

**CITY COUNCIL REGULAR MEETING
300 WEST CROWELL STREET
MONROE, NORTH CAROLINA 28112
SEPTEMBER 8, 2026 – 6:00 P.M.**

AGENDA

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RECOGNITIONS

1. Invocation
2. Pledge of Allegiance
3. Employee/Department Recognitions
 - A. Human Resources Department
 - 1) New Hires for August 2026
 - 2) Service Anniversaries for September 2026
 - B. Fire Department
 - 1) First Responders – Lifesaving Efforts
 - C. Police Department
 - 1) Nicole Master – Lifesaving Commendation Award
 - 2) Robin Waldron – Employee of the Month

AGENDA ADOPTION

CONSENT AGENDA

The City Council uses a Consent Agenda to consider items that are non-controversial and routine. The Consent Agenda is acted upon by one motion and vote of the Council. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Council Member or Citizen with consent of Council. The Consent Agenda contains the following items:

4. Annexation Request for 150.2507 Acres and Rezoning Request for 172.41 Acres Located Near MLK, Jr. Boulevard and Weddington Road for Planned Unit Development Monroe Village
 - A. Resolution Directing Clerk to Investigate Petition Received under G.S. §160A-31 and §160A-58.1
 - B. Resolution Fixing Date of Public Hearing to be Held October 13, 2026 on Question of Annexation Pursuant to G.S. §160A-31 and §160A-58.1
 - C. Call for Public Hearing to be Held October 13, 2026 to Consider Rezoning from Community Corridor Mixed Use 2, Planned Unit Development Starlite, Residential Medium Density, Union County R-20 and Union County RA-20 to Planned Unit Development Monroe Village
5. Annual Settlement of Tax Collector for Tax Year 2025

6. Asphalt Paving Program for 2026-2027
 - A. Award of Contract to True Rock Construction, LLC
 - B. Contingency Allowance
 - C. City Manager to Execute Documents
7. Budget Amendment for Unspent Appropriations for Fiscal Year 2026
8. Call for Public Hearings to be Held October 13, 2026
 - A. Historic Landmark Designation for Secrest Building Located at 101 W. Franklin
 - B. Historic Landmark Designation for F.M. Morgan House Located at 500 S. Hayne Street
 - C. Zoning Map Amendment Request to Rezone Property Located at 124 Baucom Deese Road from Regional Corridor Mixed-Use to Residential Low Density
 - D. Zoning Map Amendment Request to Rezone Property Located at 610 Charles Street from Residential Medium Density to Residential High Density
9. Certification of 2026-2027 Tax Base and Charge to Collect
10. City Hall Roof Replacement Project
 - A. Award of Contract to Turnkey Construction Pros
 - B. City Manager to Execute Documents
11. Energy Services Department Substation Circuit Breakers Purchase
 - A. Award of Purchase Contract to Wesco through Sourcewell Cooperative Purchasing Program
 - B. City Manager to Execute Documents
12. Engineering Department Mini Excavator Purchase
 - A. Award of Purchase Contract to Carolina Tractor & Equipment through Sourcewell Cooperative Purchasing Program
 - B. City Manager to Execute Documents
13. Fire Department State of North Carolina Directed Grant
 - A. Grant Acceptance
 - B. Budget Amendment
14. Minutes of City Council Meetings of August 11, 2026
15. Ordinances
 - A. Code of Ordinances Amendment to Chapter 75 titled Traffic Schedules to Reduce Speed Limit on Crowell Street from Hayne Street to Depot Street
 - B. Code of Ordinances Supplement for 2025
 - C. Fiscal Year 2026-2027 Fee Schedule Amendment to Chapter IV titled Charlotte-Monroe Executive Airport Deleting Airport Maintenance Fee
 - D. Standard Specifications and Detail Manual Amendments
 - E. Temporarily Closing State-Maintained Roads for City of Monroe Christmas Parade to be Held November 22, 2026

16. Police Department Bureau of Justice Assistance Fiscal Year 2025 Edward Byrne Memorial Justice Program – Local Formula Grant
 - A. Grant Acceptance
 - B. Budget Amendment
 - C. City Manager to Execute Documents
17. Police Department Grant Applications
 - A. Office of Community Oriented Policing Services Community Policing Development Microgrants Program for Fiscal Year 2026
 - B. Office of Community Oriented Policing Services Law Enforcement Mental Health and Wellness Act Program for Fiscal Year 2026
18. Policy Amendments
 - A. Code of Ethics (FA-02)
 - B. Customer Service (GA-13)
19. Proclamation Observing Constitution Week as September 17-23, 2026
20. Rejection of Bids
 - A. Industrial Park 3 Project – Monroe Expressway Park
 - B. Pavement Preservation Project
21. Resolutions
 - A. Acquiring Real Property Located at Steele Street (Tax Parcel Numbers 09-150-169 and 09-150-169A) for Energy Services Expansion
 - B. Donation of Bicycles and Bicycle Repair Stand to Stanfield, North Carolina Police Department
 - C. Intent to Abandon Portion of Public Right-of-Way of Stewart Street and Calling for Public Hearing to be Held October 13, 2026
22. Resurfacing/Reclamation Mix Design and Quality Assurance Testing Services Project for 2026-2027
 - A. Award of Contract Professional Solutions 29, Inc.
 - B. Contingency Allowance
 - C. City Manager to Execute Documents
23. Water Resources Department Track Loader Purchase
 - A. Award of Purchase Contract to Carolina CAT through Sourcewell Cooperative Purchasing Program
 - B. City Manager to Execute Documents

INFORMATIONAL COMMITTEE MINUTES, COMMITTEE STAFF NOTES AND REPORTS

24. Charlotte-Monroe Executive Airport Operations Report for August 2026
25. City Council Discretionary Fund Disbursements for August 2026

26. Committee Minutes/Staff Notes
 - A. Minutes of Board of Adjustment Meeting of June 25, 2026
 - B. Minutes of Citizens Appointment Committee Meetings of March 2, 2026 and June 1, 2026
 - C. Minutes of Downtown Advisory Board Meetings of May 20, 2026 and June 17, 2026
 - D. Minutes of General Services Committee Meeting of August 6, 2026
 - E. Minutes of Historic District Commission Meeting of June 3, 2026
 - F. Minutes of Monroe Tourism Development Authority Meeting of July 9, 2026
 - G. Minutes/Staff Notes of Parks and Recreation Advisory Commission Meetings of May 19, 2026 and July 21, 2026
 - H. Minutes of Planning Board Meeting of June 3, 2026
 - I. Minutes of Winchester Revitalization Committee Meeting of April 2, 2026
27. Financial Reports for June 2026 (Updated)
28. Summary of Contracts Awarded, Change Orders Approved and City Manager's Settlement of Claims for August 2026

PUBLIC HEARINGS

Please adhere to the following guidelines:

- Proceed to the podium, and state your name and address clearly;
 - Be concise; avoid repetition; limit comments to three (3) minutes or less;
 - Designate a spokesperson for large groups.
29. Downtown Economic Development Building Rehabilitation and Improvement Grant to Chris Duggan for 101 S. Main Street
 - A. Public Hearing
 - B. Action
 30. Downtown Economic Development Building Rehabilitation and Improvement Grant for to Sue King for 104 S. Main Street
 - A. Public Hearing
 - B. Action
 31. Downtown Economic Development Building Rehabilitation and Improvement Grant to Libby Helms for 313 N. Main Street
 - A. Public Hearing
 - B. Action
 32. Downtown Economic Development Building Rehabilitation and Improvement Grant to Clint Lawrence for 115 N. Church Street
 - A. Public Hearing
 - B. Action
 33. Downtown Economic Development Building Rehabilitation and Improvement Grant to Katie Cook for 215 N. Hayne Street

- A. Public Hearing
- B. Action
- 34. Downtown Economic Development Grow Monroe Grant to Katie Cook for 215 N. Hayne Street
 - A. Public Hearing
 - B. Action
- 35. Downtown Economic Development Grow Monroe Grant to Misael Castrejon for 354 E. Franklin Street
 - A. Public Hearing
 - B. Action
- 36. Zoning Map Amendment Request to Rezone Property Located at 713 Fowler Road from Regional Corridor-Mixed Use to Residential Low Density
 - A. Public Hearing
 - B. Action
- 37. Zoning Map Amendment Request to Rezone Property Located at 202 Walnut Street from Residential High Density to Residential Medium Density
 - A. Public Hearing
 - B. Action

RECOGNITION

- 38. Public Comment Period

REGULAR AGENDA

- 39. Water and Sewer Extensions Policy (WR-09) Amendments
- 40. Outside City Commercial Water and Sewer Service Requests by Quik Trip Corporation for 2830 Concord Highway
 - A. Outside Service Requests Approval
 - B. Call for Public Hearing to be Held October 13, 2026 to Consider Developer Agreement with Quik Trip Corporation for 2830 Concord Highway
- 41. Outside City Residential Water Service Request by Dale Manus for 925 Village Lake Drive
- 42. Citizens Appointment Committee Recommendations to Boards and Commissions
- 43. Flock Cameras Informational Presentation
- 44. Travel Policy for Elected Officials (GA-02)
- 45. Closed Session Pursuant to North Carolina General Statute Sections 143-318.11(a)(1), (a)(3) and (a)(5)

**RULES GOVERNING PUBLIC COMMENT
PERIOD AND RULES OF DECORUM DURING
CITY COUNCIL REGULAR MEETINGS**

1. A Public Comment Period shall be placed on the Agenda of the City Council Regular Meeting each month. Said agenda item shall occur on the Regular Meeting Agenda immediately following Public Hearings and before the Regular Agenda items. When adopting the Agenda, City Council may move the Public Comment Period to another location on the Agenda solely at City Council's discretion. Such change is effective only during that meeting.
2. Each person desiring to speak during the Public Comment Period shall sign up to speak prior to the start of the meeting on the form provided by listing their name, City and County of their residence, and topic on which he or she will speak. An individual may only sign up for themselves and not sign up or place another individual's name on the Signup Sheet. Any speaker that signs up and fails or refuses to give all the required information will not be called on to comment.
3. A total time of sixty (60) minutes will be allotted for the Public Comment Period on the Regular Agenda. Any speaker that signs up to speak and does not get a chance to speak during the Public Comment Period due to the sixty-minute time limit will be given priority to speak during the next City Council Public Comment Period. City Council, in its discretion, may extend the sixty (60) minutes allotted for the Public Comment Period during any meeting.
4. City of Monroe residents will be given the opportunity to speak first, followed by Union County residents, followed by residents of other areas. The Mayor, or presiding officer, shall determine the order in which speakers are called to comment.
5. Each speaker shall be allotted up to three (3) minutes to speak which shall be strictly observed at all times. Speakers shall immediately cease speaking when their allotted time is over.
6. Speakers shall refrain from: obscene speech, defamation, communicating true threats of physical harm to anyone, incitement to imminent lawless action, or speaking fighting words. Speakers shall remain at the podium to make comments and not approach City Council or City staff. No one can accompany the speaker at the podium.
7. Members of the audience shall not willfully interrupt, disturb, or disrupt a City Council meeting. Audience members shall refrain from commenting, jeering, clapping, or cheering in response to comments. Audience members shall not engage in demonstrations or theatrics and shall remain seated at all times unless called on to be identified from their seat when designating a spokesperson and immediately be seated. Audience members shall never approach the podium or dais. Improper behavior as described in this section by a member of the audience will not be tolerated and may result in sanctions up to and

including being asked to leave the meeting following the same procedures set out to sanction a speaker.

8. Members of the audience may hold signs no larger than 8 inches by 11½ inches in size but shall not raise them above their heads or so as to block the view of those behind them.
9. The Mayor, as the presiding officer, has the authority and responsibility to enforce and carry out these Rules. However, any member of City Council may identify improper conduct by raising a point of order during the meeting. Upon raising a point of order by a Council Member, the Mayor, or presiding officer, shall call for all public comments to cease immediately. The presiding officer shall then, at a minimum, warn the violator and demand the individual cease the violation first. If the violator continues to violate the rules, the presiding officer may impose appropriate sanctions including, but not limited to, loss of time, removal from the Council meeting, or other appropriate action needed to restore decorum. However, if a City Council member believes the warning or sanction imposed are insufficient based on the nature of the violation, any City Council Member may renew the point of order and call for additional sanctions up to and including removal of the offender from the meeting premises upon motion, second, and approval by a majority of City Council. The City Attorney, as Parliamentarian for the City, shall be the final arbiter of the procedural rules and take necessary action to see that proper parliamentary procedures are followed and maintained during City Council Meetings.
10. Anyone that willfully interrupts, disturbs, or disrupts a City Council Meeting may be asked to leave the meeting premises immediately by the Mayor or upon point of order by a City Council Member and approval by City Council. Upon failure to leave as directed, the individual may be cited for violating NC General Statute §143-318.17.
11. Speakers shall not speak on any topic which is the subject of a public hearing on the same Agenda.
12. City Council will refrain from engaging in a dialogue with speakers except to the extent necessary to clarify the speaker's position.
13. No formal action will be taken by City Council during the same meeting on any matter which was initially introduced during the Public Comment Period.
14. The City of Monroe shall record, video, live stream, and may post on the internet any video or audio recordings of public comments made during the Public Comment Period.
15. City Council shall not restrict the subject matter of any comment based on content in any way except as provided herein.

Adopted: *September 6, 2005 (R-2005-35)*

Amended: *April 2, 2023 (R-2019-23); February 13, 2024; May 14, 2024; July 8, 2025, October 14, 2025; November 25, 2025; January 27, 2026; August 11, 2026*