

CONCORD CITY COUNCIL
WORK SESSION
MARCH 9, 2021

The City Council for the City of Concord, North Carolina, held a work session on March 9, 2021, at 4:00 p.m. with Mayor William C. Dusch presiding.

In order to maintain the safety of City residents, City Council, and staff, this meeting was conducted electronically via Zoom.

Council members were present as follows:

Members Present:

Mayor Pro-Tem W. Brian King
Council Member Andy Langford
Council Member Ella Mae P. Small
Council Member JC McKenzie
Council Member Terry L. Crawford
Council Member Jennifer H. Parsley
Council Member John A. Sweat, Jr.

Others Present:

City Manager, Lloyd Wm. Payne, Jr.
City Attorney, Valerie Kolczynski
City Clerk, Kim J. Deason
Department Directors

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The following agenda was presented for discussion:

Presentations:

Recognition of Council Member John Sweat and Ms. Ruth Brooks for their inductions into the North Carolina Military Veterans Hall of Fame.

Unfinished Business:

Consider approving the establishment of the Concord United Committee.

Council Member Langford thanked the Mayor and Council for their support of the establishment of the Committee.

Public Hearings: (public hearings were opened at the March 9, 2021 Work Session and continued to the March 11, 2021 City Council meeting, unless otherwise noted, to allow for the required 24 hour written comment period for virtual hearings).

Conduct a public hearing for case Z(CD)-24-20 and consider adopting an ordinance amending the official zoning map for +/- 9.58 acres located at 3070 Zion Church Rd from County O-I (Office Institutional) to RC-CD (Residential Compact-Conditional District).

A motion was made by Council Member Crawford and seconded by Council Member Sweat to open the public hearing—the roll call vote: Aye – Langford, King, Small, McKenzie, Crawford, Parsley and Sweat; Nay – none.

Planner, Katherine Godwin, stated the applicant is requesting the rezoning and Land Use Plan amendment to establish a residential neighborhood with a maximum of 45 single-family detached lots. She also stated the Planning and Zoning Commission heard the request at their February 16th and 18th meetings and unanimously voted to forward the request to the City Council with a recommendation to amend the zoning map from O-I to

RC-CD and to amend the Land Use Plan from Industrial Employment to Urban Neighborhood.

There were no speakers signed up to speak in favor or in opposition to this request. Therefore, a motion was made by Council Member Crawford and seconded by Council Member Parsley to continue the public hearing until the March 11, 2021 City Council meeting—the roll call vote: Aye – Langford, King, Small, McKenzie, Crawford, Parsley and Sweat; Nay - none.

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Mayor Dusch stated it was requested to add the following item to the agenda section, Presentation of Petitions and Requests (item #11): Consider the naming of the newly developed bike trail in the Brown Mill community.

A motion was made by Council Member McKenzie and seconded by Council Member Small to add the following item as item #11 under Presentation of Petitions and Requests—the roll call vote: Aye – Langford, King, Small, McKenzie, Crawford, Parsley and Sweat; Nay – none.

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Presentations of Petitions and Requests:

Consider increasing membership on the Public Arts Committee with a representative from Parks and Recreation and three (3) at-large members.

The Planning and Neighborhood Development Director, Steve Osborne, stated at the February 18th Public Arts Committee meeting, it was discussed and recommended that the Committee be expanded to include Montana Maurer from the Parks and Recreation Department and three at-large members with the goal of increasing diversity on the Committee. The decision for a Parks and Recreation employee to be added to the membership is due to the city-wide opportunities to include art along greenways and within recreation centers.

Consider adopting an ordinance ordering the demolition of the structure located at 53 Corban Avenue, SW (PIN#5620-96-0884) owned by Obafemi Balogun and wife, Marie Ann Balogun.

The Police Chief, Gary Gacek, stated after contacting the owners on multiple occasions, the owner agreed to sign a hold harmless, indemnity, and release form for the Concord Police Code Enforcement Division to contract to clean and clear the premises.

Consider awarding a bid to Carolina Siteworks Inc. for sitework and grading at 114 Union Cemetery Rd. for purpose of future construction of Delivery Station #4.

The Interim Electric Systems Director, Alex Burris, stated civil engineering was completed and formal bids were received on February 19, 2021 with six respondents submitting proposals. All bids were evaluated for compliance with the specifications and for relevant project experience. The lowest bidder, Carolina Siteworks Inc., at \$477,413, was determined to be a responsible and responsive bidder. Carolina Siteworks has completed, or are in progress, on several projects for the City including the BOC round-a-bout and the Spring St. round-a-bout.

Consider authorizing the City Manager to negotiate and execute a contract with Ramey Kemp & Associates, Inc. for site design and engineering of 51 Rider Transit bus stop sites.

The Transit Manager, Andy Christy, stated the total negotiated cost will not exceed \$320,700. Eighty percent of the project will be paid for using FTA 5339 Bus and Bus Facilities grant funding that has already been set aside. The remaining twenty percent will be split evenly by Concord and Kannapolis, resulting in a total cost of \$32,070 to each City.

Consider supporting an application to increase Congestion Mitigation and Air Quality

(CMAQ) funding for C-5603G - Bruton Smith Boulevard/Weddington Road Intersection.

The Transportation Director, Phillip Graham, explained that in September 2019, staff received authorization by NCDOT for the construction phase of this project. The following month, October 2019, NCDOT suspended the project due to implementing measures to reduce expenditures statewide. In September 2020, staff received a letter lifting the suspension of C-5603G, allowing the City to advertise the project for construction.

He stated the project was advertised in December 2020 and received no bid submittals. The project was re-advertised in February 2021 and received 2 total bids, with the lowest bid received of \$308,476. Due to the increase of funding, and inflation of construction costs, staff proposes to submit in the current call for CMAQ projects the amount of the difference of \$126,377. Therefore, if approved, the City of Concord would be responsible for \$25,275 (20%), and NCDOT would be responsible for \$101,102 (80%).

Consider entering into an agreement between the City of Concord, the City of Albemarle, and the City of Kannapolis to conduct a water treatment plant expansion study.

The City Manager stated this agreement will allow for a study to be conducted to determine the expansion options for the Albemarle water treatment plan. The total fee is estimated to be \$60,000. Albemarle will pay the consultant 100% of the cost. Concord and Kannapolis will each reimburse Albemarle 25% of the costs.

Consider authorizing the City Manager to negotiate and execute a contract with Insituform Technologies, LLC. for the lining of 27,497 linear feet sewer lines and rehabilitation of 108 manholes.

The Water Resources Director, Jeff Corley, stated the CIPP method allows the sewer lines to be rehabilitated without the disturbances to the public caused by the conventional method of excavation and replacement. This project was publicly bid and four (4) bids were received, with the lowest responsible bidder being from Insituform Technologies, LLC, in the amount of \$865,178.58. The total amount of the lowest responsible bidder is below the budgeted amount.

Consider authorizing the City Manager to negotiate and execute a contract with Carolina Siteworks Inc. for the 2-inch water line replacement on Gold St. NW and Howerton Ave. NW, Crowell Dr. SW and Vee Ave. SW, and Crowell Dr. NW and Cedar Dr. NW.

The Water Resources Director stated the total length of water lines to be replaced by this project is 1,876 linear feet. The project was publicly bid under the informal bidding process. Two (2) bids were received and the lowest responsible bidder was Carolina Siteworks Inc. in the amount of \$249,446.12. The total amount of the lowest responsible bidder is within the budgeted amount.

Consider authorizing the City Manager to negotiate and execute a contract with RNF Construction, LLC for the relocation of the Market St. Sewer main.

The Engineering Director, Sue Hyde, stated due to the relocation of the existing generator that powers the Police HQ and the City Hall, the existing sewer main in the alleyway behind the Police HQ will have to be relocated. She stated several sites were considered for the relocation of the generator, but there were no better alternatives. A new alignment for the sewer was designed to make the line accessible for maintenance. This project was publicly bid under the formal bidding process and 3 bids were received with the lowest responsible bidder being RNF Construction, LLC, in the amount of \$295,381.90.

Consider a Preliminary Application from Freedom Homes.

The Engineering Director stated Freedom Homes submitted a preliminary application to receive sewer service outside the City limits. The property is located at 258 Litaker Lane. The lot size is 1.08 acres and zoned MDR. She stated water service is not available to the parcel.

Consent Agenda:

There were no comments regarding the Consent Agenda.

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A motion was made by Council Member Sweat and seconded by Council Member Crawford to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(3) to consult with the Attorney and to consider and give instructions concerning a potential or actual claim, administrative procedure, or judicial action; N.C. General Statute 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, and conditions of appointment of an individual public employee—the roll call vote: Aye: Langford, King, Small, McKenzie, Crawford, Parsley, and Sweat; Nay: none.

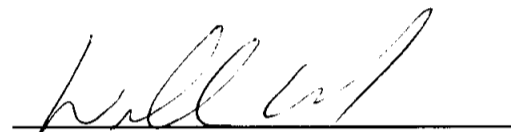
A motion was made by Council Member Langford, seconded by Council Member Parsley, to return to regular session—the roll call vote: Aye: Langford, King, Small, McKenzie, Crawford, Parsley, and Sweat; Nay: none.

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There being no further business to be discussed, a motion was made by Council Member Sweat, seconded by Council Member Parsley, and duly carried, to adjourn—the vote: all aye.



Kim J. Deason, City Clerk



William C. Dusch, Mayor