https://polaris3g.mecklenburgcountync.gov/pid/13305105

Appraised Value: $6,775

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

City's Response to Property Owner's Concerns: The city was able to redesign to accommodate some of the property owner's design concerns. The city informed the property owner they could obtain their own appraisal or provide supporting documentation to justify their counteroffer. The city continues to negotiate with the property owner.

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

Council District: 5

Attachment(s): Map

15-26471 Map Property Transactions - Reddman Road 5723, Parcel # 4

Adjournment

REFERENCES

58. 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.

59. 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.