

CONCORD CITY COUNCIL
 WORK SESSION
 JULY 6, 2021

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session on July 6, 2021, beginning at 4:00 p.m. with Mayor William C. Dusch presiding.

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:

Presentation of retirement plaque to Sergeant Skip Hinson for over 28 years of service with the City of Concord Police Department.

Presentation of Certificate of Appreciation to Dr. Lee Gray recognizing 9 years of service to the City of Concord Historic Preservation Commission.

Informational Items:

Presentation of the 2020 Community Health Needs Assessment.

Marcella Beam, Chief Community Health Officer and Healthy Cabarrus Executive Director for the Cabarrus Health Alliance, presented the 2020 Community Health Needs Assessment.

Public Hearings:

Conduct a public hearing to consider amending Section 8.8.4 of the Concord Development Ordinance (CDO) and Section 58-256 (c) of the City Code of Ordinances to clarify the use of recreational vehicles as residences.

The Deputy Planning and Neighborhood Development Director, Kevin Ashley, stated the proposed amendment quantifies the use of RV, travel trailers and campers on individual developed parcels and for security purposes.

Mayor Pro-Tem King asked how many citizens this amendment would affect. The Deputy Planning and Neighborhood Development Director stated that information was unknown.

Conduct a public hearing to consider adopting an ordinance amending Chapters 1, 3, 4, 5, and Appendix A of the Historic Handbook relative to "160D and Minor" text changes.

The Planning Manager, Starla Rogers, stated the Historic Preservation Commission has proposed to modify the Historic Handbook to comply with 160D, update The Secretary of the Interior's Standards for Rehabilitation, clarify contradicting language in Chapter 5-Section 8, and update references and other clerical changes.

Conduct a public hearing to consider amending the 2030 Land Use Plan's Future Land Use Map and the text of Section 4.3.2 for a parcel located on the north side of Concord Parkway generally between George W. Liles Parkway and Rock Hill Church Road.

The Planning Manager stated the subject property is approximately 385 acres and is the northernmost property ownership of the Bootsmead LLC property, which was formerly known as the Philip Morris land. She stated City Council requested that this amendment be initiated in order to change the subject property's future land use designation from Mixed Use Activity Center (MUAC) to Industrial Employment (IE).

Presentations of Petitions and Requests:

Consider awarding a bid to Holden Building in the amount of \$1,259,999 to complete the entire renovation of the Ceramics Center at ClearWater Arts Center & Studios located at 223 Crowell Drive NW using CDBG funds.

The Community Development Manager, Mary Carr, stated the proposed renovation will provide one (1) shared studio, a manager office, large classroom, glazing room, glaze mixing room, and a kiln room. The lowest responsible bid was in the amount of \$1,259,999 from Holden Building. Ken Griffin, architect for this project, did confirm capacity of Holden Builders.

Consider renaming a section of Roberta Church Rd to Elmwood Pl SW.

The Planning and Neighborhood Development Director, Steve Osborne, explained with NCDOT's completed construction of George W. Liles Pkwy, there is a short dead-end section of Roberta Church Rd, which NCDOT realigned to connect to Concord Pkwy S. This realigned section of roadway needs to be assigned a new street name for safety and emergency-response reasons as there is already a separate section of Roberta Church Rd located off of Roberta Rd near Stough Rd which can potentially be confused with this particular street section.

He stated the name "Elmwood" was randomly selected by the Planning Department staff. Cabarrus County Planning Department has indicated that the name would be acceptable as a street name since it is not used anywhere else in the county. There are two single-family residential homes and one business for which staff would need to assign new addresses. Planning Department staff will give guidance to the property owners concerning the address change process. The Sign Shop in the Transportation Department would need to replace one green street blade at Concord Pkwy S and one at Oakview Dr. SW, making the cost very minimal.

Consider approving a salary increase as requested by the Concord ABC Board Members.

Concord ABC Board General Manager, Lorraine Trexler, stated the Board is requesting a \$75 salary increase. She stated the last increase was approved in 2016.

Consider approving Neighborhood Matching Grant awards distribution request for FY21-22 applicants.

The Public Outreach Coordinator, Katherine Ramirez, stated the grant review committee has recommended twelve projects to receive grant funding. If approved these projects will total \$30,000, which is the full NMG program amount included in the FY22 adopted budget

Consider declaring as surplus and authorize the sale of a Cummins 1250kW enclosed diesel generator with base tank (Serial #: K050851161, Year 2005) and

accept a bid to purchase from LEL International.

The Buildings and Grounds Director, Susan Sessler, stated this generator currently supplies back up power to City Hall and the Police Department and will be replaced with a new generator, thereby creating the surplus. Southeastern Consulting Engineers, Inc. developed a request for proposals to purchase the generator. Bids were received and opened on June 17, 2021. The highest responsive bid was received from LEL International out of Duncan, South Carolina, in the amount of \$65,300.

Consider authorizing the City Manager to negotiate and execute an addendum to the contract with MetCon Inc. for design build services for the Electric Operations Center.

The Electric Systems Director, Alex Burris, stated MetCon, Inc. is currently under contract for pre-construction services related to the design and construction of the Electric Operations Center. Due to the volatility of the steel market and expected rising cost, MetCon has submitted a price for materials related to the pre-engineered buildings for the equipment sheds. By approving this purchase, we are locking in the price and saving an estimated \$79,210.06.

Consider adopting a project ordinance for an additional \$1.9 million in funding for the implementation of the AMI metering project and authorize the City Manager to negotiate an increase to the overall contract amount with Nexgrid for continued AMI services.

The Water Resources Director, Jeff Corley, stated the additional funding will allow for the purchase of additional communications modules to complete the project deployment as well as remediation activities. He stated, if approved, retained earnings will be used for the additional funding.

Consent Agenda:

A motion was made by Council Member Parsley and seconded by Council Member Crawford to remove Consent Agenda Items A-D and place them on the regular agenda for consideration at the July 8th Council Meeting—the vote: all aye.

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Mayor Pro-Tem King provided a letter to the Mayor and Council resigning as Mayor Pro-Tem effective immediately.

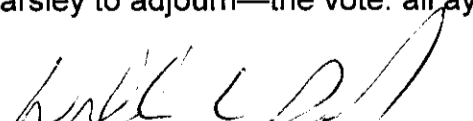
Mayor Dusch stated, per the adopted Mayor Pro-Tem rotation schedule, Council Member Crawford is the next person in line to be considered for Mayor Pro-Tem.

Therefore, a motion was made by Mayor Pro-Tem King and seconded by Council Member Small to appoint Council Member Crawford as Mayor Pro-Tem for the remainder of CY2021—the vote: all aye.

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There being no further business to be discussed, a motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Parsley to adjourn—the vote: all aye.


Kim J. Deason, City Clerk


William C. Dusch, Mayor

CONCORD CITY COUNCIL
REGULAR MEETING
JULY 8, 2021

A regular meeting of the City Council for the City of Concord, North Carolina, was held on July 8, 2021, at 6:00 p.m. in the Council Room of City Hall, with Mayor William C. Dusch presiding.

Council members were present as follows:

Members Present:

Mayor Pro-Tem Terry L. Crawford
Council Member Andy Langford
Council Member Ella Mae P. Small
Council Member W. Brian King
Council Member JC McKenzie
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
Various Department Directors

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Call to Order, Pledge of Allegiance, and Moment of Silent Prayer:

The meeting was called to order by Mayor Dusch followed by the Pledge of Allegiance and a moment of silent prayer.

Approval of Minutes:

A motion was made by Council Member Langford and seconded by Council Member Small to approve the minutes for the meetings of June 8 and June 10, 2021—the vote: all aye.

Presentations:

1. Mayor Dusch presented a retirement plaque to Sergeant Skip Hinson for over 28 years of service with the City of Concord Police Department.
2. Mayor Dusch presented a Certificate of Appreciation to Dr. Lee Gray recognizing 9 years of service to the City of Concord Historic Preservation Commission.

Unfinished Business:

1. Presentation of the 2020 Community Health Needs Assessment.

Marcella Beam, Chief Community Health Officer and Healthy Cabarrus Executive Director for the Cabarrus Health Alliance, presented the 2020 Community Health Needs Assessment at the Tuesday, July 6th, City Council Work Session.

Public Hearings:

1. Conduct a public hearing to consider amending Section 8.8.4 of the Concord Development Ordinance (CDO) and Section 58-256 (c) of the City Code of Ordinances to clarify the use of recreational vehicles as residences.