

Meeting Minutes
April 22, 2025

MINUTES OF MECKLENBURG COUNTY, NORTH CAROLINA
BOARD OF COUNTY COMMISSIONERS

The Board of Commissioners of Mecklenburg County, North Carolina, met in Budget/Public Policy Session in Conference Center Room 267 on the 2nd floor of the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte, North Carolina at 2:30 p.m. on Tuesday, April 22, 2025.

ATTENDANCE

Present: Chair Mark Jerrell, Vice-Chair Leigh Altman
and Commissioners Arthur Griffin,
Vilma D. Leake, Laura J. Meier, Elaine Powell,
Susan Rodriguez-McDowell, Yvette Townsend-Ingram
County Manager Dena R. Diorio
County Attorney Tyrone C. Wade
Clerk to the Board Kristine M. Smith
Deputy Clerk to the Board Arlissa Eason

Absent: Commissioner George Dunlap

CALL TO ORDER

The meeting was called to order by Chair Mark Jerrell, followed by introductions and the Pledge of Allegiance to the Flag.

25-0227 FUNDING OPTION FOR THE VOLUNTEER FIRE DEPARTMENTS (VFD) FOR FY26

The Board received information regarding funding option and potential tax rate for the Volunteer Fire Departments (VFD) in the Charlotte Extra Territorial Jurisdiction (ETJ).

Ebenezer Gujjarlapudi, P.E., Director, Land Use & Environmental Services Agency gave the presentation.

Background: Since 2012, several volunteer fire departments in the extra territorial jurisdictions of the City of Charlotte and the towns have been funded through a fire service district tax. In 2013, Mecklenburg County levied a Fire Protection Service District (FPSD) tax to pay for fire services in the towns and unincorporated area. A total of five service districts were created to service the extraterritorial jurisdictions (ETJs) left in the County. The ETJs include geography outside the four towns (Cornelius, Davidson, Huntersville and Mint Hill) and the City of Charlotte. These districts were created to fund the cost of providing fire protection services to all residents in the service district, with the cost burden carried by all service district property owners, through the fire protection service district.

This briefing provides the Board of County Commissioners with the requests received from the VFDs in the Charlotte ETJ and a recommended option with a corresponding tax rate.

Feedback received by the staff would inform the proposed tax rate that will be included in the County Manager budget proposal to the BOCC.



FY26 Service Delivery Option for Volunteer Fire Districts (VFD)

BOCC Public Policy Workshop
April 22, 2025

Presentation Outline

- Funding history of VFDs
- Tax Rate Calculation
- VFD Requests
- Funding Option



VFD Funding History

- **Pre-FY2012 – Each VFD granted \$80k**
- FY2012-18 – Grant amounts established based on requests and service areas
- FY2020– Contract amounts adjusted to increase hourly rate from \$13 to \$15 per hour and \$50k per station capital funding
- FY2022 – Increased capital to \$85k per station, funding for 3FF per station and capital funding for Steele Creek Station 3
- FY2023 - Standardized at \$956,960 per station – funding for 4FF per station.
- FY2023 - Standardized at \$17/hr for 3 FF and Chief at \$20/hr.
- FY2024 - Standardized at \$20/hr for 3 FF and Chief at \$24/hr, increased capital include first responder (MEDIC) funding allowance – typically **\$1,150,840** per VFD.
- FY2025 – Additional \$100k for inflation and capital – typically **\$1,250,840** per VFD.



Tax Rate

ETJ	FY16	FY17	FY18-19	FY20	FY21	FY22	FY23	FY24	FY25
Charlotte	6¢	7¢	8¢	6.67¢	7.5¢	8.0¢	10.15¢	8.76¢	8.76¢
Cornelius	5¢	5.7¢	5.7¢	3.62¢	6.12¢	6.12¢	6.12¢	4.53¢	4.53¢
Davidson	6¢	5.5¢	8.5¢	6.50¢	8.90¢	8.90¢	8.90¢	7.08¢	7.08¢
Huntersville	5¢	5¢	5¢	4.10¢	4.56¢	5.80¢	6.63¢	6.53¢	8.95¢
Mint Hill	7¢	8¢	8¢	7¢	7¢	7.50¢	7.50¢	6¢	6¢



Charlotte District

Approved FY25 Funding

Standardized	Adopted FY24	Additional Allowance	Approved FY25	Change from FY24 to FY25
Huntersville & Rural	\$1,100,000	\$ 75,000	\$ 1,175,000	\$ 75,000
Cooks	\$1,150,840	\$ 100,000	\$ 1,250,840	\$ 100,000
Robinson	\$1,150,840	\$ 100,000	\$ 1,250,840	\$ 100,000
Steele Creek	\$4,448,532	\$ 300,000	\$ 4,748,532	\$ 300,000
Carolina	\$1,150,840	\$ 100,000	\$ 1,250,840	\$ 100,000
West Meck	\$1,700,000	\$ 100,000	\$ 1,800,000	\$ 100,000
Long Creek	\$1,150,840	\$ 100,000	\$ 1,250,840	\$ 100,000
Total	\$ 11,841,892	\$ 875,000	\$ 12,726,892	\$ 875,000



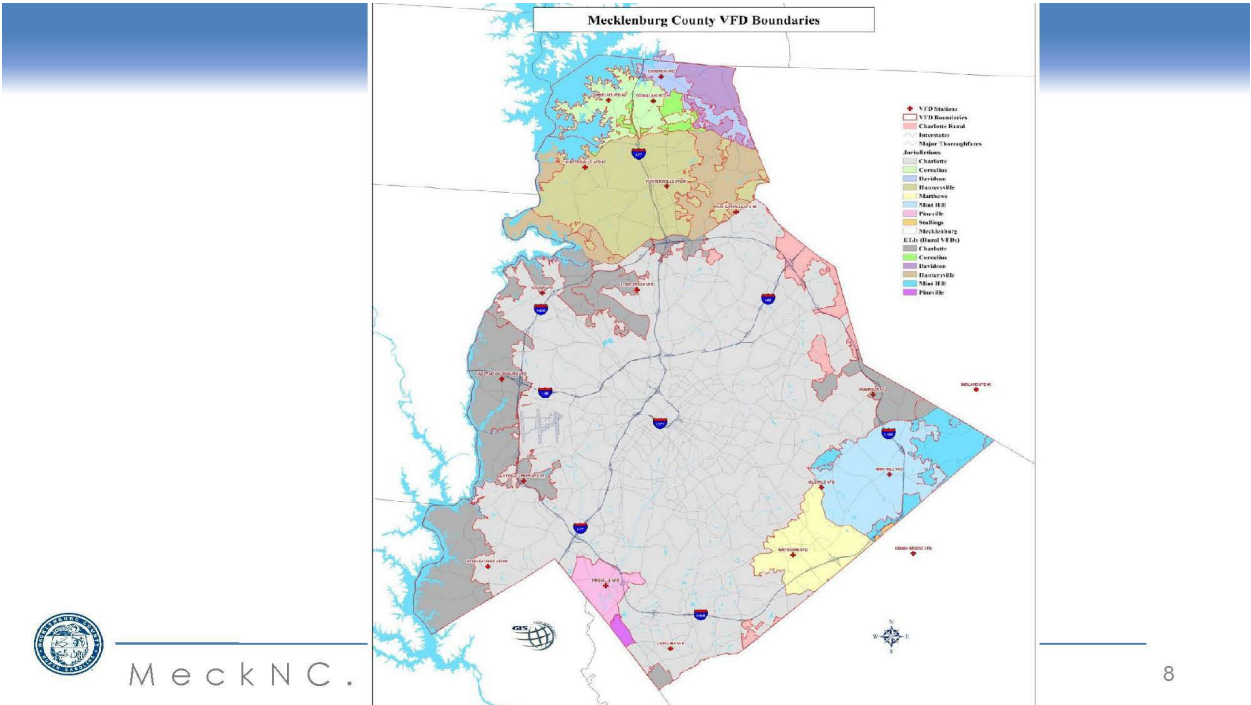
Charlotte District VFDs

- Carolina Volunteer Fire Department – 1 Station
- Cooks Volunteer Fire Department – 1 Station
- Charlotte Rural (City of Charlotte)
- Huntersville Volunteer Fire Department
- Long Creek Volunteer Fire Department – 1 Station
- Robinson Volunteer Fire Department – 1 Station
- Steele Creek Volunteer Fire Department – 3 Stations*
- West Mecklenburg Volunteer Fire Department – 2 Units



Response Categories

- | | |
|---|--|
| <ul style="list-style-type: none">• 52C-Alarm-Carbon Monoxide• 52F-Alarm-FIRE• 53-Citizen Assist/Service Call (<i>Routine</i>)• 55-Electrical Hazard• 56-Elevator/Escalator Rescue• 59-Fuel Spill - Routine• 60-Gas Leak INSIDE• 60-Gas Leak OUTSIDE• 63-Lightning STRUCTURE• 64-Marine Fire | <ul style="list-style-type: none">• 65-Mutual Aid/Assist• 66-Odor (Strange/Unknown) (<i>Routine</i>)• 67-Outside Fire• 67-Outside Fire Multi• 68-Smoke Investigate(Outside) (<i>Routine</i>)• 69-Structure Fire• 72-Water Rescue• 73-Watercraft in Distress• 77- Motor Vehicle Collision |
|---|--|



FY26 VFD Funding



Challenges

- Staffing and response configurations continue to be a challenge
- Voluntary annexations continue to reduce taxable area
- State Audit compliance concerns



State Notification

- **Failure to meet the minimum requirements** for a certified department will lead to a change in the rating classification of the department and the fire district(s) it serves to a Class 10 rating.
- Your department currently holds a Class 4/9E rating.
- If this rating classification were implemented, the change to a Class 10 would affect **all property insurance premium calculations** for residential occupancy insured under Homeowner policies and other special schedule surveyed property.



Charlotte District

FY26 Requests – Salaries, Operational & Capital

Departments	FY26 Budget Request	FY25 Allocation	Difference
Huntersville & Rural	\$ 1,200,000.00	\$ 1,175,000.00	\$ 25,000.00
Cooks	\$ 1,378,000.00	\$ 1,250,840.00	\$ 127,160.00
Robinson	\$ 1,286,800.00	\$ 1,250,840.00	\$ 35,960.00
Steele Creek	\$ 5,144,050.00	\$ 4,748,532.00	\$ 395,518.00
Carolina	\$ 1,570,000.00	\$ 1,250,840.00	\$ 319,160.00
West Meck	\$ 1,799,412.00	\$ 1,800,000.00	\$ (588.00)
Long Creek	\$ 1,414,880.04	\$ 1,250,840.00	\$ 164,040.04
County FMO	\$ 200,000.00		\$ 200,000.00
Total	\$ 13,993,142.04	\$ 12,726,892.00	\$ 1,266,250.04



Tax Values & Revenue Estimates – FY26

FPSD	FY 2025 Estimated Value	FY24 Tax Rate	Collection Rate	2025 Estimate Revenue
Charlotte	\$ 15,101,148,328	8.76	99%	\$ 13,096,323

Note: Estimated value includes Real Estate and Personal Property such as cars etc.



Tax Rate Comparison

ETJ	FY16	FY17	FY18-19	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Charlotte	6¢	7¢	8¢	6.67¢	7.5¢	8.0¢	10.15¢	8.76¢	8.76¢	9.62¢*
Cornelius	5¢	5.7¢	5.7¢	3.62¢	6.12¢	6.12¢	6.12¢	4.53¢	4.53¢	4.53¢
Davidson	6¢	5.5¢	8.5¢	6.50¢	8.90¢	8.90¢	8.90¢	7.08¢	7.08¢	7.60¢
Huntersville	5¢	5¢	5¢	4.10¢	4.56¢	5.80¢	6.63¢	6.53¢	8.95¢	9.25¢
Mint Hill	7¢	8¢	8¢	7¢	7¢	7.50¢	7.50¢	6¢	6¢	6.50¢



Considerations

- Continue staffing at four (4) personnel per station
- Full funding of capital and operation of Steele Creek Station 3
- Sustain rate of \$20/hr for 3 FF and Chief at \$24/hr
- Continue allocation to account for MEDIC related supply expenses
- Require in-station presence of four FFs for response



Additional Considerations for FY26

- Fund one **Senior Deputy Fire Marshal** (reclassified from a vacant code enforcement position) to manage contract and performance obligations
- Fund Fire Marshal educator (\$100k) from the Fire District tax
- Supplement approximately \$55k from fund balance for remaining appropriation in lieu of tax rate increase



Charlotte District FY26 Funding Proposal

Standardized	Adopted FY25	Total Proposed FY26	Change from FY25 to FY26
Huntersville & Rural	\$ 1,175,000	\$ 1,200,000	\$ 25,000
Cooks	\$ 1,250,840	\$ 1,250,840	
Robinson	\$ 1,250,840	\$ 1,250,840	
Steele Creek	\$ 4,748,532	\$ 4,748,532	
Carolina	\$ 1,250,840	\$ 1,250,840	
West Meck	\$ 1,800,000	\$ 1,800,000	
Long Creek	\$ 1,250,840	\$ 1,350,840	\$ 100,000*
County FMO		\$ 200,000	\$ 200,000
Total	\$ 12,726,892	\$ 13,051,892	\$ 325,000



Recommended Tax Rate

ETJ	FY16	FY17	FY18-19	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Charlotte	6¢	7¢	8¢	6.67¢	7.5¢	8.0¢	10.15¢	8.76¢	8.76¢	8.76¢
Cornelius	5¢	5.7¢	5.7¢	3.62¢	6.12¢	6.12¢	6.12¢	4.53¢	4.53¢	4.53¢
Davidson	6¢	5.5¢	8.5¢	6.50¢	8.90¢	8.90¢	8.90¢	7.08¢	7.08¢	7.60¢
Huntersville	5¢	5¢	5¢	4.10¢	4.56¢	5.80¢	6.63¢	6.53¢	8.95¢	9.25¢
Mint Hill	7¢	8¢	8¢	7¢	7¢	7.50¢	7.50¢	6¢	6¢	6.50¢



Questions?



Comments

Commissioner Rodriguez-McDowell asked for clarification on slides 11 and 16, with failure to meet the minimum requirements. *Mr. Gujjarlapudi reiterated what the slides implied.*

Commissioner Rodriguez-McDowell asked what the person they currently had did. *Mr. Gujjarlapudi said the person did the work as an extra special project, essentially as a liaison.*

Commissioner Meier asked on slide 16, with “Supplement approximately \$55k from fund balance for remaining appropriation in lieu of tax rate increase,” what happened over the years going forward. *Mr. Gujjarlapudi said the tax rate would go up. He said they would hope to absorb that by next year.*

Commissioner Leake asked for clarification as to why Mint Hill’s recommended tax rate changed. *Mr. Gujjarlapudi said they had a turnover of their Chief, and the transition between the old and new Chief was not properly handed over. He said he believed the new Chief was unaware of the necessary information needed, so when the State came to inspect, they couldn’t find a lot of validating documentation.* Commissioner Leake asked how they handled it. *Mr. Gujjarlapudi said they were working to make sure they were complying within 6 months.* Commissioner Leake asked who they would hold accountable. *Mr. Gujjarlapudi said the Fire Marshal’s Office would constantly watch over them and increase the number of times they randomly visited sites.*

Commissioner Griffin asked on slide 7 about the response categories and whether it would be appropriate to have data on the number of calls received. *Mr. Gujjarlapudi said he could provide him with the data.* Commissioner Griffin said concerning the tax base in the ETJ, they should pick up the city planners or organizing developments. He said that with the revaluation, they should have been able to collect more dollars, but that also added new responsibilities. He asked if there was a forecast of what the potential revenue might have been. *Mr. Gujjarlapudi said a challenge was that while development was ongoing, he said once they annexed, it went off their tax books and to the City.* Commissioner Griffin said there was some acreage that had requirements for annexation, and there were potential and actual developments that were blocked from annexation. *Mr. Gujjarlapudi said they had some information but weren’t sure they could put a number on it. He said from a code enforcement perspective, they were averaging around 14,000 to 15,000 units a year.*

Commissioner Powell said it was her understanding that with all the stations, there was only

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one that was not in compliance. She asked where the Fire Marshal educator would educate since the ETJ was so small. *Mr. Gujjarlapudi said they would go to schools in the ETJ. He said they had to provide education to schools and other community events.* Commissioner Powell asked in the cost analysis where the MEDIC-related supply-related expenses went. *Mr. Gujjarlapudi said that, from a personnel hourly rate standpoint, they were already compensating each volunteer fire department 24/7 for four people. He said their salary cost were already handled. He said that within the previous year, they programmed it so that each station received around \$40,000.*

Commissioner Townsend-Ingram asked what the tax rate was based on. *Mr. Gujjarlapudi said each town had an ETJ, excluding Matthews, so the rate was only charged to the residents in each town's ETJ. He said Mint Hill recently built a new fire station, which was why the tax rate would go up for their residents.* Commissioner Townsend-Ingram asked for clarification on the drastic changes between the previous years. *Mr. Gujjarlapudi said they adjusted their hourly rates. He said they also went from 2 to 3 to 4 full-time firefighters and chiefs.*

Vice Chair Altman asked how many stations they were responsible for in the ETJ. *Mr. Gujjarlapudi said 9.* Vice Chair Altman said they should no longer call them volunteer fire departments since they were giving them over a million dollars. *Mr. Gujjarlapudi said that over time, they added "Staff" but were all still registered as 501(c)(3)s.* Vice Chair Altman asked if all municipalities consented to the tax increases. *Mr. Gujjarlapudi said that all the rates had been requested by the town managers.*

Chair Jerrell asked County Manager Diorio if they had baked this into her overall recommendation on tax rates. *County Manager Diorio said she included their respective rates, but it was a separate tax and fund.*

25-0240 CAPITAL IMPROVEMENT PLAN UPDATE

The Board received an update on the FY2026- 2030 Capital Improvement Plan (CIP).

Background: An update on the FY2026- 2030 CIP will be provided.

David Boyd, CFO, gave the presentation.

FY26-30 Capital Improvement Plan

April 22, 2025

TODAY'S AGENDA

- CIP Funding Recap
- New Project Recommendations
- Questions/Feedback

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CIP Funding Model Update

- ➡ 6/30/2024 year-end results
 - Less Spending
- ➡ Updated projected project cashflows
 - Future spending pushed out
- ➡ Sizing and timing of debt issuance
 - Less borrowing / Lower interest rate
- ➡ Revenue Assumptions
 - Slight increase
- ➡ Result = increased capital capacity

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LAND ACQUISITION

	Currently Approved Funding	Additional Funding Recommended	Total
FY2026	11,828,249	18,171,751	30,000,000
FY2027	12,248,250	17,751,750	30,000,000
FY2028	12,668,517	17,331,483	30,000,000
FY2029		30,000,000	30,000,000
FY2030		30,000,000	30,000,000
	36,745,016	113,254,984	150,000,000

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Summary: New Project Requests

(approximate capacity = \$200-225 million 2026-2030)

Department	Total Funds Requested	# Projects Requested
AFM	77,414,140	5
CPCC	12,795,997	3
ELAP	90,597,998	31
LIB	52,608,556	3
PRK	89,831,461	5
	323,248,152	47

See handout with summary description of each project request

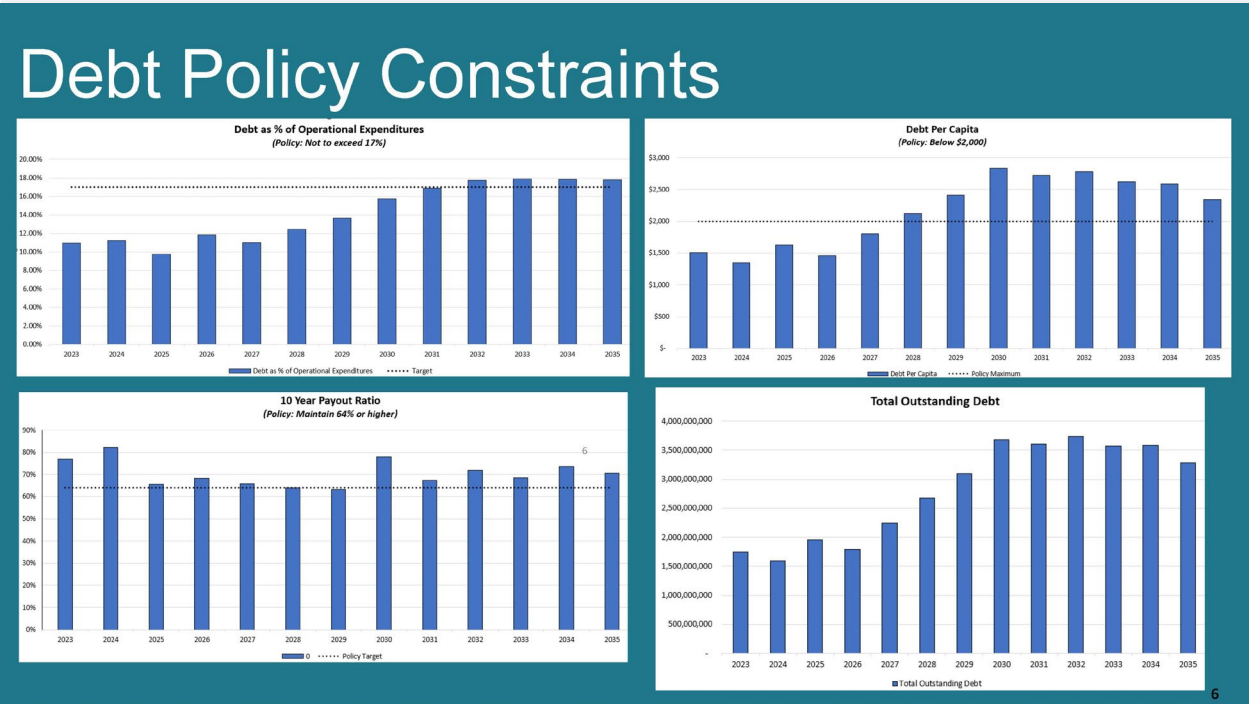
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Final Recommendation

Department	Total Funds	# Projects
Asset and Facility Management	32,507,938	4
Central Piedmont Community College	10,139,829	2
Charlotte Mecklenburg Library	40,599,848	2
Park and Recreation	70,904,200	4
ELAP	61,313,020	26
	215,464,835	38
LAND- FY2026	18,171,751	
LAND- FY2027	17,751,750	
LAND- FY2028	17,331,483	
LAND- FY2029	30,000,000	
LAND- FY2030	30,000,000	
	113,254,984	
Total	328,719,819	
Charlotte Mecklenburg Schools	150,000,000	

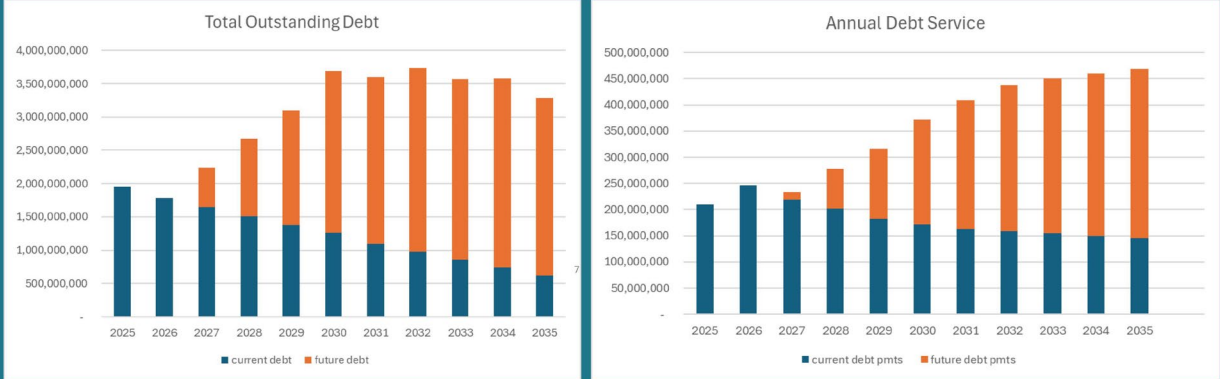
See handout with all projects approved by fiscal year start date (FY26-31)

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Debt Projections



Future Tax Increases



Tax increases are anticipated to fund the CIP:

- 2 cents in FY2028
- 1 cent in FY2029

Impact of eliminating tax increase in 2029

Capital Reduction Required		Before End of Year
\$60 Million	8	2031
None		2032
\$50 Million		2033
\$40 Million		2034
\$25 Million		2035

Total reduction of \$175 million before end of 2035 & new CIP capacity thereafter reduced to \$110 – 115 Million annually

Asset & Facility Management Project Requests

Department	Project Name	Project Cost
AFM	New Courthouse-HVAC Controls-Smoke Damper Modifications	4,631,172
AFM	Mecklenburg County Courthouse-Interior Finish Replacement	16,612,943
AFM	4th Street Parking Deck Expansion and Renovation	44,906,202
AFM	Judge Clifton E. Johnson Building - First Floor Renovation for CJS	7,311,245
AFM	WTVI-Caldwell Rd Tower-Paint	3,952,578
		77,414,140

Central Piedmont Community College Project Requests

Department	Project Name	Project Cost
CPCC	Renovation for Fitness Center and Multi-purpose Classroom	4,869,643
CPCC	Renovation to Support EV Technology Program Expansion	2,656,168
CPCC	Harris Campus Parking Expansion	5,270,186
		12,795,997

Charlotte Mecklenburg Library Project Requests

Department	Project Name	Project Cost
LIB	Thomasboro Branch Library	29,251,954
LIB	Allegra Westbrooks Branch Library Renovation	11,347,894
LIB	Mint Hill Library Renovation	12,008,708
		52,608,556

Park & Recreation Project Requests

Department	Project Name	Project Cost
PRK	Irwin Creek Greenway - Hamilton to Existing Irwin Creek Gwy	9,668,816
PRK	East Charlotte Park	16,621,046
PRK	Stewart Creek/Stewart Creek Trib - Alleghany to Freedom Dr to West Blvd	14,188,111
PRK	Camp Greene Park & Stewart Creek Trib Greenway	30,426,227
PRK	McAlpine Creek Greenway - Providence Road to Colony Road	18,927,261
		89,831,461

ELAP Project Requests

	Original Requests	Revised Requests
Deep Energy Retrofits	12	11
EV Chargers	14	11
On-Site Solar	6	4
	32	26

	Original Requests	Revised Requests
Deep Energy Retrofits	61,787,912	47,058,999
EV Chargers	9,922,029	6,426,004
On-Site Solar	19,721,923	7,828,017
	91,431,864	61,313,020

ELAP- Deep Energy Retrofit Project Requests

Project Name	Original Cost	Updated Cost	Change
Deep Energy Retrofits- CCOB FY26	1,400,000	1,400,000	-
Deep Energy Retrofits FY26 Ivory Baker Rec Center	1,326,394	1,159,065	(167,329)
Deep Energy Retrofits FY26 LUESA Suttle Ave	2,683,391	2,155,429	(527,962)
Deep Energy Retrofits FY26 Spratt A	2,489,063	2,256,276	(232,787)
Deep Energy Retrofits FY26 Valerie Woodard Center	1,750,033	-	(1,750,033)
Deep Energy Retrofits FY27 Hwy 16 P&R Admin Office Building	2,278,034	2,103,001	(175,033)
Deep Energy Retrofits FY27 Medical Examiner	2,933,094	925,128	(2,007,966)
Deep Energy Retrofits FY28 Historic Courthouse	689,806	1,211,440	521,634
Deep Energy Retrofits FY28 Spratt B	1,228,871	1,070,028	(158,843)
Deep Energy Retrofits FY29 New Courthouse	19,992,940	14,634,133	(5,358,807)
Deep Energy Retrofits FY30 Aquatic Center	23,739,104	18,867,316	(4,871,788)
Deep Energy Retrofits FY30 Arbor Glen	1,277,183	1,277,183	-
	61,787,912	47,058,999	(14,728,913)

ELAP- Electric Vehicle Chargers Project Requests

Project Name	Original Cost	Updated Cost	Change
EV Charger Project FY28 at 4th St Deck, MCSO and New Courthouse	689,806	319,355	(370,451)
EV Charger Project FY28 at Kuralt	1,149,669	-	(1,149,669)
EV Charger Project FY28 at new CRC East	1,149,669	-	(1,149,669)
EV Charger Project FY28 at Park & Recreation Sites	459,864	459,864	-
EV Charger Projects Park & Rec FY27	439,961	439,961	-
EV Charger Projects FY 27 MCSO Locations	1,173,237	1,173,237	-
EV Charger Projects FY 27 VCW Public Fast Chargers CRTPO	833,867	833,867	-
EV Charger Projects FY26 4th St Parking Deck	350,008	723,351	373,343
EV Charger Projects FY26 4th St Parking Deck and Fleet Services Garage	816,687	816,687	-
EV Charger Projects FY26 Hal Marshal Center	466,681	466,681	-
EV Charger Projects FY26 Sheriff Office Building - WRRRC	233,340	233,340	-
EV Charger Projects FY29 MCSO	399,858	399,858	-
EV Charger Projects FY29 Park & Rec Locations	559,803	559,803	-
EV Charger Projects FY30 New CRC SW	1,199,579	-	(1,199,579)
	9,922,029	6,426,004	(3,496,025)

ELAP- On-Site Solar Project Requests

Project Name	Original Cost	Updated Cost	Change
Photovoltaic Project FY29 Detention Center North	3,998,589	3,998,589	-
Photovoltaic Projects FY26 Bette Rae Thomas Rec Center	933,357	977,706	44,349
Photovoltaic Projects FY26 Matthews Sportsplex	3,383,417	-	(3,383,417)
Photovoltaic Projects FY27 Valerie Woodard Center	8,554,837	-	(8,554,837)
Photovoltaic Projects FY28 4th Street and McDowell Decks	1,532,881	1,532,881	-
Photovoltaic Projects FY30 Spratt A and Spratt B	1,318,841	1,318,841	-
	19,721,923	7,828,017	(11,893,906)

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Next Steps

- Receive BOCC feedback today
- Make changes (if needed)
- Adopt CIP along with overall budget June 3, 2025

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Questions?

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Comments

Vice Chair Altman said she wanted the public to know there was a lot that public officials needed to do, including being a watchdog for people pushing a \$2.5 billion budget. She said the budget checked out, and it was very complicated. She said she understood the recommended cuts made sense and vetted through the process. She said she supported them. She said she received a request from someone to keep Nations Ford within the budget. *Mr. Boyd said there wasn't a recreation/community center at the center of their asks for 2030. Mark Hahn said the person was probably referencing the community resources center (CRC), which was already approved. County Manager Diorio asked what the status of the project was. Mr. Hahn said there was still a year or so between it being designed. Mr. Boyd said that in 2028 was when it would be funded.*

Commissioner Powell said it was important to highlight their commitment to land acquisition in the CIP. She said it was important to have dedication to environmental leadership. She said the \$36 million to retrofit was maintenance they would do anyway. She said it was important to have details on what they were doing. She said the most urgent priority was the land acquisition.

Commissioner Griffin said he liked the rolling CIP concept, and it gave the citizens a perspective of capital expenses for the County. He asked if they were reducing the annual spend for FY31. *Mr. Boyd said the amounts were what they requested for that current year, but pushed it to 2031. He said it would eat into the \$150 million that was out there.* Commissioner Griffin said the regional recreation center was expensive, but it was a concern for Southwest Mecklenburg County. He said they had to commit as a Board to make sure the capital projects had a degree of equity to them. He said five years was a long way away to make commitments to the County. He said regional recreation centers were amenities that were important. He said they had to make sure people were engaged and that they could continue the dialogue next year.

Commissioner Townsend-Ingram asked how sensitive the projections were to the current economic swing and tariffs. *Mr. Boyd said the tariffs were a concern, but they didn't know what to do with them. He said that as they got bids, they would have to add rather than subtract due to costs.*

Commissioner Rodriguez-McDowell said their documents should outline that the land acquisition was for ELAP. She said Meck Playbook was coming and asked if the conversations around recreation and community centers should be held then. *County Manager Diorio said yes.* Commissioner Rodriguez-McDowell, on slide 16, asked if the juvenile detention center was the one they didn't use. *County Manager Diorio said the food came from there, but they weren't housing any guests there, but it was still being used.* Commissioner Rodriguez-McDowell asked if they were using it only for food service. *Mr. Hahn said the HVAC and other utilities were still being used. He said it was going from a carbon source to a non-carbon source.* Commissioner Rodriguez-McDowell asked if there was anything to know concerning the conversations with the Sheriff. *County Manager Diorio said they hadn't engaged in any additional conversation to reopen the center.*

Commissioner Meier told the public that no single department would be able to cut \$175 million from the CIP. She said it was necessary, and they had to keep up. She said she was glad to see it in numbers and hoped the public would as well.

Commissioner Leake said when she looked at the information concerning the detention center, were they saying they would be able to improve what they already had at those sites, or wait for the public to inform them of what they needed to do. *Mr. Boyd said it was to put solar panels on the roofs. Mr. Hahn said it went to the implementation of the environmental leadership action policy and plan, and to reach the goal of going net-zero by 2035.* Commissioner Leake asked for clarification of what was to happen to parks within District 2. *Bert Lynn, Capital Planning Division Director, said there would be renovations and expansions.*

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He said there would be conversations with stakeholders in the area.

Chair Jerrell said the equity lens was very important to the Board and thanked the staff. On slide 14 and the aquatic center, he asked if they needed to be more forward-looking by looking at another facility instead of investing \$18 million. *County Manager Diorio said they needed additional water(pools), but thought people wanted additional pools. Bert Lynn said the conversations with stakeholders had been around, expanding the facility, not replacing it.*

25-0242 FY2026 PROPOSED FEE ADJUSTMENTS

The Board received as information presentations on proposed fee adjustments for FY2026 from Park and Recreation, Land Use and Environmental Services (LUESA), and Public Health.

Nick Walker, Director, Park and Recreation

Ebenezer Gujjarlapudi, Director, Land Use and Environmental Services

Dr. Raynard Washington, Public Health Director, gave the presentation.

Background: Each year, the Board of County Commissioners receives a presentation highlighting proposed fee adjustments that the County Manager is considering as part of the Recommended Budget. Staff from Park and Recreation, Land Use and Environmental Services, and Public Health will provide the context for each proposed fee adjustment and respond to any questions.



Today’s Overview

Proposed Fee Adjustments

- Natural and Synthetic Turf Fields
- Field Preparation
- American Legion Memorial Stadium
- Meck-Pass Memberships
- Campground Rentals

FY26 Revenue Projections

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Natural & Synthetic Field Rates

Reservations	Current FY25	Recommended Increase FY26	New
Natural Grass Hourly Field Rental Rate (Resident)	\$21	\$4	\$25
Natural Grass Hourly Field Rental Rate (Non-Resident)	\$30	\$7	\$37
Synthetic Field Hourly Field Rental Rate (Resident)	\$50	\$10	\$60
Synthetic Field Hourly Field Rental Rate (Non-Resident)	\$78	\$16	\$94

**Tournament fee packages will increase based on the new per hour rate change*

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Field Preparation Fees

Reservations	Current FY25	Recommended Increase FY26	New
Baseball/Softball Field Prep (Resident)	\$12	\$3	\$15
Baseball/Softball Field Prep (Non-Resident)	\$30	\$6	\$36
Multi-Purpose Field Prep (Resident)	\$25	\$5	\$30
Multi-Purpose Field Prep (Non-Resident)	\$37	\$8	\$45

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American Legion Memorial Stadium - Rental Fees

Stadium Rental Fee	Current	Recommended Increase FY26	New
Weekend Rental (For Profit)	\$7,400	\$1,500	\$8,900
Weekend Rental (Non-Profit)	\$6,300	\$1,530	\$7,500
Additional Hours Weekend (For Profit)	\$620	\$130	\$750
Additional Hours Weekend (Non-Profit)	\$525	\$45	\$570

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Mecklenburg County Meck-Pass Memberships

Meck-Pass Memberships	Current Rates (Resident/Non-Resident	Recommended Increase FY26	New Rate
Youth or Senior	\$22/30	\$3	\$25/35
Military Member	\$35/35	\$5	\$40/40
Adult	\$45/55	\$5/5	\$50/60
Family	\$65/85	\$7/10	\$72/95

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Campground Fee Increases

McDowell Campground Fees	Current County/Non-County	Proposed FY26 County/Non-County
Camping- McDowell Nature Preserve Campsites:		
RV Sites	\$26/33	\$35/40
Drive-to-Site	\$19/28	\$30/40
Primitive Site	\$15/19	\$20/25
Copperhead Island - Weekday Large Shelter	\$62/92	\$135/210
Copperhead Island (Entire Island) - Weekday Weekend	\$134/210 \$196/316	\$255/360 \$320/465

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FY26 Revenue Projections

- Athletic Field Related Fee Increases	~ \$150,000
- MeckPass Fee Increases	~ \$250,000
- Campground Fee Increases	<u>~ \$50,000</u>
Total New Revenue Estimate:	~\$450,000

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Questions?



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LUESA

**Proposed Fee
Adjustments
FY2026**



Air Quality

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Air Quality Fee Adjustments

- Annual fee adjustments based on the average monthly change in Consumer Price Index (CPI) as calculated by USEPA
- This adjustment methodology is specified in Part 70 of the Clean Air Act for federally regulated (Title V) permits
- The adjustment was presented to and agreed to by the Air Quality Commission on March 25, 2025

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Air Quality Fee Adjustments

- Each year EPA publishes the % increase or decrease of their presumptive minimum fee rate based on average monthly change in the Consumer Price Index
- The value published for the current federal fiscal year is 3.18%

County Fiscal Year	CPI Adjustment Factor Published by EPA
FY22	1.46%
FY23	2.99%
FY24	7.69%
FY25	5.43%
FY26	3.18%

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Air Quality Fee Adjustments

Annual Facility Fees and Application Fees

Class	# of Businesses	Examples of Industry Type	Annual Facility Fee	Application Fee
Title V	7	Foundries, Steel Mill, Wood-fired boilers	\$12,020 \$12,400	\$12,650 \$13,050
SM	60	Gasoline terminals, Hospitals, Asphalt plants	\$6,830 \$7,050	\$950 \$980
SB	30	Water treatment facilities, Small industries with boilers	\$2,210 \$2,280	\$630 \$650
B	47	Concrete plants, Larger printing/coating	\$1,580 \$1,630	\$320 \$330
C	67	Auto-body shops, Commercial printing/coating	\$790 \$820	\$320 \$330
Stage I	324	Gasoline Stations	\$130 \$130	\$250 \$260

- Annual Emission Fee = ~~\$63/ton~~ \$65
- Annual Ambient Monitoring Fee= ~~\$320~~ \$330

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Storm Water Services

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Environmental Leadership Policy Goals

- Storm Water Services directly supports the BOCC’s Environmental Leadership Action Plan (ELAP) through the establishment of 15-year Capital Improvement Project (CIP) goals:
 - Flood Risk Reduction Goal–Reduces the flood risk to properties in the floodplain through flood mitigation, specifically the *retroFIT Program* and *Buyout Program*.
 - Stream Improvement Goal– Restores and improves major creeks so that they will be stable and partially supporting of diverse aquatic life.

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Storm Water Budget Highlights

- Proposed FY2026 fee increase based on financial model and associated funding strategy
- Assumes **\$50M** Bond Sale in late FY2026 or early FY2027
- Proposed FY2026 Storm water fee rates below were supported by the Storm Water Advisory Committee on February 20, 2025.

Major System Fee (Countywide)

Tiers	FY2025 Monthly Rate	FY2026 Monthly Rate (proposed)	FY2026 Monthly Rate Increase (proposed)
I	\$1.21	\$1.36	\$0.15
II	\$1.84	\$2.07	\$0.23
III	\$2.81	\$3.16	\$0.35
IV	\$5.23	\$5.88	\$0.65
Commercial (per acre)	\$32.32	\$36.36	\$4.04

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Storm Water Budget Highlights

- Proposed FY2026 fee increase based on Land Development Fee model
- Proposed Land Development fees will more accurately cover costs for providing services

Proposed Land Development User Fees

Fee Type	FY25 Fee	FY26 Fee
Land Development Fees - Multi-year Projects (last updated FY25)		
Large Commercial Plan (>1 acre denuded or PCO applies)	\$ 9,400	\$ 10,800
Per denuded acre (>5 acres)	\$ 1,000	No Change
Small Subdivision (<10 acres denuded)	\$ 16,500	\$ 18,900
Per denuded acre below 10 acres	\$ 1,050	No Change
Mid Size Subdivision (>10 and < 25 acres)	\$ 27,500	\$ 31,300
Per denuded acre	None	No Change
Large Subdivision (>25 acres denuded)	\$ 27,500	\$ 31,300
Per denuded acre (>25 acres)	\$ 500	No Change
Public Projects	\$ 4,900	\$ 5,400
Public Projects per denuded acre	\$ 1,000	No Change

Note: Denuded means to “strip/clear land” for development. Minor adjustments to proposed fees may be made prior to final approval

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Storm Water Budget Highlights

- Proposed FY2026 fee increase based on Land Development Fee model
- Proposed Land Development fees will more accurately cover costs for providing services

Proposed Land Development User Fees

Fee Type	FY25 Fee	FY26 Fee
Land Development Fees - Single-year Projects (last updated FY25)		
Concept Plan - Commercial	\$ 2,400	\$ 2,600
Concept Plan - Subdivision	\$ 2,400	\$ 2,600
Small Commercial Plan	\$ 4,700	\$ 5,300
Plat Review	\$ 1,700	No Change
Erosion Control Only per denuded acre	\$ 710	\$ 800
Driveway Permit	\$ -	\$ -
Minor Revision to Approved Plans	\$ 1,500	No Change
Major Revision to Approved Plans	\$ 2,300	\$ 2,500
Plat Revision	\$ 810	No Change
As-Built Survey - Storm Drainage	\$ 1,300	No Change
As-Built Survey - BMP	\$ 1,900	No Change
Posting Bond	\$ 1,300	\$ 1,500
Renewing Bond	\$ 1,300	\$ 1,500
Replacing Bond	\$ 1,300	\$ 1,500
Releasing Bond	\$ 1,300	\$ 1,500
Bond Default Letter	\$ 560	\$ 580
Re-Inspection	\$ 430	No Change
Re-Plan Review (\$/hr)	\$ 110	No Change

Note: Minor adjustments to proposed fees may be made prior to final approval

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Storm Water Budget Highlights

- Proposed FY2026 fee increase based on Land Development Fee model
- Proposed Land Development fees will more accurately cover costs for providing services

Proposed Land Development User Fees

Fee Type	FY25 Fee	FY26 Fee
Floodplain Permit Fees (last updated FY25 unless noted)		
Development in the Flood Fringe - Minor Impact	\$ 810	\$ 1,000
Development in the Flood Fringe - Major Impact	\$ 2,000	\$ 2,500
Development in the Floodway - Minor Impact	\$ 4,000	\$ 4,600
Development in the Floodway - Major Impact	\$ 10,200	\$ 11,600
Community Letter of Map Revision	\$ 10,400	\$ 11,600
Minor Revision to an Existing Floodplain Permit *	\$ 250	\$ 800

Note: Minor adjustments to proposed fees may be made prior to final approval
* Fee last updated in 2022

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Solid Waste Services

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Solid Waste Adjustments

- Consistent with financial model that includes a mix of fee increases and bond issuance (versus 100% PayGo)
- Stable, long-term funding strategy for operating and capital programs – **\$45M** borrowing occurred in FY2025 (\$31M anticipated in FY27)
- FY26 budget with fee adjustments was presented to the Waste Management Advisory Board (WMAB) on Feb. 18, 2025, and the WMAB unanimously approved on March 18, 2025.
- Construction will continue for multiple Capital Projects in FY26-FY28

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Solid Waste Yard Waste Fee

Mulch Imbalance:

- A Request For Proposal (RFP) was initiated in FY24 to find a partners to process Yard Waste outside of the County system – due to closure of the Airport Compost Site
- Increase of yard waste fees of **\$2/ton** to process up to 60,000 tons of yard waste offsite

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Fee Adjustments – Residential Availability

Residential Availability Fee (RAF): **\$5** adjustments to cover costs associated with new infrastructure needs, recyclables processing and ongoing capital projects

- Originally Presented to the BOCC on Nov. 15, 2022
- **FY26** proposed to increase **\$5**/property annually (**\$0.42**/month/property)
- Currently **\$49.50** proposed to increase to **\$54.50** annually

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Solid Waste FY26 Proposed Technical Fee Adjustments

Proposed increases in tip fees to cover contractual increases

- **Speedway Landfill** - **\$40.00** to **\$41.25**/ton
- These costs affect those external jurisdictions that are party to Agreements for waste disposal and recycling processing.
- Speedway Landfill contract is through FY28 with stepped increases
 - We will begin the RFP process in FY 26 for disposal capacity

Note: Technical Fees are included in the Solid Waste Fee Ordinance

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FY26 Technical Fee Adjustments Summary

- Construction Debris: **\$60/ton** to **\$62/ton**
- Yard Waste: **\$38/ton** to **\$40/ton**
- Annual **Out of County** Residential Stickers:
 - Increase by \$10: **\$110** annual ; **\$55** for 2nd half of the year
- Transfer Fee - **\$15/ton** to **\$18/ton**
 - Added to other disposal fees for commercial customers and the City
- Speedway Landfill: **\$40** to **\$41.25/ton**

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Proposed Technical Fee Adjustments

- **Commercial Recycling Collection:**
 - Monthly commercial collection will increase by **\$25** per customer/month; from **\$75/month** to **\$100/month** (**this is a voluntary program for participants who choose to have full business recycling**)
- **Approximately 70 businesses participate in this program**

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State Tire Reimbursement

- The Waste Tire Fund Subsidy is anticipated to be **\$675,000** in FY26 to make up for shortfall of State revenue for processing tires
- State continues to underfund grant programs associated with waste tires and electronic waste

	Tons of Tires Processed	Total Cost	State Reimbursement	Shortfall (Availability Fee Covers)
FY24	25,224.99	\$2,779,383.83	\$2,258,620.54	\$520,763.29
FY25	26,612.36	\$2,932,249.94	\$2,382,844.67	\$549,405.27
FY26	27,410.73	\$2,991,232.48	\$2,315,987.87	\$675,244.61

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Questions!



Proposed FY26 Fee Adjustments Public Health

Presented to the Mecklenburg Board of County Commissioners
by
Dr. Raynard Washington, Health Director

April 22, 2025

Medication Fees

Service Type	CPT	Proposed FY26
Permethrin (Scabies Cream)	A9270	At 340B Drug Discount Program Acquisition Cost
Miconazole 2% Cream (Monistat)	A9150	Increasing from \$5 to \$6

Note: Permethrin is a new offering for Public Health. 340B pricing for Permethrin ranges between \$10 and \$20. Monistat is an over-the-counter medication which is provided at a lower price than retail pharmacies, but the acquisition cost for Public Health has risen above \$5.

Clinical Services Fees

Service Type	CPT	Proposed FY26
RSV Intramuscular Injection Administration	96381	\$20.45

Note: The charge for RSV vaccine administration is the same as for other vaccines. This code was established in FY24.

Fee Changes– BCCP Program

Service Type	CPT	FY25 Fee	Proposed FY26 Fee	Change
Colposcopy of the Cervix	57452	\$117.71	\$115.39	-\$2.32
Colposcopy of the cervix, with biopsy and endocervical curettage	57454	\$156.95	\$154.15	-\$2.80
Colposcopy of the cervix, with biopsy	57455	\$150.27	\$147.46	-\$2.81
Colposcopy of the cervix, with endocervical curettage	57456	\$141.61	\$138.27	-\$3.34
Surgical Pathology, Gross and microscopic examination	88305	\$66.84	\$66.03	-\$0.81
	88305TC	\$32.36	\$31.97	-\$0.39
	88305-26	\$34.48	\$34.06	-\$0.42
Surgical pathology, gross and microscopic examination; requiring microscopic evaluation of surgical margins	88307	\$274.84	\$260.81	-\$14.03
	88307TC	\$196.08	\$186.27	-\$9.81
	88307-26	\$78.76	\$74.54	-\$4.22

Fee Changes Continued– BCCP Program

Service Type	CPT	FY25 Fee	Proposed FY26 Fee	Change
Cytopath, c/v, interpretation by physician	88141	\$21.76	\$23.00	\$1.24
Cytopath, c/v, thin layer	88142	\$26.00	\$20.26	-\$5.74
Cytopath c/v auto fluid redo	88175	\$20.00	\$26.61	\$6.61

Note: The colposcopy clinic utilizes a sliding scale for women with an income below 250% of the poverty line. Services are never denied due to an inability to pay.

Environmental Health Fees - New

Service Type			Proposed FY26
Special Event Coordinator Fee	Vendors:	1 – 5	\$350
		6 – 10	\$700
		11 – 15	\$1,050
		16 - 20	\$1,500
		21 +	\$3,000

Note: Tiered fees charged to event coordinators to help recover some cost of in office and onsite field visits and coordinating activities unrelated to individual vendor permits.

Service Type	Proposed FY26
Mobile Food Truck Change of Commissary	\$100

Note: This charge is for Food Trucks that want to change the commissary that their permit is tied to; they are free to use any commissary, but each time there is a change an inspector must visit the location for approval.

Comments

Commissioner Meier asked if all the fees were helping supplements or costs. *Dr. Washington said they helped recover costs when billing insurance. He said it didn’t help with cost.* Commissioner Meier asked if they budgeted for the costs that weren’t being covered. *Dr. Washington said it was part of their annual budget request. Mr. Walker said they ranged from 0 to 100% cost recovery. He said that, as it related to the increases and athletic fields, it would help them close the gap between what was currently being subsidized and getting to zero percent. He said it did help supplement the cost, but not at 100%. Mr. Gujjarlapudi said it covered all the costs; he said with air quality, there was a small property tax supplement.*

Commissioner Townsend-Ingram said that with the American Legion, since they were reducing the waiver, was there a layaway plan for non-profits that couldn't pay all upfront. *Mr. Walker said yes, he said they had the capacity to book 6 months out. He said that agencies that aligned with their values leaned towards being more equitable.* Commissioner Townsend-Ingram asked if unincorporated areas were charged with fees such as sewage and water waste, and how it was handled. *Mr. Gujjarlapudi said it was consistent throughout the County. In the cities, they did pickups, and they had contracts with private providers. He said on the backend, they were coming to LUESA for processing or sending it to landfills. He said the fees handled that and not the actual collection.* Commissioner Townsend-Ingram asked why there was an unauthorized balance for Ryan White. *Dr. Washington said they contracted those services with vendors, and there may be a reason why vendors didn’t spend all the funds.*

Commissioner Meier left the meeting during this time.

Commissioner Leake asked if the Health Department was still providing chest X-rays to educators. *Dr. Washington said they were only providing X-rays to those with or suspected of having Tuberculosis.* Commissioner Leake said chicken pox was rapid in other counties, and asked how it was spreading in Mecklenburg County. *Dr. Washington said they were seeing very few cases, and they continued to do work to make sure children were being vaccinated.* Commissioner Leake to Mr. Walker – asked concerning Nations Fords, where they were with looking at equipment and seeing if it needed to be replaced. *Mr. Walker said they put in reinvestment dollars yearly, and they did inspections on playgrounds and equipment. He said they started with what was considered unsafe first. He said they also partnered with Asset and Facilities Management to do the work as well.*

Meeting Minutes

April 22, 2025

Commissioner Griffin asked Dr. Washington for clarification on special events coordinator fees. *Dr. Washington clarified the meaning of what the fees entailed.* Commissioner Griffin asked Mr. Gujjarlapudi for clarification, referencing slide 22, borrowing \$50 million the previous fiscal year and potentially \$31 million for the next fiscal year. *Mr. Gujjarlapudi clarified the reasoning for the previous and upcoming years' ask.* Commissioner Griffin asked what the residential availability fee was, and on slide 25 and in slide 27, why the commercial fee was being increased. *Mr. Gujjarlapudi said the residential fee was charged to every property in Mecklenburg County for operating the recycling locations. He said commercial users paid another fee.*

Commissioner Rodriguez-McDowell asked for clarification on slide three and natural/synthetic grass. She said she thought the synthetic grass would cost more, and the natural grass would take more maintenance. *Mr. Walker said the upfront costs and the clay were significantly higher for synthetic grass, although the operating costs were significantly lower.*

Commissioner Powell asked if they would increase the field prep fees and why they were so low. She asked if stormwater and air quality fees were high enough. *Mr. Gujjarlapudi said they wanted to consider the customers.* Commissioner Powell said with the increase of yard waste fees, she was concerned with the burning and excess mulch, but thought they needed to do better. *Mr. Gujjarlapudi said they had been getting the word out. He said the contractors had to pay, and residents could get some for free.* Commissioner Powell said on state tire reimbursements, she wanted the Board to understand how unfair it was. *Jeff Smithberger, Solid Waste Director, said they gave brush mulch away for free, and that they only charged for select colored mulch. He said there was a bill in the General Assembly to redistribute the amount of money, but it hadn't passed yet, or he didn't know if it would. He said the \$675,000 was going up from the loss they expected from the previous years, and there was a slight amount of over \$500,000. He said some of the other counties that were large were seeing the same numbers as Mecklenburg County.*

Vice Chair Altman asked what the legal limits were for charging out-of-county residents a higher fee for facilities. *County Manager Diorio said she didn't know if there was a limit. Attorney Wade said he would look into it.* Vice Chair Altman asked them to explore the option since they were not contributing, and it could assist with maintenance. Vice Chair Altman asked LUESA with yard waste if there was guidance on the County's website to reduce the amount of waste. *Mr. Smithberger said yes, there was information on giving the mulch away and how to use it. He said it had a practical limitation.*

Commissioner Powell asked why it was important to increase the rate due to the limited landfill space they were going to have. She said the fees weren't that large compared to other urban areas. She asked why it was important for them to go up. *Mr. Smithberger said a lot of people didn't understand that they operated as a utility. He said they had a contract with Speedway for the disposal of materials until 2028, but they have a fixed amount for now. He said that because landfill space was dwindling and because they would have more waste and higher costs, they were in the process of building multiple transfer stations. He said their financial model is modeled at least 10 years into the future. He said they had a rate increase every year, but they were set at the moment, and the future would get more expensive.*

Chair Jerrell asked for clarification on the request to change for nonprofits. *Mr. Walker said that because it was a fee waiver, it was difficult. He said it was done with good intentions, but it didn't seem in the spirit of good intentions when they had groups renting at 50% discounts while charging fees.* Chair Jerrell asked if they were moving groups to 25% that weren't legacy providers. *Mr. Walker said no, they would get the discount, but there was an avenue of complete fee waiver. He said that would be for organizations that were putting on programs for community benefit.* Chair Jerrell said he would advocate that those nonprofits still got the 50% waiver. *Mr. Walker said it became difficult when they began to get into "intent." He said the 25% made it an easier pathway.* Chair Jerrell said he heard that it was difficult for some organizations to reach the 50%, let alone 75%.

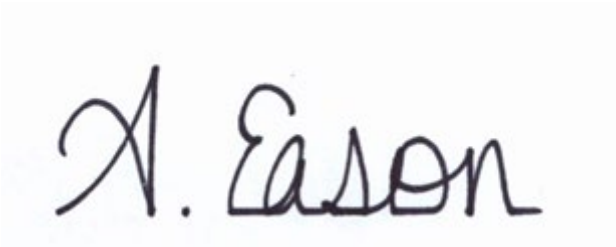
Meeting Minutes
April 22, 2025

25-0247 COMMISSIONER REPORTS

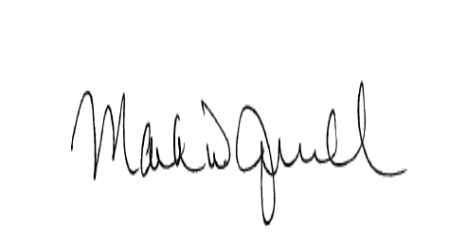
Commissioners shared information of their choosing within the guidelines as established by the Board, which included, but not limited to, past and/or upcoming events.

ADJOURNMENT

With no further business to come before the Board, Chair Jerrell declared the meeting adjourned at 4:55 p.m.

A handwritten signature in dark ink that reads "A. Eason". The signature is written in a cursive style with a large initial "A" and a clear "Eason".

Arlissa Eason, Deputy Clerk

A handwritten signature in dark ink that reads "Mark Jerrell". The signature is written in a cursive style with a large initial "M" and a clear "Jerrell".

Mark Jerrell, Chairman