City of Charlotte

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

Meeting Agenda

Monday, September 28, 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.

09.28.2026 Council Q&A

2. Consent agenda items 22 through 34 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

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

AWARDS AND RECOGNITIONS

3. Hispanic Heritage Month

Action:
Council Member Mazuera Arias will read a proclamation recognizing September as Hispanic Heritage Month.

4. 50th Anniversary Year of Historic Districts

Action:
Mayor Pro Tem Mitchell will read a proclamation recognizing 2026 as the 50th Anniversary of Historic Districts in Charlotte.

PUBLIC FORUM

5. Public Forum

PUBLIC HEARING

6. Public Hearing and Decision on the Amendment to the Liddell-McNinch House Historic Landmark Designation

Action:

A. Conduct a public hearing to consider historic landmark designation for the property known as the "Liddell-McNinch House" (parcel identification number 078-035-13), and

B. Adopt an ordinance with an effective date of September 28, 2026, designating the property known as the "Liddell-McNinch House" (parcel identification number 078-035-13) as a historic landmark.

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

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

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to amend the May 17, 1976, ordinance designating the 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.
- The recommended amendment to the existing designation of this property could significantly contribute to its long-term preservation.
- The Liddell-McNinch House is listed under parcel identification number 078-035-13. The May 17, 1976, designation of the property included the building's exterior. The recommended amendment would add both the interior of the house and the land listed under parcel identification number 078 -035-13 as part of the property's historic landmark designation.
- The property is zoned UC(HDO).
- The property is owned by Mitchell Van Clark and Delores Clark.
- Based on the current value, the potential amount of deferrable taxes would be approximately $5,104.43 for the City of Charlotte taxes, $9,175.31 for Mecklenburg County taxes, and $238.37 for Special District 1 taxes.

Attachment(s)
Ordinance
Information Sheet
Designation Report

Ordinance - Liddell-McNinch House HLD Amendment

Information Sheet - Liddell-McNinch House HLD Amendment

Designation Report - Liddell-McNinch House HLD Amendment

7. Public Hearing and Decision on the Jefferson-First Union Tower Historic Landmark Designation

Action:

A. Conduct a public hearing to consider historic landmark designation for the property known as the "Jefferson-First Union Tower" (parcel identification number 125-051-01), and

B. Adopt an ordinance with an effective date of September 28, 2026, designating the property known as the "Jefferson-First Union Tower" (parcel identification number 125-051-01) as a historic landmark.

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

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

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the 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 significant elements of the interior of the high-rise tower building and adjoining hyphen building, and an approximate 0.7-acre portion of the land listed under Tax Parcel Number 125-051-01.
- The property is zoned UC.
- The property is owned by 301 S Tryon PropCo LLC.
- 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.

Background

- This property is the site of the former Wells Fargo headquarters and is currently vacant.
- In 2023, Charlotte Center City Partners hosted a Reimaging Vintage Office Design Competition focused on evaluating the future of Uptown and how to position the central business district to be more balanced with office, residential, retail, and civic uses.
- Through the Reimaging Vintage Office Design Competition, the former Wells Fargo headquarters was identified as suitable for office-to-residential conversion.
- The owner of the property, Riverside Investment & Development, has developed a redevelopment plan for the property that includes:
  - Conversion of the 30-story Jefferson-Union Tower into 275 multi-family residential units in the top half of the building with the potential for 200 hotel rooms on the bottom half;
  - A minimum of 250,000 square feet of renovated office space;
  - 30,000 to 40,000 square feet of retail across the site; and
  - The existing plaza will also be remade to add green space and connectivity to other nearby offices and retail properties.
- The proposed historic landmark designation would include the 30-story office tower and the 12

-story atrium connector; the remainder of the property is not proposed for historic landmark status.

- A historic designation and associated incentives at this site will support reinvestment by closing financial gaps created by high construction costs, complexities, and market constraints, while also preserving an important property in Charlotte's history.
- The redevelopment project will transform a vacant landmark-caliber block into a productive, revenue-generating site aligned with Charlotte's long-term goals for an economically resilient and vibrant Uptown.

Attachment(s)
Ordinance
Information Sheet
Designation Report

Ordinance - Jefferson-First Union Tower HLD

Information Sheet - Jefferson-First Union Tower HLD

Designation Report - Jefferson-First Union Tower HLD

8. Public Hearing and Decision on the McClintock Presbyterian Church Historic Landmark Designation

Action:

A. Conduct a public hearing to consider historic landmark designation for the property known as the "McClintock Presbyterian Church" (parcel identification number 201-424-72), and

B. Adopt an ordinance with an effective date of September 28, 2026, designating the property known as the "McClintock Presbyterian Church" (parcel identification number 201-424-72) as a historic landmark.

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

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

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the 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 building, the land listed under tax parcel number 201-424-72, and all structures and fixtures on that land, including without limitation the cemetery and all graves, grave markers, tombs, and other architectural remains.
- The property is zoned N1-A.
- The property is owned by McClintock Presbyterian Church.
- The property is currently exempt from the payment of property taxes.

Attachment(s)
Ordinance
Information Sheet
Designation Report

Ordinance - McClintock Presbyterian Church HLD

Information Sheet - McClintock Presbyterian Church HLD

Designation Report - McClintock Presbyterian Church HLD

9. Public Hearing and Decision on the Sugaw Creek Presbyterian Church Cemeteries #1 and #2 Historic Landmark Designations

Action:

A. Conduct a public hearing to consider historic landmark designations for the properties known as the "Sugaw Creek Presbyterian Church Cemeteries #1 and #2" (parcel identification numbers 085-115-06 and 091-081-09), and

B. Adopt an ordinance with an effective date of September 28, 2026, designating the properties known as the "Sugaw Creek Presbyterian Church Cemeteries #1 and #2" (parcel identification numbers 085-115-06 and 091-081-09) as historic landmarks.

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

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

Explanation

- The city has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission (HLC) to designate the Sugaw Creek Presbyterian Church Cemeteries #1 and #2 as local historic landmarks.
- 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 both 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 listed under tax parcel numbers 085-115-06 and 091-081-09.
- The Sugaw Creek Presbyterian Church Cemeteries #1 and #2 are zoned ML-1 and CG, respectively.
- The properties are owned by Sugaw Creek Presbyterian Church, Inc.
- The properties are currently exempt from the payment of property taxes.

Attachment(s)
Ordinance
Information Sheet
Designation Report

Ordinance - Sugaw Creek Cemeteries #1 and #2 HLD

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

Designation Report - Sugaw Creek Cemeteries #1 and #2 HLD

10. Public Hearing and Decision on a Resolution to Close a Portion of Barlowe Road

Action:

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

B. Adopt a resolution and close a portion of Barlowe Road.

Staff Resource(s):
Charlie Jones, 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
Mecklenburg County

Right-of-Way to be Abandoned
Portion of Barlowe Road

Reason
Per the petition submitted by Mecklenburg County, the petitioner plans to construct a stream restoration project along Stuart Creek Tributary 2 as part of a water conservation initiative.

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)
No objections

Neighborhood/Business Association(s)
No objections

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

2025-002028A - Abandonment Map

2026-002028A Resolution to Close 09.28.2026

11. Public Hearing and Decision on the Freedom Manor at Reedy Creek Voluntary Annexation

Action:

A. Conduct a public hearing for the Freedom Manor at Reedy Creek voluntary annexation, and

B. Adopt an annexation ordinance with an effective date of September 28, 2026, to extend the corporate limits to include this property and assign it to the adjacent City Council District 5.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Holly Cramer, Planning, Design, and Development
Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 12.1417-acre property located along the northwest side of Plaza Road, directly east of Interstate 485 in northeastern Mecklenburg County.
- The property is owned by Habitat for Humanity of the Charlotte Region which also serves as the annexation petitioner for this site.
- The property is occupied with one residential structure which will be demolished prior to redevelopment and is zoned N1-A (Neighborhood 1-A), which allows for single-family, duplexes, triplexes, and a limited number of other uses.
- The petitioned area consists of two parcels: parcel identification numbers 105-211-06 and 105-211 -09.
- The property is located within Charlotte's extraterritorial jurisdiction and shares a small boundary with current city limits via contiguity established across Interstate 485.
- Intent of the annexation is to extend municipal services to the site to facilitate development of 37 single-family detached dwellings.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future land use, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards and provided advisory considerations.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

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.

Attachment(s)

Map
Annexation Ordinance

Map - Freedom Manor at Reedy Creek Annexation

Ordinance - Freedom Manor at Reedy Creek Annexation

12. Public Hearing and Decision on the Kings Grant Voluntary Annexation

Action:

A. Conduct a public hearing for the Kings Grant voluntary annexation, and

B. Adopt an annexation ordinance with an effective date of September 28, 2026, to extend the corporate limits to include this property and assign it to the adjacent City Council District 4.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Holly Cramer, Planning, Design, and Development
Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 335.568-acre property 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 owned by CK Kings Grant Land LLC.
- The petitioner is Childress Klein Properties.
- The property is vacant and is zoned I-1(CD) (Light Industrial, Conditional) and R-22MF(CD) (Multi-Family Residential, Conditional).
  - Rezoning petition 2021-028 rezoned the site from CC (Commercial Center), R-8MF(CD) (Multi-Family Residential, Conditional) to I-1(CD) (Light Industrial, Conditional) and R-22MF(CD) (Multi-Family Residential, Conditional) with five-year vested rights in December of 2021. The site's entitlements under the approved I-1(CD) rezoning site plan allow for development area 1 (274.33 acres) with 2,750,000 square feet of warehousing, warehouse distribution, logistics, office, manufacturing, and all other uses permitted by right as allowed in the I-1 zoning district. Development area 2 (36.67 acres) entitled up to 488 multi-family residential units.
  - Rezoning petition 2023-024 rezoned a portion of the annexation area from N1-A (Neighborhood 1-A) and CC (Commercial Center) to I-1(CD) (Light Industrial, Conditional) in October of 2023. The site's entitlements under the approved rezoning petition site plan allow for the development of up to 500,000 square feet of warehousing, distribution, logistics, office, and manufacturing.
  - Rezoning petition 2023-028 revised the site plan of the R-22MF(CD) (Multi-Family Residential, Conditional) portion of the 2021-028 plan in November of 2023. The site's entitlements under the approved R-22MF(CD) SPA rezoning site plan allow for the development of 488 residential multi-family units.
- 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.
- The property is located within Charlotte's extraterritorial jurisdiction and shares a small boundary with current city limits via contiguity established across Interstate 85.
- Intent of the annexation is to extend municipal services to the site to facilitate the development of 488 multi-family residential dwelling units and up to 2.75 million square feet of warehouse/distribution and light industrial uses.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have noted that this annexation area would have minimal to no impacts on the departments' resources.

- In reviewing the area's current and future land use, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards and provided advisory considerations.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

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.

Attachment(s)

Map
Annexation Ordinance
Rezoning Petition 2021-028
Rezoning Petition 2023-024
Rezoning Petition 2023-028

Map - Kings Grant Annexation

Ordinance - Kings Grant Annexation

RZP-2021-028 Site Plan

RZP-2023-024 Site Plan

RZP-2023-028 Site Plan

13. Public Hearing and Decision on the Taylor Grove at Mallard Creek Voluntary Annexation

Action:

A. Conduct a public hearing for the Taylor Grove at Mallard Creek voluntary annexation, and

B. Adopt an annexation ordinance with an effective date of September 28, 2026, to extend the corporate limits to include this property and assign it to the adjacent City Council District 4.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Holly Cramer, Planning, Design, and Development
Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 32.29-acre property located southeast of North Tryon Street, east of Trevi Village Boulevard, and west of La Paz Place in northeastern Mecklenburg County.
- The property is owned by Peggy Love Taylor.
- The petitioner is High Street District Development, Inc.
- The property is currently occupied with single-family dwellings and accessory structures that will be removed prior to redevelopment.
- The annexation area is zoned N2-A(CD) (Neighborhood 2-A, Conditional).
  - Rezoning petition 2025-049 rezoned the site from N1-A (Neighborhood 1-A) to N2-A(CD) (Neighborhood 2-A, Conditional) in September of 2025. The site's entitlements under the approved Neighborhood 2-A rezoning site plan allow for the development of multi-family attached dwelling units.
- The petitioned area consists of two parcels: parcel identification numbers 051-091-05 and 051-091 -08.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- Intent of the annexation is to extend municipal services to facilitate redevelopment of the site with 190 duplex, triplex, quadraplex, or multi-family attached units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future land use, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards and provided advisory considerations.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

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.

Attachment(s)
Map
Annexation Ordinance
Rezoning Petition 2025-049

Map - Taylor Grove at Mallard Creek Annexation

Ordinance - Taylor Grove at Mallard Creek Annexation

RZP-2025-049 Site Plan

14. Public Hearing and Decision on the Yardly West Towne Voluntary Annexation

Action:

A. Conduct a public hearing for the Yardly West Towne voluntary annexation, and

B. Adopt an annexation ordinance with an effective date of September 28, 2026, to extend the corporate limits to include this property and assign it to the adjacent City Council District 3.

Staff Resource(s):

Monica Holmes, Planning, Design, and Development
Holly Cramer, Planning, Design, and Development
Emma Knauerhase, Planning, Design, and Development

Explanation

- Public hearings to obtain community input are required prior to City Council taking action on annexation requests.
- A petition has been received from the owners of this 50.595-acre property located south of West Boulevard, west of Garrison Road, and east of Dixie River Road, in western Mecklenburg County.
- The property is owned by MRP TMHCBTR LLC C/O Kennedy Lewis Land and Residential Advisors which also serves as the annexation petitioner for this site.
- The property is vacant and is zoned MX-2 ANDO (Mixed Use District, Airport Noise Overlay).
  - Rezoning petition 2022-059 rezoned the site from MUDD-O AIR LLWPA (Mixed Use Development District, Optional, Airport Noise Overlay, Lower Lake Wylie Protected Area) and R-3 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie Protected Area) to MX-2 INNOV AIR LLWPA (Mixed Use District, Innovative, Airport Noise Overlay, Lower Lake Wylie Protected Area) in March of 2022.
  - The site's entitlements under the approved MX-2 INNOV rezoning site plan allow for development of a residential community with up to 335 single-family detached and/or attached units and/or multi-family attached (quadraplex) units.
- 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.
- The property is located within Charlotte's extraterritorial jurisdiction and shares boundaries with current city limits.
- Intent of the annexation is to extend municipal services to the site to facilitate the development of 33 cottage units, 74 duplex units, 228 quadraplex units.
- In the evaluation of this annexation area, Charlotte-Mecklenburg Stormwater Services, Charlotte-Mecklenburg Police Department, Charlotte Department of Transportation, and Charlotte Solid Waste Services noted that this annexation area would have noted that this annexation area would have minimal to no impacts to the departments' resources.
- In reviewing the area's current and future land use, the Charlotte Fire Department noted that the site is within the Effective Response Force travel time standards and provided advisory considerations.
- The potential revenue generated from this annexation area is projected to exceed the estimated cost of extending municipal services to the site.

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

- 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
Annexation Ordinance
Rezoning Petition 2022-059

Map - Yardly West Towne Annexation

Ordinance - Yardly West Towne Annexation

RZP-2022_059 Site Plan

15. Public Hearing and Initial Findings Resolution on Refunding of Outstanding Certificates of Participation

Action:

A. Conduct a public hearing on the refunding of outstanding arena certificates of participation, series 2025 up to $140,000,000,

B. Adopt an initial findings resolution calling for the execution of various documents necessary to refund outstanding arena certificates of participation, series 2025, and

C. Authorize the City Manager, or his designee, to take necessary actions to complete the financing, including submitting the application to the Local Government Commission.

Staff Resource(s):
Matthew Hastedt, Finance
Mitali Shah, Finance
Shahid Rana, Economic Development

Explanation

- On June 13, 2022, City Council authorized the City Manager to negotiate and execute an agreement between Hornets Sports Entertainment and the City of Charlotte in amount not to exceed $215,000,000 for arena improvements and repairs and $60,000,000 for a new Performance Enhancement Center.
- On March 25, 2024, City Council approved an amended proposal to update the city's investment for arena improvements and repairs in an amount not to exceed $245,000,0000 and $30,000,000 for a new Performance Enhancement Center. The total city investment remained $275,000,000.
- The Spectrum Center Upgrades debt issuance was done in two tranches.
  - In 2023, $110,000,000 in certificates of participation (COPs) were issued at a variable rate, and in 2025 converted into permanent fixed-rate financing.
  - In 2025, the city entered into a construction period financing in the form of a drawdown program for $136,500,000, allowing the city to reimburse expense on a monthly basis during construction and eliminating interest expense on funds not yet expended on the project.
  - The city will now convert the second tranche into permanent fixed-rate financing.
- The projects funded with the two tranches met contractual obligations of the city to provide capital repairs and improvements, and also finance other renovations and upgrades to meet the National Basketball Association requirements, keep the arena competitive, make it more environmentally friendly, and help attract additional events.
- This action will:
  - Provide information required for Local Government Commission approval of the financing, and
  - Provide approval to the City Manager and the Authorized Officers named in the Resolution to take necessary actions to complete the financing and related documentation for the life of the debt.

Next Steps

- City Council will be asked to consider the adoption of a resolution to enter into this financing at the October 12, 2026, Business Meeting.
- The North Carolina Local Government Commission is expected to review and approve the refunding of outstanding arena COPs, series 2025 on November 3, 2026.

Fiscal Note
Funding: Tourism Fund

Attachment(s)
Resolution

Initial Findings Resolution - Refunding of Outstanding COPS Series 2025

POLICY

16. City Manager’s Report

Supplemental Action Preview for Items Referred out of Committee

Affordable Housing Funding Policy (September 8)

Data Centers (September 8)

Street Vending (June 1)

09.28.2026 City Manager's Memo

16.1 Affordable Housing Funding Policy

16.2 Data Centers

17. Set a Public Hearing on an Extension of the Temporary Moratorium on New Telecommunications and Data Storage Facilities

Action:
Set a public hearing for October 12, 2026, on an extension of the 150-day temporary moratorium on the acceptance, processing, and approval of applications for new telecommunications and data storage facilities within the City of Charlotte, North Carolina, and its Extraterritorial Jurisdiction, pursuant to NC General Statute 160D-107.

Staff Resource(s):
Alyson Craig, City Manager's Office
Heather Bolick, Special Initiatives
Terrie Hagler-Gray, City Attorney's Office

Explanation

- The Charlotte Unified Development Ordinance (UDO) defines a data center as a "telecommunications and data storage facility, accessed only by employees, that houses computer systems and associated components, related to the transmittal and receiving of information, including but not limited to, telecommunications systems, telecommunication and telephone switching systems, cloud storage systems, and server farms."
- Per the UDO, telecommunications and data storage facilities (data centers) are permitted uses by right in the following zoning districts:
  - General Commercial (CG),
  - Regional Commercial (CR),
  - Office Flex Campus (OFC),
  - Research Campus (RC),
  - Manufacturing & Logistics (ML-1 and ML-2),
  - Innovation Mixed Use (IMU), and
  - Uptown Core (UC).
- Currently all data centers, regardless of size, type, or capacity, are treated the same under the UDO.
- Data centers are subject to applicable zoning and general development standards (setbacks, height, transparency, landscape yards, screening, exterior lighting, etc.) but have no additional prescribed conditions.
- At the April 27, 2026, Business Meeting, City Council directed staff to provide information on the status of data centers in Charlotte.
- On May 11, 2026, city staff shared the following with City Council:
  - The existing data center inventory in Charlotte;
  - Environmental impacts of data centers (water usage, energy consumption, noise);
  - Jobs and economic development considerations; and
  - Legal constraints with modifying certain land use requirements in the UDO due to Session Law 2024-57 (SB 382) which limits the ability of local governments to down-zone property without the written consents of all affected property owners.
- At the May 11, 2026, Council Business Meeting, City Council adopted the following recommendations made by staff:
  - Conduct a public hearing on May 26, 2026, to consider the adoption of a 150-day temporary moratorium on data centers to begin on June 8, 2026; and
  - Refer the issue of data centers to the Transportation, Planning, and Development Committee on June 1.
- On May 26, 2026, City Council held a properly noticed legislative public hearing on the proposed moratorium in accordance with NC General Statute Section 160D-601(b).
- The purpose of the temporary moratorium is to allow the city to analyze and study the unique

development, infrastructure, and environmental impacts of data centers and prepare and consider appropriate regulatory and policy changes to address those impacts. These considerations include, but are not limited to, impacts on water consumption, energy demand, noise, and land-use compatibility.

- The city has assembled a multi-disciplinary team of city staff with expertise across city departments to study and explore the impacts of data centers and create a unified strategy to address concerns during the proposed moratorium period.
- On June 1, 2026, staff presented to the Transportation, Planning, and Development Committee on what would occur during a 150-day moratorium on data center approvals.
- City Council has considered and addressed the following statements required to adopt a temporary moratorium in accordance with NC General Statute Section 160D-107(d):
  - A statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the local government and why those alternative courses of action were not deemed adequate;
  - A statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium;
  - A date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium; and
  - A statement of the actions, and the schedule for those actions, proposed to be taken by the local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.
- On June 8, 2026, City Council adopted a 150-day moratorium on the acceptance, processing, and approval of applications for new telecommunications and data storage facilities in the City of Charlotte and its extraterritorial jurisdiction, which will expire no later than November 5, 2026, or upon city Council approval of new regulations and/or policies regarding data centers, whichever occurs first.
- The Transportation, Planning, and Development (TPD) Committee discussed data centers research and next steps at the August 3, 2026, Committee meeting.
- At the September 8, 2026, TPD Committee meeting, the Committee discussed a potential extension of the temporary moratorium, and the Committee voted unanimously by members present (Driggs, Johnson, and Mayfield) to recommend extension of the temporary moratorium for consideration by full Council.
- At the September 14, 2026, Council Business Meeting, Council received an overview of the extension of the temporary moratorium recommended by the TPD Committee.
- Per state law, an extension requires a showing of good-faith efforts toward the goals of the original moratorium and new facts and conditions warranting the extension.
- The city has made good faith efforts in achieving the goals of the moratorium including:
  - Engaging with World Resources Institute who produced a Data Centers Impacts Report compiling national research and cross-jurisdictional examples to help Charlotte evaluate how best to manage these impacts within North Carolina's statutory environment;
  - Convened a 19-member Data Center Community Task Force including technical experts and community leaders who gave preliminary recommendations to Council; and
  - Launched a comprehensive community engagement plan including an education campaign, community survey, and both in-person and virtual community meetings.
- New facts and conditions warrant an extension of the moratorium including:
  - Recent research conducted by World Resources Institute which shows that data center impacts are not uniform and quite complex; and
  - Staff and task force members acknowledged that Charlotte lacks specific regulatory tools-like capacity verification, monitoring protocols, and cooling standards-and needs technical research to support them.
- City Council recognizes that certain property and/or projects are exempt from this moratorium under NC General Statute Section 160D-107(c) and acknowledges that the city cannot enforce this moratorium as to exempt property and/or projects.

Attachment(s)
September 8 Presentation

Presentation - Data Centers 09.08.2026

18. Youth Protection Ordinance Pilot Program

Action:

A. Approve a pilot program for the Charlotte-Mecklenburg Police Department to implement a revised youth curfew from November 1, 2026, through August 31, 2027, and

B. Adopt an ordinance approving amendments to Chapter 15, Article VII of the City Code as recommended by the Safety Committee.

Committee Chair:
Danté Anderson, Safety Committee

Staff Resource(s):
Chief Estella Patterson, Police
Jacquelyn Bryley, Police
Jessica Battle, City Attorney's Office

Current Ordinance

- On June 26, 2026, Mayor Lyles signed a policy referral requesting that the Safety Committee review the city's existing Youth Protection Ordinance, laws in other cities, and recent crime data to determine what actions the city can take to mitigate public safety issues associated with juvenile curfew violations.
- NC General Statue Section 160A-198 allows municipalities to adopt curfews for persons less than 18 years of age. The city has ordinance provisions for youth curfews within Chapter 15, Article VII, Youth Protection of the City Code that was enacted in February 1995.
- Current Youth Protection Curfew includes curfew provisions for the following hours:
  - Ages 12 and under: Any day of the week, from 10:00 p.m. until 6:00 a.m. of the following day.
  - Ages 13, 14, and 15: Any day of the week, from 11:00 p.m. until 6:00 a.m. of the following day.
- Exceptions to the curfew hours include:
  - Accompaniment by parent, guardian, or an authorized adult 21 years of age or older;
  - Running an errand at the parent/guardian's direction;
  - Employment activity, or direct route to/from work;
  - Responding to an emergency; and
  - Attending/traveling to or from an official school, religious, or recreational activity that is supervised by adults and sponsored by a public or private school, the city or other governmental entity, or civic organization.
- Recent safety issues with teen takeovers have promoted the need for considering curfew revisions.

Proposed Changes

- The proposed ordinance revisions include the following:
  - Revise the curfew age to include all minors (persons under the age of 18); and
  - Revise the curfew time to 10:00 p.m. every day of the week.
- Exceptions to the curfew remain the same.
- The Charlotte-Mecklenburg Police Department (CMPD) will establish a pilot program to enforce the revised curfew through August 31, 2027.
- Upon the conclusion of the pilot program, CMPD will seek an external evaluation of the local data and outcomes of the program and summarize the findings to be shared with Council.
- Based on the outcomes of the pilot program, CMPD will make a recommendation as to whether the revised curfew should remain in place following the conclusion of the pilot program.

Committee Discussion

- The Safety Committee discussed the referral at the July 14, 2026, Committee meeting and voted

unanimously by members present (Anderson, Ajmera, Driggs, Graham) to recommend updating the Youth Protection Ordinance's curfew provisions.

- Council received an overview of the proposed ordinance amendments at the August 10, 2026, Business Meeting.

Attachment(s)

Ordinance

Ordinance - Amend Chapter 15, Article VII

BUSINESS

19. North Carolina Clean Water State Revolving Fund Loan Application

Action:

A. Adopt a resolution authorizing Charlotte Water to apply for funding from the North Carolina Clean Water State Revolving Fund in an amount not to exceed $38,500,000 for the construction of the Belmont Lift Station and Force main, and

B. Authorize the City Manager to take necessary actions to accept and complete the financing, including application to the State of North Carolina Department of Environmental Quality and obtaining Local Government Commission approval.

Staff Resource(s):
Matthew Hastedt, Finance
Angela Charles, Charlotte Water
Shawn Coffman, Charlotte Water

Explanation

- The North Carolina Clean Water State Revolving Fund is a federally funded loan program that offers low-interest loans for clean water related projects and is administered by the North Carolina Department of Environmental Quality and the Local Government Commission.
- Charlotte Water has previously been awarded funds from the North Carolina Clean Water State Revolving Fund.
- This funding would be used to construct the lift station and force main to serve Belmont as part of the Stowe Regional Wastewater Plant project.
- The funding would provide for an interest-free construction period with payments beginning after completion of the project.

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

Attachment(s)
Resolution

Resolution - NC Clean Water State Revolving Fund Loan Application

20. Charlotte Department of Transportation Warehouse Lease

Action:

A. Approve an amendment to the lease between the City of Charlotte and Waters Incorporated of Charlotte, as managing agent for WWD Associates, O'Hair Limited Partnership, Domar Corporation Inc., Crittendon Commodities LLC, and Waters Management LLC for a Charlotte Department of Transportation warehouse facility located at 4414 Monroe Road,

B. Adopt a resolution authorizing the application to the Local Government Commission for the approval of a three-year lease extension with Waters Incorporated of Charlotte, as managing agent for WWD Associates, O'Hair Limited Partnership, Domar Corporation Inc., Crittendon Commodities LLC, and Waters Management LLC for office and warehouse space located at 4414 Monroe Road,

C. Authorize the City Manager, or his designee, to execute any documents necessary to complete the lease amendment and to seek approval from the Local Government Commission for the lease amendment.

Staff Resource(s):
Debbie Smith, Transportation
Bryan Tarlton, Transportation
Phil Reiger, General Services
Greg Crawford, General Services

Explanation

- The Charlotte Department of Transportation (CDOT) leases a 7,000-square-foot warehouse facility at 4414 Monroe Road in Council District 5.
- This warehouse is near CDOT's operations facility at 3701 Craig Avenue and houses traffic signals and related hardware, wire and cable, pavement marking devices, roadway signs, and other bulky items requiring indoor storage.
- The proposed lease terms are:
  - A three-year lease period, with an expiration date of December 31, 2029;
  - Base rent of $7.50 per square foot in year one, escalating $0.50 per year; and
  - Additional estimated rent of $3.09 per square foot annually for taxes, insurance, and common area maintenance.
- This transaction is consistent with the Council-adopted City-Owned Real Estate and Facilities Policy.
- The total estimated spend for the three-year lease period is $232,890.

Fiscal Note
Funding: Transportation Operating Budget

Attachment(s)
Resolution

Resolution - CDOT Warehouse Lease

21. Mayor and Council Topics

CONSENT

22. Law Enforcement Protective Equipment

Action:

A. Approve unit price contracts for the purchase of law enforcement protective equipment for a term of three years with the following:

- **Atlantic Tactical, Inc.,**
- **Galls, LLC, and**

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

Staff Resource(s):
Chief Estella Patterson, Police
Cheryl Wright, Contracting and Procurement
John Long, Contracting and Procurement

Explanation

- The Charlotte-Mecklenburg Police Department purchases approximately 300 to 400 body armor vests each year to equip new recruits and replace units that have reached the end of their service life.
  - For optimal officer safety and performance, each vest is replaced on a five-year cycle. The department also provides additional protective gear annually to ensure officers are fully outfitted with the necessary safety equipment.
- On March 29, 2026, the city issued an Invitation to Bid on behalf of the City of Charlotte's Cooperative Purchasing Alliance (CCPA); three bids were received.
- Atlantic Tactical, Inc. and Galls, LLC were selected as the lowest responsive, responsible bidders.
- 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 1,100,000.

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 are exempt from CBI Program goals, as these agreements leverage contracts established by other governmental agencies and do not involve a competitive bidding process within the city. Furthermore, subcontracting opportunities are typically not feasible under cooperative purchasing arrangements.

Fiscal Note
Funding: Police Operating Budget

23. Police Interceptor Vehicles

Action:

A. Approve unit price contracts for the purchase of Police interceptor vehicles for a term of one year with the following:

- **Hall Automotive,**
- **Myers Auto Group,**
- **Parks Chevrolet,**
- **Parks Ford,**
- **Parks Automotive, and**

B. Authorize the City Manager to renew the contracts for up to four, 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):
Chief Estella Patterson, Police
Cheryl Wright, Contracting and Procurement
John Long, Contracting and Procurement

Explanation

- The city regularly adds vehicles to the fleet and replaces existing vehicles based on an assessment of usage, age, maintenance cost, and condition.
- This contract will enable the Charlotte-Mecklenburg Police Department to add or replace vehicles, both marked and unmarked, as identified within the city's annual capital equipment list.
- On April 14, 2026, the city issued an Invitation to Bid on behalf of the Charlotte Cooperative Purchasing Alliance (CCPA); 11 bids were received.
- Hall Automotive, Myers Auto Group, Parks Chevrolet, Parks Ford, and Parks Automotive were selected as the lowest responsive, responsible bidders.
- 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 $6,500,000.

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 are exempt from CBI Program goals, as these agreements leverage contracts established by other governmental agencies and do not involve a competitive bidding process within the city. Furthermore, subcontracting opportunities are typically not feasible under cooperative purchasing arrangements.

Fiscal Note
Funding: General Capital Equipment Fund

24. Affordable Housing Legal Services

Action:

A. Approve contracts for affordable housing legal services for a term of one year with the following:

- **Ellinger & Carr PLLC,**
- **GPS Law Group,**
- **Michael Best & Friedrich, LLP, and**

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

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

Explanation

- Affordable housing legal services are necessary to support the city's efforts to expand and preserve affordable housing throughout Charlotte.
- The contracts will include services such as the preparation, review and recording of affordable housing loan agreements, affordability restrictions, loan modifications and subordination requests, title searches, loan closings, and related services.
- On June 29, 2026, the city issued a Request for Proposals (RFP); four 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 $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
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: Pay-As-You-Go Fund

25. Accessibility Infrastructure Construction

Action:
Approve a contract in the amount of $1,674,050 to the lowest responsive, responsible bidder United of Carolinas, Inc. for the FY27 ADA Corridors Unspecified Construction.

Staff Resource(s)
Debbie Smith, Transportation
Kathleen Cishek, Transportation
Tonia Wimberly, 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 contract will provide on-call roadway services for the replacement of Americans with Disabilities Act (ADA) non-compliant infrastructure across the city.
- The work will include upgrades to traffic control, replacement of sidewalks, shared-use-path, curb ramps, curb and gutter, driveways, and the adjustment of miscellaneous utilities.
- On July 20, 2026, the city issued an Invitation to Bid; three bids were received.
- United of the Carolinas, Inc. was selected as the lowest responsive, responsible bidder.
- The contract is anticipated to be completed by the third quarter of 2029.

Charlotte Business INClusion
Effective July 1, 2026, Session Law 2026-41 eliminated the authority of North Carolina local government 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 the 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
United of Carolinas, Inc. has committed 10.16% of the total contract amount to the following certified firm(s):
- JM Custom Construction (SBE) ($170,000) (concrete, grading)

Fiscal Note
Funding: General Capital Investment Plan

26. Animal Care and Control Adoption Center Project

Action:
Approve a guaranteed maximum price amendment in the amount of $16,105,338 with Albion General Contractors, Inc. for construction services of the Animal Care and Control Adoption Center project.

Staff Resource(s):
Debbie Smith, Transportation
Kathleen Cishek, Transportation
Catherine Buchhofer, Transportation

Explanation
- The Animal Care and Control Adoption Center will accommodate the growing number of animals coming into the main facility on Byrum Road while also providing a dedicated, accessible location for the public to meet, adopt, and foster animals in need of permanent homes.
- The adoption center will be over 44,000 square feet and will include dog kennels and dedicated space for cats and small pets.
- The facility will be located at 5400 South Tryon Street in Council District 3.
- On June 23, 2025, following a competitive selection process, City Council approved a contract with Albion General Contractors, Inc. in the amount of $1,529,572 for Design-Build design services for the Animal Care and Control Adoption Center project.
- On May 11, 2026, City Council approved a guaranteed maximum price of $7,315,090 for an early site package which includes initial site preparation activities to expedite overall project delivery.
- The city's design-build delivery method is in conformance with NC General Statute 143-128.1(a) and consistent with the Design-Build Institute of America best practices for progressive design-build.
- Including design and construction costs, the total design-build contract value for this project is $24,950,000.
- The project is anticipated to be complete by the second quarter of 2028.

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 scopes of work are defined for construction services. Albion General Contractors, Inc. has committed 7.48% of the total contract for construction services to the following certified firm(s):
- Evolve Construction Services LLC (SBE) (construction services)

Fiscal Note
Funding: General Capital Investment Plan

27. W.T. Harris Boulevard Shared-Use Path

Action:

A. Reject the low bid submitted by Carolina Cajun Concrete, Inc. for W.T. Harris Shared-Use Path Construction from J.W. Clay Boulevard to North Tryon Street, and

B. Approve a contract in the amount of $996,674 to the lowest responsive, responsible bidder Armen Construction, LLC for W.T. Harris Shared-Use Path Construction from J.W. Clay Boulevard to North Tryon Street.

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 project will provide an additional connection along established pedestrian and cyclist routes to improve pedestrian safety and mobility along W.T. Harris Boulevard.
- This project includes 0.33 miles of new shared-use path, median adjustments, new curb ramps, storm drainage, and grading along W.T. Harris Boulevard from J.W. Clay Boulevard to North Tryon Street in Council District 4.
- This project location is along Charlotte's High Injury Network.
- On July 6, 2026, the city issued an invitation to bid; three bids were received.
- Armen Construction, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be completed by the fourth quarter of 2027.

Reject Low-Bid Explanation
The low bid from Carolina Cajun Concrete, Inc. in the amount of $752,436.50 was found to be non-responsive due to not meeting the North Carolina Department of Transportation prequalification requirement as stated within the solicitation document.

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: Federal Highway Administration funds and General Capital Investment Plan

Attachment(s):
Map

Map - W.T. Harris Blvd Shared-Use Path

28. Snow and Ice Removal Services

Action:

A. Approve contracts for snow and ice removal services for a term of three years with the following:

- **Corner Stone Construction Services, Inc. (SBE),**
- **G.D. Garris Lawn Care, LLC,**
- **J.E .Brown Construction, LLC (SBE),**
- **Jones Grading and Fencing, Inc.,**
- **Roundtree Companies, LLC (SBE), 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 provide snow and ice removal services to support the city in maintaining the grounds and parking areas of city-owned properties.
- On April 21, 2026, the city issued a Request for Proposals (RFP); eight 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 $865,000.

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
Corner Stone Construction Services, Inc., J.E. Brown Construction, LLC, and Roundtree Companies, LLC are city-certified SBEs. 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

29. Bypass Pumping Services

Action:

A. Approve unit price contracts for bypass pumping services for a term of two years with the following:

- **Sunbelt Rentals, Inc.,**
- **United Rentals North America, Inc.,**
- **Western Oilfields Supply Company dba Rain for Rent, and**

B. Authorize the City Manager to renew the contracts for up to two, two-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
Joseph Lockler, Charlotte Water

Explanation

- These contracts will allow Charlotte Water to rent pumps and related equipment to perform bypass pumping when required throughout the entire water and wastewater system.
- Bypass pumping is used to temporarily reroute flow during scheduled or emergency repairs.
- On July 28, 2026, the city issued a Request for Proposals (RFP); three 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 $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
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

30. Municipal Agreement for Relocation and Installation of Water Infrastructure at Lancaster Highway and Providence Road

Action:

A. Adopt a resolution authorizing the City Manager to negotiate and execute a municipal agreement with the North Carolina Department of Transportation for construction of water and sanitary sewer line relocations, adjustments, and improvements, and

B. Authorize the City Manager to approve the reimbursement request for the actual cost of the utility construction.

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

Explanation

- This municipal agreement is for the relocation of water and sanitary sewer infrastructure located within the North Carolina Department of Transportation's (NCDOT) highway improvements project HL-0113, located at Lancaster Highway and Providence Road in Council District 7.
- As required by NCDOT's encroachment agreements, the city is financially responsible for the cost to relocate city-owned water and sanitary sewer lines within the state-maintained right-of-way.
- The city will reimburse NCDOT for actual construction costs at the conclusion of the project.
- The total estimated city cost of this construction is $270,346.12.

Fiscal Note
Funding: Charlotte Water Capital Investment Plan

Attachment(s)
Resolution
Map

Map - Water Infrastructure Relocations/Installations at Lancaster Hwy and Providence Rd

Resolution - Municipal Agreement for Water Infrastructure Relocations/Installations

31. Water and Sanitary Sewer Service Installations

Action:
Approve a contract in the amount of $8,410,777.10 to the lowest responsive, responsible bidder BRS, Inc. for the installation of water and sanitary sewer service connections.

Staff Resource(s):
Angela Charles, Charlotte Water
David Czerr, Charlotte Water
Nick Stanziale, Charlotte Water
Bhavana Swayampakala, Charlotte Water

Explanation
- This contract is for small diameter water and sanitary sewer service installations across the Charlotte Water service area.
- On August 13, 2026, the city issued an Invitation to Bid; three bids were received.
- BRS, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be completed by the fourth quarter of 2028.

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. BRS, Inc. 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

32. On-call Cabling Services

Action:

A. Approve unit price contracts for citywide on-call cabling services for a term of three years with the following:

- **Cabling Solutions, Inc.,**
- **GC&E Systems Group, LLC,**
- **TelWare Corporation, 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):
Cheryl Wright, Contracting and Procurement
John Long, Contracting and Procurement

Explanation

- These contracts will provide low-voltage cabling installation, maintenance, repair, testing, and renovation services at city facilities.
- The services will support data and network infrastructure, fiber optics, voice and data systems, audio/video, access control, wireless networks, and other related low-voltage systems.
- On April 6, 2026, the city issued a Request for Proposals (RFP); four 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 $2,714,000.

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 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: Various Departments' Operating Budgets, General and Enterprise Capital Investment Plans

33. Meeting Minutes

Action:

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

- **August 10, 2026, Business Meeting, and**
- **August 17, 2026, Zoning 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

08.10.2026 Busniess Meeting

08.17.2026 Zoning Meeting

34. Set a Public Hearing on the River Point East of Dixie River Road Voluntary Annexation

Action:
Adopt a resolution setting a public hearing for October 26, 2026, for the River Point East of Dixie River Road voluntary annexation petition.

Staff Resource(s):
Monica Holmes Planning, Design, and Development
Holly Cramer Planning, Design, and Development
Sheighla Tippett 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 more orderly development review, extension of city services, capital investments, and future annexation processes.
- The 13.092-acre "River Point East of Dixie River Road" site is located the east side of Dixie River Road and south of West Boulevard in western Mecklenburg County.
  - The property is owned by Cresent River District LLC.
  - The site is currently vacant.
  - The property is zoned MUDD-O ANDO (mixed use development district, optional, airport noise disclosure overlay).
    - Rezoning petition 2016-056 rezoned this site in November of 2016 as part of the larger River District project that entitled 1,378 acres with a mix of residential and commercial uses.
  - The petitioner has plans to develop 80,000 square feet of mixed commercial uses, 15,000 square feet of retail, and 75,000 square feet of other commercial uses across the site.
  - The property is located immediately adjacent to Council District 3.
  - The petitioned area consists of one parcel: parcel identification number 141-281-06.

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.

Attachment(s)
Map
Resolution
Rezoning Petition 2016-056

Map - River Point East of Dixie River Road Annexation

Resolution - PH on River Point East of Dixie River Road Annexation

RZP2016-056 Approved Site Plan

Adjournment

REFERENCES

35. 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.

36. 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.