City of Charlotte

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

Meeting Agenda

Monday, August 24, 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

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

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

1. Mayor and Council Consent Item Questions and Answers

Staff Resource(s):
Sarah Hazel, City Manager's Office

Time: 5 minutes

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

2. Consent agenda items 13 through 32 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

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.

2026.08.24_Council Agenda QA

PUBLIC FORUM

3. Public Forum

PUBLIC HEARING

4. Public Hearing and Decision on a Resolution to Close a Portion of Pete Brown Road

Action:

A. Conduct a public hearing to close a portion of Pete Brown Road, and

B. Adopt a resolution and close a portion of Pete Brown Road.

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 (CDOT) 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 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 attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way is located in Council District 2.

Petitioner
Toll Southeast LP Company Inc.

Right-of-Way to be Abandoned
A portion of Pete Brown Road

Reason
Per the petition submitted by Toll Southeast LP Company Inc., the abandonment of the unopened right-of-way will facilitate future redevelopment of abutting parcels.

Notification
As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.
Adjoining property owner(s)
Harris Woods, LLC - No objections
Neighborhood/Business Association(s)
None
Private Utility Companies
No objections
City Departments

- Review by city departments identified no apparent reason this closing would:
  - Be contrary to the public interest;
  - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
  - Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)
Map
Resolution

2026-001193A - Abandonment Map

2026-001193A Resolution to Close 08.10.2026

5. Public Hearing and Decision on a Resolution to Close a Portion of Weona Avenue

Action:

A. Conduct a public hearing to close a portion of Weona Avenue, and

B. Adopt a resolution and close a portion of Weona Avenue.

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 (CDOT) 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 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 attached resolution refers to exhibits and metes and bounds descriptions that are available in the City Clerk's Office.
- The right-of-way is located in Council District 1.

Petitioner
Crosland Greens, LLC

Right-of-Way to be Abandoned
A portion of Weona Avenue

Reason
Per the petition submitted by Crosland Greens LLC, the abandonment of the opened right-of-way will facilitate future redevelopment of abutting parcels.

Notification
As part of the city's notification process, and in compliance with NC General Statute Section 160A-299, CDOT submitted this abandonment petition for review by the public and city departments.
Adjoining property owner(s)
None
Neighborhood/Business Association(s)
None
Private Utility Companies
No objections
City Departments

- Review by city departments identified no apparent reason this closing would:
  - Be contrary to the public interest;
  - Deprive any individual(s) owning property in the vicinity of reasonable means of ingress and egress to their property as outlined in the statutes; or
  - Be contrary to the adopted policy to preserve existing rights-of-way for connectivity.

Attachment(s)
Map
Resolution

2026-001507A - Abandonment Map

2026-001507A Resolution to Close 08.10.2026

POLICY

6. City Manager’s Report

08.24.2026 City Manager's Memo

Youth Protection Ordinance

7. Charlotte Streets Map and Charlotte Streets Manual Amendments

Action:

A. Adopt a resolution approving amendments to the Charlotte Streets Map, and

B. Adopt a resolution approving amendments to the Charlotte Streets Manual.

Staff Resource(s):
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 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 and 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 include Traffic Impact Study guidance to provide a multimodal review of transportation-related impacts from development and outlines mitigations.
- On August 10, 2026, public comment on the final draft of the amended Streets Map and amended Streets Manual was held.

Proposed Changes

- The proposed amendment to the Streets Map reclassifies Woody Point Road from a collector street to a local street.
- The proposed amendments to the 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 Streets Map amendments.

Attachment(s)
Map
Resolution
Summary of Street Manual Amendments

Map - Amendments to the Streets Map

Resolution - Amend Charlotte Streets Map and Charlotte Streets Manual

Summary of Amendments to the Streets Manual

8. Parking on Sidewalk Ordinance Amendment

Action:
Adopt an ordinance approving an amendment to Chapter 14, Article IV, Section 14-130 of the City Code as recommended by the Budget, Governance, and Intergovernmental Relations Committee.

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

Staff Resource(s):
Andrea Leslie-Fite, City Attorney
Lisa Flowers, City Attorney's Office

Current Ordinance

- The city's ordinances regarding motor vehicles and traffic are codified in Chapter 14. Two provisions of Chapter 14 address the prohibition of parking on sidewalks:
  - Section 14-216(a)(9) provides that it is unlawful "to stop, stand, or park a vehicle … [o]n a sidewalk."
  - Section 14-130 provides that it is "unlawful to operate, drive, stop, stand, or park a vehicle upon any sidewalk or sidewalk area except at a permanent or temporary driveway."
- Although both sections prohibit parking on sidewalks, Section 14-130 introduces an exception that does not appear in Section 14-216(a)(9). The overlapping but different language in these two sections creates ambiguity for enforcement officers and residents.

Proposed Changes

- Amending Section 14-130 to remove the driveway exception will:
  - Bring Section 14-130 into full alignment with Section 14-216(a)(9);
  - Clarify that parking on sidewalks is prohibited under all circumstances; and
  - Preserve the city's ability to enforce sidewalk protections uniformly.

Committee Discussion

- At the August 3, 2026, Budget, Governance, and Intergovernmental Relations Committee meeting, the Committee reviewed current ordinance language and needed revisions. The Committee voted unanimously (Graham, Mayo, Owens) to recommend the proposed ordinance amendment to Chapter 14, Article IV, Section 14-130 of the City Code.
- Council received an overview of the proposed ordinance amendment at the August 10, 2026, City Council Meeting.

Attachment(s)
Ordinance
Ordinance Revisions (red-lined)

Ordinance - Amend Sec. 14-130

Ordinance Revisions - Sec. 14-130

BUSINESS

9. Youth Diversion Program Interlocal Agreement

Action:
Adopt a resolution authorizing the City Manager, or his designee, to negotiate and execute a revenue interlocal agreement with Mecklenburg County through which the city will receive funding to support youth diversion programming.

Staff Resource(s):
Raquishela Stewart, Housing and Neighborhood Services

Explanation

- The NC General Assembly charges counties with establishing Juvenile Crime Prevention Councils (JCPC) to plan, organize, and evaluate local programs designed to help prevent or mitigate youth involvement in the justice system. These programs focus on prevention, intervention, treatment, and aftercare strategies and programs to support youth, strengthen families, and promote community safety.
- Each year, the Mecklenburg County JCPC receives funds for this purpose from the state of North Carolina. The JCPC partners with local agencies through a Request for Proposals process to provide youth services utilizing these state funds.
- On April 1, 2026, the JCPC proposed allocating $238,957 of their state funds to support the city's Office of Youth Opportunities Fiscal Year 2027 Youth Diversion Program (Program), marking the fifteenth year of the city's partnership with Mecklenburg County to provide these services. The JCPC allocation was approved by the Mecklenburg County Board of Commissioners on April 21, 2026.
- Diversion provides an alternative to arrest for young people while maintaining accountability for unlawful actions and supporting efforts to redirect behavior.
  - Youth who have committed first-time, minor offenses are referred to the Program by school resource officers, patrol officers, and court counselors from the NC Department of Juvenile Justice.
  - After successful completion of the Program, charges are dismissed.
- Program services include interpersonal skill building, conflict resolution, substance awareness, academic coaching, and career development plan workshops. Parental skills training is provided to the parents/guardians of Program participants.
- After completing the Program, the assigned school resource officer provides ongoing, weekly check-ins with Program participants to reinforce key lessons and ensure continued progress.
- Grant funding supports delivery of the Program to approximately 315 youth annually. To date, the Program has served more than 5,300 youth, over 90 percent of whom did not recidivate within 12 months after program completion.

Fiscal Note
Funding: General Grants Fund

Attachment(s)
Resolution
Draft Interlocal Agreement

Resolution - Youth Diversion Program ILA

Draft ILA - Youth Diversion Program

APPOINTMENTS

10. Appointments to the Community Relations Committee

Action:
Appoint residents to serve as specified.

Staff Resource(s):
Stephanie Kelly, City Clerk

Explanation

- Two appointments for a partial term beginning upon appointment and ending June 30, 2028.
  - Terry Carmichael II, nominated by Council members Mazuera Arias and Owens.
  - Zachary Claywell, nominated by Council members Ajmera, Johnson, Mayo, and Owens.
  - LeShandra Davis, nominated by Council members Ajmera, Graham, Johnson, and Mayo.
  - Malen Destinasse, nominated by Council members Graham and Mayfield.
  - Alexis Hilling, nominated by Council members Driggs and Owens.
  - Cedric McCorkle, nominated by Council members Mayfield and Mitchell.

Attachment(s)
Community Relations Committee Applications

11. Mayor and Council Topics

12. Closed Session

CONSENT

13. Alarm Registration and Management Services

Action:

A. Approve contract extension #2 for a term of one year to the contract with Central Technologies LLC, dba Superion, LLC for false alarm registration and management services, and

B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract and this extension were approved.

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

Explanation

- City Council adopted a False Alarm Ordinance, effective May 1996, to establish reasonable expectations of alarm users ensuring that they are held responsible for the use of their alarm systems.
- On July 13, 2020, City Council approved a contract with Central Square Technologies, LLC dba Superion, LLC for alarm registration and management services for a term of three years with two, one-year renewals.
- On August 11, 2025, City Council approved a contract extension with Central Square Technologies, LLC dba Superion, LLC for one additional year.
- Superion, LLC ensures compliance with all registration and permit requirements outlined in the ordinance and collects fines for excessive false alarms. The company provides around-the-clock system maintenance, compliance monitoring, and administrative 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 continuity of service.
- Annual expenditures are estimated to be $575,000.
- The new estimated value of the contract including extension #2 is $3,828,290.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local governments to use minority-conscious and gender-conscious contracting requirements. In compliance with the new law, no MBE/WBE/MWBE 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.

Small Business Participation
A waiver of solicitation was necessary for this contract due to need for continuity of existing services. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

Fiscal Note
Funding: Police Operating Budget

14. U.S. Department of Justice FY 2025 Edward Byrne Memorial Justice Assistance Grant

Action:
Adopt a resolution authorizing the City Manager to enter into a memorandum of understanding with Mecklenburg County as a law enforcement partner through the Edward Byrne Memorial Justice Assistance Grant from the U.S. Department of Justice.

Staff Resource(s):
Chief Estella Patterson, Police
Jacquelyn Bryley, Police
Morgan Parks, Police

Explanation
- Each year, the city applies for and receives the Edward Byrne Memorial Justice Assistance Grant.
- The grant will fund overtime for neighborhood patrols and crime lab staff, the Police Cadet Program, and the Summer Intern Program.
- The grant requires that Mecklenburg County receive a portion of the total award as a law enforcement partner.
- The city's share of the funding will be $495,168, and Mecklenburg County will receive $123,800.
- No matching contribution from the city is required.

Fiscal Note
Funding: General Grants Fund

Attachment(s)
Resolution
Memorandum of Understanding

Resolution - FY 2025 JAG

MOU - FY 2025 JAG

15. Construction Engineering Inspection, Utility Coordination, and Utility Relocation Services

Action:

A. Approve unit price contracts for construction engineering inspection, utility coordination, and utility relocation services for a term of three years with the following:

- **Colliers Engineering,**
- **RK&K,**
- **STV,**
- **Volkert, 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):
Debbie Smith, Transportation
Kathleen Cishek, Transportation
Tonia Wimberly, Transportation

Explanation

- These contracts ensure mobility infrastructure is constructed to city standards, protecting public investments while advancing a safe, connected, equitable, sustainable, prosperous, and innovative transportation network for Charlotte.
- These task order contracts will be used by staff to provide construction engineering inspection, utility coordination, and utility relocation services for various mobility infrastructure projects to supplement our existing staff to meet the increased capital delivery demands.
- On May 6, 2026, the city issued a Request for Qualifications (RFQ); 10 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFQ requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual aggregate expenditures are estimated to be $6,000,000.

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
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 Capital Investment Plan

16. Pavement Marking Materials

Action:

A. Approve a unit price contract with the lowest responsive, responsible bidder Crown USA, Inc. for the purchase of pavement marking materials 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):
Debbie Smith, Transportation
Bryan Tarlton, Transportation

Explanation

- The Charlotte Department of Transportation operates and maintains a transportation network that contains over 5,000 lane miles.
- Pavement markings are critical in regulating traffic movement for motorists, cyclists, and pedestrians.
- On May 15, 2026, the city issued an Invitation to Bid; five bids were received.
- Crown USA, Inc. was selected as the lowest responsive, responsible bidder.
- 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 $200,000.

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
Small Business contract goals were not established for this contract because there were limited certified SBEs available within the city's database capable of performing the required work or providing the necessary goods.

Fiscal Note
Funding: Transportation Operating Budget

17. Hydro-Excavation Services

Action:

A. Approve unit price contracts for hydro-excavation services for a term of three years with the following:

- **Cuevac, LLC,**
- **NG Companies, 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
Shawn Coffman, Charlotte Water
Marion Sanders, Charlotte Water

Explanation

- The Charlotte Water Field Operations Division performs many duties to maintain its network of water and wastewater pipelines. Maintaining these pipelines requires hydro-excavation to expose buried utilities and structures.
- These contracts will provide hydro-excavation services on an as-needed basis throughout the Charlotte Water service area.
- On June 25, 2026, the city issued a Request for Proposals (RFP); three 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 $250,000.

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 or goods does not present viable subcontracting opportunities. The selected companies will be responsible 100% of the work or goods, and there are no opportunities to include subcontractors. This assessment was confirmed by CBI and the respective department after reviewing the project's scope and potential for division into subcontracting opportunities.

Fiscal Note
Funding: Charlotte Water Operating Budget

18. McAlpine Creek 54-inch Sanitary Sewer Rehabilitation Project Phase 2 Change Order

Action:
Approve change order #1 for $1,797,204 to the contract with Insituform Technologies, LLC for the McAlpine Creek 54-inch Sanitary Sewer Rehabilitation Project Phase 2.

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

Explanation

- This project involves rehabilitating 6,075 linear feet of 54-inch sanitary sewer located along McAlpine Creek and the associated manholes in Council District 7.
- On November 10, 2025, following a competitive solicitation process, City Council approved a contract with Insituform Technologies, LLC for $5,854,732.73 for the McAlpine Creek 54-inch Sanitary Sewer Rehabilitation Project Phase 2.
- Change order #1 is needed to extend pipe rehabilitation by an additional 1,676 linear feet. The additional work will allow the project to use an existing access point, reducing future restoration costs and avoiding the need to establish a new access point later.
- The new total value of the contract including change order #1 is $7,651,936.73.

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 change order will be performed by the Insituform Technologies, LLC and their existing subcontractors.

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

Attachment(s)
Map

Map - McAlpine Creek 54-inch Sanitary Sewer Rehab Phase 2

19. McAlpine Creek Preliminary and Primary Treatment Facility Rehabilitation

Action:
Approve a guaranteed maximum price of $39,892,315 with Garney Companies, Inc. for design-build construction services for the McAlpine Creek Wastewater Treatment Plant Preliminary and Primary Treatment Facilities Rehabilitation project.

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

Explanation

- This project will provide design and construction services for the rehabilitation of treatment facilities for the McAlpine Creek Wastewater Treatment Plant (WWTP), located in the Town of Pineville (adjacent to Council District 7).
- The treatment facilities are critical components of the wastewater treatment process, and the project will ensure their continued safe and reliable operation.
- 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 August 25, 2025, following a competitive solicitation process, City Council approved a contract for $2,289,927 with Garney Companies, Inc. for Design-Build design services for the McAlpine Creek Wastewater Treatment Plant Preliminary and Primary Treatment Facilities Rehabilitation project. Based on the design, Garney Companies, Inc. developed the first 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.
- Including design and construction costs, the total design-build contract value for this project is $42,182,242.
- The project is anticipated to be completed 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
The city negotiates contract participation for Design-Build contracts after the scopes of work for construction services are defined. Garney Companies, Inc. has committed $37,500 or 0.09% of the total contract for construction services the following certified firm(s):

- Charlotte Bolt & Foundation Systems LLC (SBE) ($15,000) (material supplier)
- Redstone Materials Inc. (SBE) ($5,000) (hauling aggregate)
- The Survey Company (SBE) ($17,500) (surveying/engineering)

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

20. Nutrient Harvesting at McAlpine Creek Water Resource Recovery Facility

Action:
Approve a guaranteed maximum price of $3,200,000 with MEB General Contractors, Inc. for design-build construction services for the Nutrient Harvesting Facility at the McAlpine Creek Water Resource Recovery Facility Project.

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

Explanation
- The Nutrient Harvesting Project will enhance existing treatment processes at the McAlpine Creek Water Resource Recovery Facility (WRRF), in the Town of Pineville (adjacent to Council District 7), by recovering phosphorus from the wastewater treatment process.
- This project supports the city's Strategic Energy Action Plan goals by helping to create a circular economy.
- 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 October 11, 2021, following a competitive solicitation process, City Council approved a contract for $2,098,500 with MEB General Contractors, Inc. for Design-Build design services for the Nutrient Harvesting Facility at the McAlpine Creek WRRF Project. Based on the design, MEB General Contractors, Inc. 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.
- Including design and construction costs, the total design-build contract value for this project is $47,326,421.
- The project is anticipated to be completed by the third 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 contract participation for Design-Build contracts after the scopes of work for construction services are defined. All additional work involved in this Guaranteed Maximum Prime will be performed by MEB General Contractors, Inc. and their existing subcontractors.

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

21. 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:

- **Ardurra Group North Carolina,**
- **ESP Associates, Inc.,**
- **LandDesign, 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 projects ranging from single property repairs to area-based drainage solutions.
- On June 4, 2026, the city issued a Request for Qualifications (RFQ); 11 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 $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
The city negotiates project participation after the proposal selection process. Each Prime has identified the following certified firm(s) to be utilized:
Ardurra Group North Carolina

- Tidemark Land Services (SBE) (topographic surveys and plat services)

ESP Associates, Inc.

- Barry Lambert Engineering (SBE) (structural engineering)
- Centerline Locating LLC (SBE) (utility locating, SUE, and CCTV services)
- The Survey Company Inc. (SBE) (land surveying)

LandDesign, Inc.

- Barry Lambert Engineering (SBE) (structural engineer)
- Tidemark Land Services (SBE) (land surveyor)

Fiscal Note
Funding: Storm Water Capital Investment Plan

22. Utility Billing, Payments, and Related Services

Action:

A. Approve a contract with KUBRA Data Transfer Ltd., A REPAY Company, providing and implement utility billing, payment, and related services for a term of two 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, and

C. Authorize the City Manager to approve additional purchases as needed from time to time to optimize utility billing, payment, and related services.

Staff Resource(s):
Angela Charles, Charlotte Water
Matthew Hastedt, Finance
Susan Walker, Finance

Explanation

- Finance is responsible for managing utility billing, payment and related offerings for water, sewer, and storm water services that include bill processing, printing, mail insertion, postage, archival/bill viewing, electronic bill distribution, collection of customer payments, backup facilities, and seamless integration with the city's current web portal provider.
- On July 24, 2017, following a competitive solicitation process, City Council approved a contract with KUBRA Data Transfer Ltd., A REPAY Company, for utility billing, payment, and related services for a term of five years with four, one-year renewal options.
- The continued use of the KUBRA Data Transfer Ltd. system will allow for existing services to continue while the Finance department collaborates with Procurement to determine and review competitive solicitation options prior to expiration of the contract term.
- 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 service and time constraints.
- Annual expenditures are estimated to be $3,567,000.

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 based on the need for continuity of service 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: Finance Operating Budget

23. I&T Research, Advisory, and Consulting Services

Action:

A. Approve the purchase of information technology-related research, advisory, and consulting services from a cooperative contract,

B. Approve a contract with Gartner, Inc. for the purchase of information technology-related research, advisory, and consulting services for a term of three years under National Association of State Procurement Officials Master Agreement #DPC-1428523190-SA-21 -PASS_ITRAC, 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):
Markell Storay, Innovation and Technology
Randy Moulton, Innovation and Technology
Cheryl Wright, Contracting and Procurement

Explanation

- This contract will provide the Innovation and Technology (I&T) department with trusted research, industry benchmarks, expert advisory support, and insights into emerging technologies and market trends, assisting I&T in making informed strategic investment decisions.
- Services may include access to research reports, analyst consultations, vendor evaluation tools, benchmarking tools, conferences, and guidance on technology strategy, governance, cybersecurity, infrastructure, and digital transformation.
- 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 $350,000.

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

Fiscal Note
Funding: Various Departments' Operating Budgets

24. Software and Technology Services

Action:

A. Approve the purchase of software and technology services from a cooperative purchasing contract,

B. Approve a contract with Carahsoft Technology Corporation for the purchase of software and technology services under General Services Administration (GSA) Multiple Award Schedule Contract #47QSWA18D008F,

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

D. Authorize the City Manager to purchase maintenance and support for as long as the city uses the products and services.

Staff Resource(s):
Cheryl Wright, Contracting and Procurement
John Long, Contracting and Procurement

Explanation

- Carahsoft Technology Corporation is an authorized reseller of software, cloud services, maintenance, support, professional services, and related technology solutions from numerous manufacturers.
- This contract will provide a streamlined purchasing vehicle for software subscriptions, renewals, maintenance, cloud services, and professional services used across city departments.
- 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 $800,000.

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: Various Departments' Operating Budgets

25. Staffing Augmentation and Recruiting Services

Action:

A. Approve contracts for staffing augmentation and recruiting services for a term of three years with the following:

- **22nd Century Technologies, Inc.,**
- **AppleOne, Inc.,**
- **Apptad, Inc.,**
- **ATHENA Consulting LLC,**
- **BAYINFOTECH LLC,**
- **Beatty's Services, Inc.,**
- **Buzzclan, LLC,**
- **Capital Consulting LLC dba Tharseo IT,**
- **Core Recruitment LLC,**
- **Cynet Systems Inc.,**
- **DatamanUSA, LLC**
- **Info Labs Inc.,**
- **Infojini, Inc.,**
- **InstantServe, LLC,**
- **iQuasar, LLC,**
- **JW Affinity IT,**
- **LanceSoft, Inc.,**
- **ManpowerGroup US, Inc.,**
- **Midtown Personnel, Inc.,**
- **Rose International,**
- **WinMax Systems Corporation,**
- **Zencon Group 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):
Cheryl Wright, Contracting and Procurement
John Long, Contracting and Procurement

Explanation

- The use of staffing firms enables the city to:
  - Augment existing workforce capacity on an as-needed basis to address planned workloads, unforeseen demands, special projects, and emerging operational needs;
  - Provide temporary personnel to support departments during extended employee absences;
  - Access candidates with specialized expertise, knowledge, and skill sets not available within the current workforce; and
  - Evaluate potential candidates for future city employment opportunities through temporary assignments.
- Multiple contract awards are recommended to ensure flexibility, provide alternative options, and better meet the diverse needs of city departments and operations.
- On July 21, 2025, the city issued a Request for Proposals (RFP) in partnership with Omnia Partners; 288 responses were received.
- The companies selected best meet the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- Charlotte Cooperative Purchasing Alliance (CCPA) contracts are designed to benefit all entities required to comply with state purchasing laws, including cities, counties, public and private schools, colleges and universities, non-profits, and governmental entities by leveraging aggregate purchasing volume to secure better pricing.

- 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 $4,000,000.

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

Fiscal Note
Funding: Various Departments' Operating Budgets

26. Vehicle and Equipment Welding Services

Action:

A. Approve a contract with Bondo Innovations, LLC for vehicle and equipment welding services for a term of two years, and

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

Staff Resource(s):
Cheryl Wright, Contracting and Procurement
John Long, Contracting and Procurement
Phil Reiger, General Services

Explanation

- This contract will provide welding, fabrication, repair, and maintenance services for a wide range of city vehicles and equipment, including fleet vehicles, heavy equipment, fire apparatus, solid waste trucks, airport equipment, street maintenance equipment, and other public works and transportation assets.
- On June 23, 2026, the city issued a Request for Proposals (RFP); one response was received.
- Bondo Innovations, LLC best meets the city's needs in terms of qualifications, experience, cost, and responsiveness to RFP requirements.
- At renewal, potential price adjustments may be considered based on legitimate and justified increases in the cost of doing business. The ability to consider price adjustments also allows the city to accept decreases, if warranted.
- Annual expenditures are estimated to be $600,000.

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: Various Departments' Operating Budgets

27. Meeting Minutes

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

- **May 18, 2026, Budget Adjustment Meeting,**
- **May 18, 2026, Zoning Meeting,**
- **May 26, 2026, Business Meeting,**
- **June 1, 2026, Budget Straw Votes Meeting,**
- **June 8, 2026, Business Meeting,**
- **June 15, 2026, Special Meeting,**
- **June 15, 2026, Zoning Meeting,**
- **June 18, 2026, Special Meeting, and**
- **June 22, 2026, Business Meeting.**

Staff Resource(s):
Stephanie Kelly, City Clerk
Billie Tynes, Deputy City Clerk

Explanation

- Meeting Minutes can be viewed using the link below:
  https://charlottenc.legistar.com/Calendar.aspx

Attachment(s)
Meeting Minutes

05.18.2026 Budget Adjustment Meeting

05.18.2026 Zoning Meeting

05.26.2026 Business Meeting

06.01.2026 Straw Votes

06.08.2026 Business Meeting

06.15.2026 Special Meeting

06.15.2026 Zoning Meeting

06.18.2026 Special Meeting

06.22.2026 Business Meeting

28. Set a Public Hearing on the Freedom Manor at Reedy Creek Voluntary Annexation

Action:
Adopt a resolution setting a public hearing for September 28, 2026, for the Freedom Manor at Reedy Creek voluntary annexation petition.

Staff Resource(s):
Monica Holmes Planning, Design, and Development
Holly Cramer Planning, Design, and Development
Emma Knauerhase Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- This property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares a small boundary with current city limits via contiguity established across Interstate 485.
- Annexation of this area will allow for extension of city services to a site planned for redevelopment by Habitat for Humanity of the Charlotte Region.
- The 12.1417-acre "Freedom Manor at Reedy Creek" site is located along the northwest side of Plaza Road and directly east of Interstate 485 in northeastern Mecklenburg County.
  - The property is currently occupied with one residential structure which will be demolished prior to redevelopment.
  - The property is zoned N1-A (Neighborhood 1-A), which allows for single-family, duplexes, triplexes, and a limited number of other uses.
  - The petitioner has plans to redevelop the site with 37 single-family detached dwellings.
  - The property is located immediately adjacent to Council District 5.
  - The petitioned area consists of two parcels: parcel identification numbers 105-211-06 and 105-211-09.

Consistency with City Council Policies

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

Attachment(s)
Map
Resolution

Map - Freedom Manor at Reedy Creek Annexation

Resolution - Freedom Manor at Reedy Creek Annexation PH

29. Set a Public Hearing on the Kings Grant Voluntary Annexation

Action:
Adopt a resolution setting a public hearing for September 28, 2026, for the Kings Grant voluntary annexation petition.

Staff Resource(s):
Monica Holmes Planning, Design, and Development
Holly Cramer Planning, Design, and Development
Emma Knauerhase Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- This property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares a small boundary with current city limits via contiguity established across Interstate 85.
- Annexation of this area will allow for extension of city services to a site planned for a mix of development types.
- The 335.568-acre "Kings Grant" site is located along the Cabarrus County Line, on the northwest side of Interstate 85 and the north side of Ridge Road, south of Mallard creek road in northeast Mecklenburg County.
  - The property is currently vacant.
  - The property is zoned I-1(CD) (Light Industrial, Conditional) and R-22MF(CD) (Muli-Family Residential, Conditional).
    - Rezoning petition 2021-028 rezoned the site from CC to I-1(CD) and R-22MF(CD).
    - Rezoning petition 2023-028 amended the site plan for the R-22MF(CD) portion of the site.
  - The petitioner has plans to develop 488 multi-family residential dwelling units and up to 2.75 million square feet of light industrial use. The light industrial uses include approximately 1,750,000 square feet of warehousing and distribution and approximately 1,000,000 square feet of light manufacturing and assembly.
  - The property is located immediately adjacent to Council District 4.
  - The petitioned area consists of five parcels: parcel identification numbers 029-581-15, 029-181-11, 029-591-05, 029-591-03, and 029-591-06.

Consistency with City Council Policies

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

Attachment(s)
Map
Resolution
Rezoning Petition 2021-028
Rezoning Petition 2023-028

Map -Kings Grant Annexation

Resolution - Kings Grant Annexation PH

RZP-2021-028 Site Plan

RZP-2023-028 Site Plan

30. Set a Public Hearing on the Taylor Grove at Mallard Creek Voluntary Annexation

Action:
Adopt a resolution setting a public hearing for September 28, 2026, for the Taylor Grove at Mallard Creek voluntary annexation petition.

Staff Resource(s):
Monica Holmes Planning, Design, and Development
Holly Cramer Planning, Design, and Development
Emma Knauerhase Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- This property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for extension of city services to a site planned for redevelopment.
- The 32.29-acre "Taylor Grove at Mallard Creek" site is located southeast of North Tryon Street, east of Trevi Village Boulevard, and west of La Paz Place in northeastern Mecklenburg County.
  - The property is currently occupied with single-family dwellings and accessory structures that will be removed prior to redevelopment.
  - The property is zoned N2-A(CD) (Neighborhood 2-A, Conditional).
    - Rezoning petition 2025-049 rezoned the site from N1-A to N2-A(CD).
  - The petitioner has plans to develop up to 190 multi-family attached units.
  - The property is located immediately adjacent to Council District 4.
  - The petitioned area consists of two parcels: parcel identification numbers 051-091-05 and 051-091-08.

Consistency with City Council Policies

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

Attachment(s)
Map
Resolution
Rezoning Petition 2025-049

Map - Taylor Grove at Mallard Creek Annexation

Resolution - Taylor Grove at Mallard Creek Annexation PH

RZP-2025-049 Site Plan

31. Set a Public Hearing on the Yardly West Towne Voluntary Annexation

Action:
Adopt a resolution setting a public hearing for September 28, 2026, for the Yardly West Towne voluntary annexation petition.

Staff Resource(s):
Monica Holmes Planning, Design, and Development
Holly Cramer Planning, Design, and Development
Emma Knauerhase Planning, Design, and Development

Explanation

- The city has received a petition for voluntary annexation of private property.
- Public hearings are required prior to City Council action on annexation requests.
- This property is located within Charlotte's extraterritorial jurisdiction.
- The area proposed for annexation shares boundaries with current city limits.
- Annexation of this area will allow for extension of city services to a site planned for mixed residential development.
- The 50.595-acre "Yardly West Towne" site is located along the west side of Garrison Road, south of West Boulevard, and east of Dixie River Road in western Mecklenburg County.
  - The property is currently vacant.
  - The property is zoned MX-2 INNOV (Mixed Residential - 2, Innovative Standards).
    - Rezoning petition 2022-059 rezoned the site from MUDD-O and R-3 to MX-2 INNOV.
  - The petitioner has plans to develop 335 multi-family residential units.
  - The property is located immediately adjacent to Council District 3.
  - The petitioned area consists of nine parcels: parcel identification numbers 141-141-12, 141-141-11, 141-141-08, 141-142-03, 141-142-04, 141-142-02, 141-141-04, 141-141-14, and 141-141-06.

Consistency with City Council Policies

- The annexation is consistent with city voluntary annexation policy approved by the City Council on March 24, 2003; more specifically this annexation:
  - Will not adversely affect the city's ability to undertake future annexations; and
  - Will not have undue negative impact on city finances or services.
- Per policy, voluntary annexations that encompass unincorporated areas by new city limits may be approved if either of the following conditions exist:
  - A petitioner for a voluntary annexation would experience a significant hardship if the annexation were not approved; or
  - Under the facts of a particular voluntary annexation petition, the city's interests are served by varying the application of one of more of these policies.
- This voluntary annexation is being recommended because the city's interests will be served by annexing the petitioned property.

Attachment(s)
Map
Resolution
Rezoning Petition 2022-059

Map - Yardly West Towne Annexation

Resolution - Yardly West Towne Annexation PH

RZP-2022-059 Site Plan

CONSENT - PROPERTY TRANSACTIONS

32. Property Transactions - Farmway Place 6500, Parcel # 2

Action: **Approve the following condemnation: Farmway Place 6500, Parcel # 2**

Project: Farmway Place 6500

Owner(s): Monteise Charell McKay and Yolanda Renea McKay aka Yolanda Renea Hutsona

Property Address: 6600 Woodfield Drive

Total Parcel Area: 15,000 sq. ft. (0.344 ac.)

Property to be acquired by Easements: 804 sq. ft. (0.019 ac.) in storm drainage easement and 1,196 sq. ft. (0.028 ac.) in temporary construction easement

Structures/Improvements to be impacted: None

Landscaping to be impacted: Various shrubs and small trees

Zoned: N1-B

Use: Neighborhood 1-B

Parcel Identification Number(s): 097-161-20
https://polaris3g.mecklenburgcountync.gov/pid/09716120

Appraised Value: $5,950

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

City's Response to Property Owner's Concerns: Property owner is unresponsive. The city continues to reach out to 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: 1

Attachment(s): Map

Map - Farmway Pl 6500, Parcel #2

Adjournment

REFERENCES

33. 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.

34. 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.