

CITY OF CHARLOTTE
City Council Meeting Minutes
July 28, 2026

Mayor and Council Present:

Garland Breeden, Melinda Miller, Ricky Pastor, Leah Green, Stevie Smith, Caleb Story and Chris Deloach

Absent: None

City Attorney Present: Kirk Vandivort

Fire Chief Present: Shannon Yates

Sewer Manager Present: Chad Morrow

City Recorder Present: Shari Wright

Mayor Garland Breeden Called the Public Hearing to Order at 6:00pm

No one signed up to speak at the Public Hearing & there were no additional comments. Public Hearing was closed.

Mayor Garland Breeden Called the City Council Meeting to Order at 6:05pm

Pledge of Allegiance

Announcements: Mayor Breeden announced Mitzi Wickberg would be here Tuesday, August 25th at 4pm to review the Approved Audit 2024-25 with the City Council Board

Action Items:

June 23, 2026 Wastewater Meeting Minutes Approval to accept motion by Chris Deloach & Caleb Story seconds. Ayes: All
June 23, 2026 Regular Meeting Minutes Approval to accept motion by Ricky Pastor & Chris Deloach seconds. Ayes: All
July 14, 2026 Special Called Meeting Minutes including only Action Items 1 & 2, Approval to accept motion by Chris Deloach & Ricky Pastor seconds. Ayes: All

Old Business:

1. Property Code Violations
 - Mr. Spann at 105 Hooper Rd. – On court schedule for first appearance September 1st
 - Neblett-134 High School Street – was still monitoring, property is now cleaned up & will be removed from the list
 - 3177 Vanleer Hwy- Estate is still open, understanding the property will be sold.
2. Resolution & Amendment of the City Charter for consideration & approval. Approval motion by Chris Deloach & Ricky Pastor seconds.

ROLL CALL:

Leah -Yes

Chris -Yes

Ricky -Yes

Melinda -Yes

Caleb -Yes

Stevie -Yes

Garland-Yes

Passed by the approval vote by majority of the Body. Update will need to go to MTAS & post on our website.

1. First Reading of Ordinance to Increase Salary for Mayor approval motioned by Ricky Pastor & Caleb Story seconds. Ayes: All
2. First Reading of Ordinance to Increase Salary for City Council approval motioned by Caleb Story & Leah Green seconds. Ayes: All
3. First Reading of Ordinance to Increase Salary for Planning Committee- suggested changes of \$100 per month not per meeting & would include the same for the Council Member appointed to sit on the Committee as well. Approval with changes motioned by Stevie Smith & Caleb Story seconds. Ayes: All
4. The Audit has been turned over to the Comptroller's Office & Mitzi will be here August 25th at 4pm to review in person.
5. The Sewer Budget was discussed for the Second Reading concerning the couple of items mentioned in the First Reading.

6. Mayor explained the Sewer Salaries from the prior Audit were evidently incorrect due to he verified with all the prior pay stubs & was much less that the audit showed, the new Budget was good for the increase from those amounts.
7. The Actual Total was verified by the Comptroller's Office to be the amount we go with & the operational total is just included for utilities as a way of keeping track a little more. She verified the City has nothing to worry about with our financial status & no dept.
8. Chris Deloach suggested to watch the process as we go to ensure the rates are still holding & possibly increase rates again in a year or so since totals still very close on covering.
9. Motion to Approve 2nd Reading of Sewer Budget 2026-27 by Chris Deloach & Ricky Pastor seconds. Ayes: All
10. General Fund Salaries includes an increase for a part time employee for in the office 24 hours to answer phones, file, etc. to help out in the office.
11. The payroll tax was mentioned to still appear off \$5700.00 with figuring on .0765%, however the difference was actually the General Payroll Tax in the Budget covers the General Salaries, as well as, the Mayor/Council Salaries under General.
12. Fire Dept. Salaries includes increase for 3 to 4 part time Firemen for 16 hours a week rotation, possibly 2 with 8 hours each week & on rotation. This is a starting point to try out then possibly move to weekend coverage as the next step.
13. Capital Outlay includes Todd St., Tracy Academy & Picnic St.
14. Audit Services increased by \$7,000.00 to the \$35,000 cap amount, just to be on the safe side.
15. Retirement corrections for the Public Works Department to \$5616.00
16. Motion to Approve 2nd Reading of General Budget 2026-27, with 3 included changes, by Ricky Pastor & Chris Deloach seconds. Ayes: All
17. Work Session needed to discuss the Internal Control Manual & work towards approval to get into place due to some Audit findings in the past with not having one. Work Session scheduled for August 13th at 5:30pm.

New Business:

1. Stephanie Heath Burgess spoke to discuss drainage at her property, Charlotte Hometown Pharmacy, causing a flooding problem that is the run down of all the other properties surrounding as well. She feels it is a City problem as well & not hers alone. Some of the property & roads are owned by the City. She would like to have some with looking at what is needed & take part of the responsibility. Mayor Breeden asked that everyone go check out what is being talked about & they will get someone to take a look at it for follow up at the next meeting.

Committee Reports:

1. City Attorney- Received the official signed Charter Changes from the Governor's Office.
2. Finance - none
3. Wastewater- none
4. Street & Bridges – Bridge at the 3 - way
5. Streetlights & Signs – none
6. Public Safety – none
7. Parks & Recreation / Beautification – none
8. Planning & Zoning – Need Ricky & Chad to sign the plot for Fernando before leaving tonight, P & Z Meeting will either be cancelled or moved due to Election Night.
9. Construction – none
10. Ambulance Services – Moving by August 1st & need to think about future discussion of what to do with the building afterwards.

Public Comments: No one signed up

Stevie Smith motioned to adjourn & Caleb Story seconds. Ayes: All
Meeting Adjourned

Approved:

_____	_____
_____	_____
_____	_____

Mayor Garland Breeden

Date: _____