City of Charlotte

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

Meeting Agenda

Monday, November 9, 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

4:00 P.M. CITY COUNCIL ACTION PREVIEW AND CONSENT AGENDA, CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, REGULAR MEETING ROOM 267

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

1. Mayor and Council Consent Item Questions and Answers

Staff Resource(s):
Hannah Bromberger, Strategy and Budget

Time: 5 minutes

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

2. Consent agenda items 24 through 31 may be considered in one motion except for those items removed by a Council member. Items are removed by notifying the City Clerk.

Time: 10 minutes

Consideration of Consent Items shall occur in the following order:

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

3. Action Preview Overview

Staff Resource(s):
Marcus Jones, City Manager

4. Action Preview Items

CATS-Related Ordinance Revisions

Council Resource(s):
Ed Driggs, Transportation, Planning, and Development Committee

Staff Resource(s):
Lina James, City Attorney's Office
Brad Thomas, City Attorney's Office
Larita Yusuf, City Attorney's Office
Brent Cagle, CATS

Time: Presentation - 15 minutes; Discussion - 30 minutes

Explanation

- Receive an overview of City Code of Ordinance revisions necessary to reflect the transition of the public transportation system from the city to the Metropolitan Public Transportation Authority.

Nuisance Properties

Council Resource(s):
Danté Anderson, Safety Committee

Staff Resource(s):
Jessica Battle, City Attorney's Office

Time: Presentation - 15 minutes; Discussion - 30 minutes

Explanation

- Receive an overview of the Safety Committee's recommendations for addressing nuisance properties.

5:30 P.M. CITY COUNCIL CLOSED SESSION, CHARLOTTE-MECKLENBURG GOVERNMENT CENTER, REGULAR MEETING ROOM 267

5. Closed Session

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

Call to Order

Introductions

Invocation

Pledge of Allegiance

AWARDS AND RECOGNITIONS

6. Homelessness Awareness Month

Action:
Council Member Mayfield will read a proclamation recognizing November as Homelessness Awareness Month.

AIRLINE USE AND LEASE AGREEMENT

7. Airline Use and Lease Agreement

Action:

A. Approve an Airline Use and Lease Agreement in the form presented for a 10.5 year term beginning on January 1, 2027,

B. Authorize the City Manager to execute a five-year extension per the terms and conditions set forth in the Airline Use and Lease Agreement, and

C. Authorize the City Manager to execute the Airline Use and Lease Agreement by and between the city and a qualified commercial airline at any point during the proposed term.

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

Explanation

- The current Airline Use and Lease Agreement (AULA) was entered into on July 1, 2016, for a 10 -year term ending June 30, 2026. The original Signatory Airlines to the 2016 AULA consisted of American Airlines, Delta Air Lines, United Airlines, Southwest Airlines, and JetBlue Airways Corporation.
- During the term of the 2016 AULA, the city entered into agreements with Spirit Airlines, LLC and Frontier Airlines to become Signatory Airlines as well. The city subsequently terminated its agreement with JetBlue Airways Corporation in 2024 and Spirit Airlines, LLC in 2026.
- The city began negotiating a successor agreement to the 2016 AULA in 2024. To allow additional time for completion of this negotiation, the city and the Signatory Airlines extended the 2016 AULA for up to one year through June 30, 2027.
- The city and the Signatory Airlines ultimately reached agreement on a new AULA in principle in early Fall 2026.
- City Council received an overview of the proposed AULA at the October 12, 2026, Business Meeting.
- The proposed AULA will be for a 10.5-year term beginning on January 1, 2027, and extending through June 30, 2037. The proposed AULA contains an option for an additional five year extension upon the satisfaction of certain terms and conditions including airline commitment to additional capital investment. The proposed term is consistent with agreements negotiated by peer airports with comparably large airline hub operations.
- Key terms and conditions of the proposed AULA include:
  - Pre-approval of a capital development program consisting of $2.1 billion investment in the terminal, airfield, and critical airport infrastructure. This investment is more than four times the capital development program contained in the 2016 AULA.
  - Updated capital project approval provisions which allow for a collaborative process to approve other required capital development projects at the airport during the term of the agreement.
  - Updated gate utilization targets to ensure that all airline gates are used to maximum efficiency. Recapture and accommodation provisions are streamlined as well to allow for timely recapture and reallocation of underutilized facilities and to provide competitive access for new entrants and existing commercial airlines seeking to expand service.
  - Commitment from our airline partners to lease terminal and airfield facilities and to pay the costs associated with operating and maintaining those facilities.
  - A rates and charges framework that will yield rents, fees, and charges sufficient to cover the city’s costs in providing the terminal, airfield, and related support facilities for the commercial airlines’ use during the term of the agreement.

- Enhanced credit protections including increased debt service coverage requirements and extraordinary coverage protections obligating the airlines to provide a financial backstop for the airport.
- Continued annual revenue sharing with our long-term airline partners on a pro rata basis in the amount of 55 percent to the city and 45 percent to the Signatory Airlines.

Fiscal Note

Funding: Revenues will be deposited into the Aviation Operating Fund

POLICY

8. City Manager's Report

9. Motor Vehicles & Traffic Ordinance Amendments

Action:

Adopt an ordinance to amend the Motor Vehicles & Traffic Ordinance (Chapter 14, Articles I and VI of the City Code of Ordinances) as recommended by the Safety Committee.

Committee Chair:

Danté Anderson, Safety Committee

Staff Resource(s):

Jessica Battle, City Attorney's Office

Shawn Heath, City Manager's Office

Background

- On June 30, 2026, Former Mayor Vi Lyles issued a policy referral regarding current public safety concerns associated with electric assisted bicycles (e-bikes).
- NC House Bill 1094 will go into effect on December 1, 2026, and amends Chapter 20 of the North Carolina General Statutes (G.S.) as follows:
  - Amends the definition of "Electric Assisted Bicycle," and adds Class 1, 2, and 3 categorizations to e-bikes (NC G.S. Section 20-4.01(7a);
  - Authorizes the operation of an electric assisted bicycle on all roadways, bicycle lanes, and multiuse paths (NC G.S. Section 20-171.3);
  - Requires all persons under the age of 18 to wear helmets when operating or riding as a passenger on a Class 3 electric assisted bicycle (NC G.S. Section 20-171.3), and
  - Authorizes municipalities to regulate the use of e-bikes, as defined in NC G.S. Section 20-4.01, on any multiuse path or sidewalk within municipal limits (NC G.S. Section 160A-300.2).

Proposed Changes

- The Safety Committee's recommended revisions to the Motor Vehicles & Traffic Ordinance include:
  - Amendments to the City of Charlotte Ordinance Chapter 14, Article I to define Class 1, 2, and 3 e-bikes; and
  - Amendments to the City of Charlotte Ordinance Chapter 14, Article VI to:
    - Require helmets for persons under the age of 16 on Class 1 and 2 e-bikes;
    - Require lamps at night for all riders;
    - Codify a requirement that riders must yield to pedestrians on sidewalks less than five feet in width; and
    - Establish penalties for injuries to personal and real property caused by electric-assisted bicycles.

Committee Discussion

- The Safety Committee discussed the e-bikes referral at the September 8, 2026, and October 5, 2026, Committee meetings.
- On September 8, 2026, the Safety Committee voted unanimously to recommend the proposed updated to the Motor Vehicles & Traffic Ordinance to full Council for consideration.
- Council received an overview of the Committee's recommendations at the October 25, 2026, Business Meeting.

Attachment(s)

Ordinance
Ordinance Revisions

Ordinance - Amend Chapter 14

Ordinance - Amend Chapter 14 (red-lined)

10. Passenger Vehicles for Hire Ordinance Amendments

Action:

Adopt an ordinance to amend the Passenger Vehicles for Hire Ordinance (Chapter 22, Article II of the City Code of Ordinances) as recommended by the Safety Committee.

Committee Chair:

Danté Anderson, Safety Committee

Staff Resource(s):

Jessica Battle, City Attorney's Office

Shawn Heath, City Manager's Office

Current Ordinance

- The city's Passenger Vehicles for Hire (PVH) Ordinance regulates the licensing, inspection, and operation of all passenger vehicles for hire that operate within Charlotte city limits.
- The PVH Ordinance was last updated in 2017.
- In August of 2024, stakeholder PVH companies sent a letter to the city recommending 19 updates to the PVH Ordinance.
- During fall 2024 through the winter 2025, several meetings were conducted among Charlotte-Mecklenburg Police Department leadership, the City Attorney's Office, and City Manager's Office regarding the proposed updates.
  - In December of 2025, the City Attorney's Office held two in-person input sessions with stakeholders and the City Manager's Office.
- Former Mayor Vi Lyles issued a policy referral to the Safety Committee in January 2026 to discuss proposed changes to the PVH Ordinance, in consideration of the surge of ride-share availability and its effect on local transportation and tourism.
- The current ordinance requires taxicabs to be permitted and to utilize a meter to calculate the cost of each fare.

Proposed Changes

- The recommended PVH Ordinance revisions include:
  - Updates to the definition section and certain application and training requirements for drivers;
  - Updates to the drug screening and criminal history processes;
  - Updates to vehicle signage requirements and age limit restrictions;
  - Prohibition of non-metered fares by taxi stand vehicles for fares originating at the airport; and
  - Allowance of upfront pricing via national brokering apps.

Committee Discussion

- The Safety Committee discussed the policy referral at the February 2, 2026, and March 5, 2026, Committee meetings.
- In February 2026, the Safety Committee, the City Attorney's Office, and City Manager's Office held a virtual input meeting with PVH stakeholders.
- On March 5, 2026, the Safety Committee voted unanimously to recommend the proposed revisions to the PVH Ordinance to full Council for consideration.
- Council received an overview of the Committee's recommendations at the April 13, 2026, Business Meeting, and Council received a briefing on updated recommendations related to upfront pricing at the October 26, 2026, Business Meeting.

Attachment(s)

Ordinance
Ordinance Revisions

Ordinance - Amend Chapter 22

Ordinance - Amend Chapter 22 (red-lined)

11. Peddlers Ordinance Amendments

Action:

Adopt an ordinance to:

A. Amend Chapter 6, Article VIII of the City Code of Ordinances to prohibit peddling upon any of the streets and sidewalks of the city, other than exceptions contained in Section 6-436,

B. Amend City Code of Ordinances Chapter 6 to add Article XIV - Peddlers' Marketplace Program, and

C. Amend Chapter 6, Article VIII and Chapter 6, Article X of City Code of Ordinances to establish a criminal penalty option for any person who violates a provision of these articles (other than the sale of food) for a third time within thirty days.

Committee Chair:
Danté Anderson, Safety Committee

Staff Resource(s):
Jessica Battle, City Attorney's Office
Shawn Heath, City Manager's Office
Charlie Jones, Transportation

Current Ordinance

- Peddling, also referred to as "street vending," is governed by Chapter 6 of the Charlotte City Code of Ordinances.
- Street vending without a permit is prohibited in the Congested Business District (CBD), which covers the majority of Uptown.
- Peddling violations may be assessed a civil penalty not to exceed $500.

Proposed Changes

- The recommended amendments to the Peddlers Ordinance would:
  - Prohibit street vending in city limits, except as prescribed in Section 6-436;
  - Establish a peddling market process to be administered by city staff, that may be delegated to third-party non-profits, to locate, establish, and facilitate additional vending malls in the city limits; and
  - Add a criminal penalty for third violations within 30 days, for selling any items other than food.

Background

- On April 28, 2025, Former Mayor Vi Lyles asked the Housing, Safety, and Community Committee to consider policy and/or ordinance considerations that may be needed to strengthen the city's ability to ensure street vendors and peddlers contribute to a safe and vibrant atmosphere, including the fine structure for illegal vending.
- The Housing, Safety, and Community Committee discussed potential updates to the city's street vending regulations at its May 5 and June 2, 2025, Committee Meetings.
- Upon the beginning of a new Council term, the Safety Committee took up the issue and continued to discuss potential ordinance revisions at its January 5, February 5, March 5, and June 1, 2026, Committee Meetings.
- On June 1, 2026, the Safety Committee voted unanimously to recommend the proposed revisions to the Peddlers Ordinance to full Council for consideration.
- On September 28, 2026, the Council received a staff update regarding the current state of street vending, including a consideration to expand regulation of street vending city-wide and to establish a criminal penalty option for chronic offenders.

Attachment(s)
Ordinance
Ordinance Revisions

Ordinance - Amend Chapter 6

Ordinance - Amend Chapter 6 (red-lined)

BUSINESS

12. Designation of Deputy Finance Officers

Action:

Adopt a resolution authorizing the designation of Deputy Finance Officers for the purpose of executing preaudit and disbursement certifications and a Deputy Finance Officer for the limited purpose of signing checks or drafts on official depositories in the place of the Finance Officer.

Staff Resource(s):

Matthew Hastedt, Finance

Melissa Westfall, Finance

Explanation

- NC General Statute 159-28 of the North Carolina Local Budget and Fiscal Control Act (LGBFCA) requires obligations to be pre-audited and disbursements to be certified by the Finance Officer or a duly appointed Deputy Finance Officer.
- NC General Statute Section 159-25(b) of the LGBFCA requires checks and drafts to be signed by the Finance Officer or a properly designated Deputy Finance Officer.
- This resolution designates Deputy Finance Officers to perform limited functions of the finance officer to comply with state law.

Attachment(s)

Resolution

Resolution - Designation of Deputy Finance Officers

13. I-77 South Community Benefits Working Group

Action:

Adopt a resolution establishing the I-77 South Community Benefits Working Group and approving the proposed governance and member selection process attached hereto.

Staff Resource(s):

Rebecca Hefner, City Manager's Office

Explanation

- On September 22, 2026, the city and the North Carolina Department of Transportation (NCDOT) entered into a Memorandum of Agreement (MOA) concerning the I-77 South Express Lanes Project, under which NCDOT committed at least $300 million toward community benefits.
  - The MOA establishes a framework for community engagement and the implementation of community benefits associated with the Project.
- Pursuant to Section 7 of the MOA, the city and NCDOT will establish a Working Group comprised of NCDOT representatives, city representatives, and community representatives to support the development and implementation of the Community Benefits Commitments and the Final Community Benefits Plan.
- The city desires to establish the I-77 South Community Benefits Working Group in accordance with the MOA and adopt a governance and member selection process that promotes representative community participation, transparency, and accountability.
- The proposed governance and member selection process establishes the Working Group's membership composition, appointment and selection procedures, terms of service, responsibilities, and operating procedures.
- This action will:
  - Formally establish the Working Group,
  - Approve the proposed governance and member selection process, and
  - Authorize the City Manager, or his designee, to coordinate implementation and provide administrative support.

Attachment(s)

Resolution
Proposed Governance and Member Selection Process

Resolution - I-77 South Community Benefits Working Group

Proposed Governance and Member Selection Process

NOMINATIONS

14. Nominations to the Agricultural Advisory Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning January 1, 2027, and ending December 31, 2029.
  - Warren Henderson is eligible for reappointment.

Attachment(s)
Agricultural Advisory Board Applications

15. Nominations to the Alternative Compliance Review Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for an Alternate Real Estate Development Industry Representative for a three-year term beginning January 1, 2027, and ending December 31, 2029.
  - Spencer McNab is eligible for reappointment.
- One appointment for a Community Representative for a three-year term beginning January 1, 2027, and ending December 31, 2029.
  - Judson Stringfellow is eligible for reappointment.

Attachment(s)
Alternative Compliance Review Board Applications

16. Nominations to the Arts & Science Council Governance Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a three-year term beginning December 1, 2026, and ending November 30, 2029.
  - Nalan Mulder is eligible for reappointment.

Attachment(s)
Arts & Science Council Governance Board Applications

17. Nominations to the Business Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

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

Attachment(s)
Business Advisory Committee Applications

18. Nominations to the Charlotte Business Inclusion Advisory Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for an At-Large Representing Prime Construction Company category representative for a partial term beginning upon appointment and ending March 1, 2028.
  - Jason Deans did not meet attendance requirements.
- One appointment for a three-year term recommended by the Carolinas Association of General Contractors beginning March 1, 2026, and ending February 28, 2029.
  - Sharon Walters has resigned.
- One appointment for a three-year term recommended by the Hispanic Contractors Association of the Carolinas beginning March 1, 2026, and ending February 28, 2029.
  - Carolina Shoffner has resigned.
- One appointment for a three-year term recommended by the Metrolina Native American Association beginning March 1, 2026, and ending February 28, 2029.
  - Rebecca LaClaire has resigned.

Attachment(s)
Charlotte Business Inclusion Advisory Committee Applications

19. Nominations to the Charlotte Tree Advisory Commission

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- Three appointments for a three-year term beginning December 14, 2026, and ending December 13, 2029.
  - Sarah Hart has served two terms and is ineligible for reappointment.
  - Kevin Mason is eligible for reappointment.
  - Charlie Welch has served two terms and is ineligible for reappointment.

Attachment(s)
Charlotte Tree Advisory Commission Applications

20. Nominations to the Community Relations Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending June 30, 2028.
  - James Bello declined the appointment.

Attachment(s)
Community Relations Committee Applications

21. Nominations to the Housing Appeals Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a City within a City Tenant category representative for a three-year term beginning January 1, 2027, and ending December 31, 2029
  - Pamela Beckham is eligible for reappointment.
- One appointment for a Housing Industry Representative for a three-year term beginning January 1, 2027, and ending December 31, 2029.
  - Cemental Grayson Rountree has served two terms and is ineligible for reappointment.

Attachment(s)
Housing Appeals Board Applications

22. Nominations to the Keep Charlotte Beautiful Committee

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a partial term beginning upon appointment and ending June 30, 2029.
  - Jacquelyn Roseboro has resigned.

Attachment(s)
Keep Charlotte Beautiful Committee Applications

23. Nominations to the Passenger Vehicle for Hire Board

Action:

Nominate residents to serve as specified.

Staff Resource(s):

Stephanie Kelly, City Clerk's Office

Explanation

- One appointment for a Representative of Persons with Disabilities for a partial term beginning upon appointment and ending June 30, 2029.
  - Joe Gentry has resigned.

Attachment(s)
Passenger Vehicle for Hire Board Applications

CONSENT

24. Safe Streets for All Phase 1

Action:

Approve a contract in the amount of $1,973,823.97 to the lowest responsive, responsible bidder Carolina Cajun Concrete, Inc. for the Safe Streets for All Phase 1 project.

Staff Resource(s):

Debbie Smith, Transportation

Kathleen Cishek, Transportation

Keith Bryant, Transportation

Explanation

- In February 2023, the city was awarded $4,466,688 in funding through the U.S. Department of Transportation's Safe Streets and Roads for All Grant Program.
- The Program supports the city's Vision Zero goals to achieve a safe, connected, equitable, sustainable, prosperous, and innovative transportation network for Charlotte and includes two phases.
  - Phase 1 consists of seven projects that will:
    - Install rectangular rapid-flashing beacons;
    - Upgrade accessibility and pedestrian safety signals; and
    - Enhance curb ramps, sidewalks, curb and gutter, and pavement markings.
  - Projects are located at several locations identified on the High Injury Network in Council Districts 1, 2, 5, and 7.
  - Phase 2 of the Safe Streets for All program is forthcoming and will include five project sites that will install new traffic signals and pedestrian crossing upgrades at various locations across Districts 1, 3, 4, and 5, including work such as curb ramps, sidewalks, and concrete islands.
- On September 1, 2026, the city issued an Invitation to Bid (ITB); one bid was received.
  - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over $500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On September 30, 2026, the city reissued the ITB; two bids were received.
- Carolina Cajun Construction, Inc. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the fourth quarter of 2028.

Disadvantage Business Enterprise

A new Final Rule (FR), which is binding law for federally funded contracts, was published in the Federal Register on September 25, 2026. The FR was immediately effective and has superseded the Interim Final Rule (IFR) that had been in place since October 3, 2025. In compliance with the new FR, the city cannot establish, resume, or enforce DBE contract goals on contracts executed before October 1, 2027.

Fiscal Note

Funding: Federal funding and General Capital Investment Plan

Attachments

Map

Map - Safe Streets for All Phase 1

25. Traffic Signal Central Software System

Action:

A. Authorize the City Manager to negotiate and execute a contract in the amount of $1,070,640 with Econolite Systems, Inc. for a traffic signal central software system and related services,

B. Authorize the City Manager to purchase ongoing maintenance and support, additional software licenses, and services from Econolite Systems Inc. for as long as the city uses the system, and

C. Authorize the City Manager to approve price adjustments and amend the contract consistent with the purpose for which the contract was approved.

Staff Resource(s):
Debbie Smith, Transportation
Charlie Jones, Transportation
Nathan Conard, Transportation

Explanation

- The Charlotte Department of Transportation (CDOT) operates and maintains a transportation system that includes more than 1,000 traffic signals and supporting infrastructure to manage traffic operations throughout the city.
- CDOT uses a traffic signal central software system to provide integrated controls that allow staff to remotely monitor, diagnose, and adjust signals in response to changing traffic patterns and emergency response by Charlotte Fire.
- Population growth and new development have increased the demand for new and modified traffic signals and infrastructure to support Charlotte's growing transportation network.
- This traffic signal central software system currently operates utilizing on-premise servers. Econolite Systems, Inc. has indicated that on-premise systems will no longer be supported in the future. This new contract will change the system to be cloud-based, which will provide improved security and redundancy, as well as reduced hardware maintenance and upgrade costs.
- A waiver of the competitive solicitation process may be granted when deemed appropriate and in the city's best interest. A waiver was granted for this procurement due to this vendor being the sole developer and provider of this software integrating with CDOT and Charlotte Fire.
- This contract will provide resources to maintain traffic signal operations citywide.
- Maintenance and support will be provided at no additional cost to the city for the first three years, and annual expenditures for maintenance and support are estimated to be $103,300 thereafter.

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 since this vendor is the sole developer and provider of this software. Contracts with a waiver of solicitation do not involve a competitive bidding process and are exempt from the CBI program.

Fiscal Note
Funding: General Capital Investment Plan

26. Median Maintenance Services

Action:

A. Approve contracts for median maintenance for a term of three years with the following:

- **Champion Landscapes,**
- **MB Premier (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 contracts consistent with the purpose for which the contracts were approved.

Staff Resource(s):

Phil Reiger, General Services
David Wolfe, General Services
Erin Oliverio, General Services

Explanation

- General Services Landscape Management is responsible for providing median maintenance services throughout the city.
- These contracts will provide routine and on-call maintenance of median landscaping, including turf, ornamental trees, shrubs, and perennials, as well as mulch replacement and the removal of trash, debris, storm debris, and leaves across five Landscape Management service areas (North A, North B, East C, South B, and South E) in Council Districts 1, 2, 4, 5, 6, and 7.
- On August 26, 2026, the city issued a Request for Proposals (RFP); seven responses were received.
- The selected companies 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 $452,907.

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

MB Premier is a city-certified SBE. Contract goals were not established for this contract because the scope of work or goods required 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: General Services Operating Budget

Attachment(s)

Map

Map - Median Maintenance Services

27. Brookshire Facility Renovations

Action:

Approve a contract in the amount of $806,400 to the lowest responsive, responsible bidder Nance Construction, LLC (SBE) for the Brookshire Facility Renovations project.

Staff Resource(s):

Angela Charles, Charlotte Water

David Czerr, Charlotte Water

Chuck Bliss, Charlotte Water

Explanation

- This project will renovate restrooms and breakrooms within Charlotte Water's Engineering Building, located in Council District 2.
- On September 15, 2026, the city issued an Invitation to Bid; three bids were received.
- Nance Construction, LLC was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by the second quarter of 2027.

Charlotte Business INClusion

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

Small Business Participation

Nance Construction, LLC is a city SBE.

Established SBE Goal: 5.00%
Committed SBE Goal: 10.02%
Nance Construction, LLC exceeded the established contract goal and has committed 10.02% ($80,800) of the total contract amount to the following certified firm(s):

- Ground Thunder NC, Inc. (SBE) ($800) (dumpster, portable toilet)
- Mountain Oak Millwork, LLC (SBE) ($59,000) (casework, tops)
- Prestige Environmental Group, LLC ($21,000) (demolition)

Fiscal Note

Funding: Charlotte Water Capital Investment Plan

28. Engineering Services for Hidden Valley Storm Drainage Improvement Project

Action:

A. Approve contract amendment #2 for $870,000 to the contract with D&A Wolverine, PLLC for the Hidden Valley Storm Drainage Improvement Project, and

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

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

Explanation

- The Hidden Valley Storm Drainage Improvement Project area is bordered by Interstate 85 to the north, Upper Little Sugar Creek to the south, North Tryon Street to the east, and West Sugar Creek Road to the west in Council District 1.
- On April 27, 2020, following a competitive solicitation process, City Council approved a contract with D&A Wolverine, PLLC for $875,000 to complete a watershed wide planning analysis of the Hidden Valley area to determine potential infrastructure improvement needs.
  - On February 26, 2024, Amendment #1 was approved by City Council to add $800,000 for design and construction administration services.
  - Amendment #2 will provide design and construction administration services for additional infrastructure improvements within the Hidden Valley area as a result of the initial watershed study.
- Specific design and construction administration tasks include, but are not limited to:
  - Design of repairs and/or improvements,
  - Survey and utility locate services,
  - Geotechnical subsurface investigations,
  - Preparation of construction documents, and
  - Construction administration.
- The new estimated value of the contract including this amendment is $2,545,000.

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
All additional work involved in this Amendment will be performed by D&A Wolverine, PLLC and their existing subconsultant(s):

- Survey & Mapping Control, Inc. (SBE) (survey, mapping, plats and utility locates)

Fiscal Note
Funding: Storm Water Capital Investment Plan

Map - Hidden Valley SDIP

29. Storm Water Repair and Improvement Projects

Action:

A. Approve a contract in the amount of $1,371,326.15 to the lowest responsive, responsible bidder United of Carolinas Inc. for the Storm Water Repair and Improvement FY2027-C projects, and

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

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

Explanation

- This contract is part of an ongoing program to provide repairs and improvements to storm drainage infrastructure across the city.
- Approximately 15 projects may be constructed from this contract within a contract term not to exceed 18 months. The number of projects may vary depending on the nature and extent of the repairs constructed.
- On September 11, 2026, the city issued an Invitation to Bid; three bids were received.
- United of Carolinas Inc. was selected as the lowest responsive, responsible bidder.
- The projects are anticipated to be complete by the fourth quarter of 2028.

Charlotte Business INClusion
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Small Business Participation
Established SBE Goal: 12.00%
Committed SBE Goal: 12.03%
United of Carolinas Inc. exceeded the established subcontracting goal and has committed 12.00% ($165,000) of the total contract amount to the following certified firm(s):

- Cesar A. Leon LLC (SBE) ($100,000) (hauling)
- JM Custom Construction (SBE) ($45,000) (concrete)
- Silverback Brothers LLC (SBE) ($20,000) (hauling)

Fiscal Note
Funding: Storm Water Capital Investment Plan

30. Airport Business Consulting Services

Action:

A. Approve a contract for Airport business consulting services for a term of three years with the following:

- **Archline Studio, Inc.,**
- **BSQuare Design Inc.,**
- **Momentum Capital Partners, LLC, and**

B. Authorize the City Manager to renew all 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):
Haley Gentry, Aviation
Ted Kaplan, Aviation

Explanation

- The Aviation Department generates over $400 million in operating revenue annually. Approximately 60 percent of this revenue is derived from non-airline sources, including concessions, parking, and commercial real estate.
- Specialized expertise and consultation are required to support the strategic growth, optimization, and management of these critical business programs.
- On April 20, 2026, the city issued a Request for Proposals; five responses were received.
- The selected companies best meet the city's needs in terms of qualifications, experience, and responsiveness to the RFP requirements.
- Pricing for these services will be based on the size and nature of each assignment.
- 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
The city negotiates contract participation after the proposal selection. SBE goals will be negotiated per task, as scopes of work are assigned. Aviation will monitor SBE utilization and goal attainment for each task, throughout the life of the contracts.

Fiscal Note
Funding: Aviation Operating Budget and Aviation Capital Investment Plan

31. Airport Concrete Slab Replacement

Action:

Approve a unit price contract to the lowest responsive, responsible bidder Hi-Way Paving Inc. to provide concrete slab replacement services for a term of three years.

Staff Resource(s):

Haley Gentry, Aviation

Ashton Watson, Aviation

Explanation

- Rehabilitation and replacement of concrete slabs and stormwater structures throughout the airfield are regularly required. This contract will provide for the purchase and replacement of concrete and stormwater structures as needed.
- Specific work may include concrete demolition, concrete pouring, and storm drainage work.
- On August 19, 2026, the city issued an Invitation to Bid (ITB); two bids were received.
  - NC General Statute 143-132 prohibits municipalities from awarding construction contracts over $500,000 without receiving at least three competitive bids from the initial advertisement of the contract. The city may subsequently award the contract even if readvertisements result in fewer than three competitive bids.
- On September 18, 2026, the city reissued the ITB; two bids were received.
- Hi-Way Paving Inc. was selected as the lowest responsive, responsible bidder.
- Contract expenditures are estimated to be $13,078,950 over the three-year term.

Disadvantaged Business Enterprise

A new Final Rule (FR), which is binding law for federally funded contracts, was published in the Federal Register on September 25, 2026. The FR was immediately effective and has superseded the Interim Final Rule (IFR) that had been in place since October 3, 2025. In compliance with the new FR, the city cannot establish, resume, or enforce DBE contract goals on contracts executed before October 1, 2027.

Fiscal Note

Funding: Aviation Capital Investment Plan

Adjournment

REFERENCES

32. 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.

33. 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.