

**CITY OF CHARLOTTE**  
**City Council Meeting Minutes**  
May 26, 2026

**Mayor and Council Present:**

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

**Absent:** Caleb Story

**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:** Website is up & everyone needs to share it with people. Please let the Mayor or Shari know if you have anything to post.

Fountain painting is complete, take a look when you get a chance. Melinda Miller said it looks really good.

**Action Items:**

April 28,2026 Wastewater Meeting Minutes Approval to accept motion by Melinda Miller & Ricky Pastor seconds. Ayes: All

April 28,2026 Regular Meeting Minutes Approval to accept motion by Ricky Pastor & Leah Green seconds. Ayes: All

**Old Business:**

1. Property Code Violations
  - Mr. Spann at 105 Hooper Rd. – On court schedule for Monday, June 1st
  - Neblett-134 High School Street - letter sent out April 29<sup>th</sup>, Received delivered Receipt May 12<sup>th</sup> with no response from home owner- since in a divorce situation – possibly contact their attorney
  - 210 Todd Street property – on hold until getting the follow up with Caleb
  - 3177 Vanleer Hwy- Estate still in probate holding
  - Gary Singleton obtained permits for both properties & currently building
2. Second Reading of proposed Ordinance to Adopt and Amend the Building Code for the City of Charlotte. Kirk explained further details. Ricky Pastor motions to accept & Melinda Miller seconds. Ayes: All
3. Consideration of proposed draft of the Resolution for the City of Charlotte to adopt and amend permit fees. Ricky Pastor motions to accept & Stevie Smith seconds. Ayes: All

**New Business:**

1. Part-time Yearly Salary for Mayor rather than paid for each meeting, possible pay increase for City Council Board Members, Planning Committee & Zoning Board of Appeals Members. Mayor Breeden suggested each of these items possibly need considered individually. City Attorney Kirk Vandivort agreed it would be best to handle individually. Motion to defer until next month per Stevie Smith & Chris Deloach seconds. Ayes: All
2. Audit was due by December 31, 2025 & the New Budget is due to be submitted by July 1, 2026. Discussion of possibly not approving the Budget with this Council due to we are still receiving requests for more items to pull & submit. Mitzi Wickberg still needs a Service Audit Report (SOC1 or SOC2) for HRA from BCBST & we have been working daily to try to get that from BCBST.
3. Internal Control Manual – need to review the process & see what needs to be put into place.
4. Once the Audit gets completed, there will need to be a work session with possibly only 48 hours of notice to get the Budget worked on.

**Committee Reports:**

1. City Attorney- Rep. Jody Barrett reported the Governor is in the process of signing documents & he understood out Charter was signed. Will get
2. Finance - none
3. Wastewater- none
4. Street & Bridges – If you see a pothole, please get them reported so we can get them repaired. Received notification that the light will be replaced & revitalized from the State but no dates or times.
5. Streetlights & Signs – New Collier House sign is up & some others are coming.
6. Had a comment submitted asking why Hwy 48 School Zone lights are flashing when you can't even enter school from there. No flashing lights on Humphries St. or Tracy Academy School entrances.
7. Still discussing several things with the Sheriff on safety & speed, etc.
8. Public Safety – Compressor installed 2 ½ weeks ago & working great. Also good to have Shannon in the Meeting.
9. Parks & Recreation / Beautification – none
10. Planning & Zoning – Jacob is leaving GNRC – there are 2 different properties they are working on at the moment.
11. Construction – none
12. Ambulance Services – Moving by July 1<sup>st</sup> & 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 & Ricky Pastor seconds. Ayes: All  
Meeting Adjourned

**Approved:**

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\_\_\_\_\_ Date: \_\_\_\_\_  
Mayor Garland Breeden