

CONCORD CITY COUNCIL
WORK SESSION
NOVEMBER 9, 2021

The City Council for the City of Concord, North Carolina, held a work session on November 9, 2021, at 4:00 p.m. 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 W. Brian King
Council Member Ella Mae P. Small
Council Member JC McKenzie
Council Member Jennifer Parsley-Hubbard
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 Sergeant John Parker for receiving the International Association of Chiefs of Police "40 Under 40" award for 2021.

Presentation of a Proclamation recognizing award-winning journalist, war correspondent and author, Joe Galloway, Jr.

Presentation of a Proclamation recognizing November as National Native American Heritage Month.

Informational Items:

Presentation from Cabarrus Visitor's Bureau (CVB).

President/CEO, Donna Carpenter, Executive Vice President, John Mills, and Senior Vice President of Marketing and Communications, Michael Bonoffski, presented the CVB Annual Report.

Council Member Sweat entered the meeting.

Presentation from Corporate Christian Ministries (CCM) Executive Director, Ed Hosack, on "Transitional Housing". (Work Session)

Mr. Hosack presented CCM's ideas for Transitional Housing. He stated CCM is proposing the following two projects: the first being H2H (Homeless to Housing) to serve families with children, senior adults, and disabled adults; the second being Huddle House to serve extremely low income individuals that are self-sufficient, disabled, or veterans.

He explained the concept of each project and the location of both. He stated both projects together total \$12.5 million.

He stated that he and the CCM Board of Directors are requesting from Concord,

Kannapolis, and Cabarrus County to provide \$7 million from the AARP funds to assist CCM with these projects and CCM will cover the remaining funding needed.

Council Member McKenzie asked Mr. Hosack how much funding CCM had received already. Mr. Hosack stated CCM has received \$2 million from Cabarrus County for the H2H project.

The City Manager asked if Kannapolis officials committed funding following the presentation to their Council. Mr. Hosack stated Kannapolis officials liked the concepts but have not committed a dollar amount to the projects.

Public Hearings:

Conduct a public hearing to consider adopting an ordinance amending Article 4 (Section 4.4.7.) of the Concord Development Ordinance (CDO) relative to Stormwater report and inspection requirements.

The Planning and Neighborhood Development Services Director, Steve Osborne, stated the proposed change deletes the current Section 4.4.7 (which was written approximately 20 years ago) and replaces it with simpler and more contemporary language that reflects current practice and State and Federal requirements. It also refers the reader to the City's stormwater website for updated inspection requirements. He also stated the Planning Commission unanimously voted to adopt this change at their October meeting.

Presentations of Petitions and Requests:

Consider adopting the 2021 Update to the City of Concord's Downtown Master Plan.

The Planning and Neighborhood Development Services Director briefly explained the purpose of updating the Master Plan. He stated the consultant would be at the November 10th Council meeting to present the updated Plan.

Consider allocating an additional \$9,213.10 in CDBG CARES funding for the management of the Vance Drive Apartments by Cooperative Christian Ministries.

The Planning and Neighborhood Development Services Director stated in November of 2020, Council approved the management of the Vance Drive quadplex for persons needing to temporarily quarantine due to COVID-19. Staff is requesting Council to consider allocating the remaining CDBG CARES funds, in the amount of \$9,213.10, to Cooperative Christian Ministries to continue the management of the Vance quadplex and subsequent services related to persons quarantining.

Consider adopting an ordinance granting a franchise to Public Service Company of North Carolina, Incorporated.

The City Attorney stated the franchise, if approved, would be in effect for an initial term of thirty (30) years and year-to-year thereafter until properly terminated by either party.

Consider adopting a resolution authorizing an eminent domain action for property located at 167 Mahan Street.

The City Attorney stated property taxes for the year 2021 are due and no property owner can be located. She stated the Planning Department requested the eminent domain action for the purpose of affordable housing.

Consider adopting an ordinance to allow the police department to administer the extension of ABC licensed premises.

The City Attorney stated a recent change in the NC General Statutes allows the City to adopt an ordinance providing for the temporary extension of ABC licensed premises. Extension applications will be administered by the Concord Police Department. Extensions are limited to no more than 72 hours per extension and 12 extensions per

year. This function was previously administered by the ABC Commission. The ABC Officer at the Police Department will be the enforcement officer.

Consider authorizing the City Manager to negotiate and execute a contract with the Houston Galveston Area Cooperative Purchasing Program for the purchase of a Pierce manufactured Fire engine/pumper and TDA-ladder truck.

The Fire Chief, Jake Williams, stated the apparatus will be a replacement for engine company 9 and the new ladder approved in the FY21-22 budget. He stated by using the government to government purchasing cooperative for the purchase, the City is able to purchase both apparatus for a total cost of \$2,153,505 resulting in a cost savings of \$80,333.

Consider awarding a bid in the amount of \$1,629,248.25 to Pike Electric LLC for construction of Delivery Station #4 at 114 Union Cemetery Road.

The Electric Systems Director, Alex Burris, stated bids were taken for the construction of the concrete foundations and all above ground facilities. Seven construction firms submitted bids. The lowest responsive and responsible bidder was Pike Electric, LLC.

Consider awarding bids for electric equipment and materials for Substation T Located at 2640 Concord Parkway to; Dis-Tran Packaged Substation Engineering, PLLC, Virginia Transformer Corporation, S&C Electric Company, ABB Inc., Electrical Power Products Inc. and VFP Inc.

The Electric Systems Director stated bids were taken on October 20, 2021 for electric equipment and materials required for the construction of a new substation. The bids were arranged into six schedules. All schedules combines totals \$2,919,499.80.

Consider approving the acquisition of one parcel totaling 4.303 acres along Three-mile Branch and Branchview Drive (parcel ID# 5621-84-3678) from Irvin W. Nachman, Judy Ben-Zev, Barry A. Nachman, and Susan Nachman for future development of McEachern Greenway.

The Parks and Recreation Planner, Jason Pauling, stated the parcel under consideration for acquisition (PIN# 5621-84-3678) would be developed as part of an extension to the McEachern Greenway. The parcel is 4.303 acres and features land on both sides of Brookwood Avenue. The purchase price is \$105,000. The total cost for acquisition of the 4.303 acres including due diligence is \$110,900.

Consider authorizing the City Manager to negotiate and execute a contract with Cunningham Associates, Inc. for the replacement of playground equipment at McGee Park, located at 219 Corban Avenue, East, in the amount of \$160,542.27.

The Parks and Recreation Planner stated the new playground will feature replacement of one large playground unit, originally built in 2004, replacement of the existing tire swing with new accessible swings, and new poured-in-place (PIP) rubber surfacing for two large areas of the playground, totaling approximately 5,215 square feet. Cunningham Associates, Inc. was the lowest responsible bidder at \$160,542.27.

Consider authorizing the City Manager to negotiate and execute a construction contract with Cleary Construction Inc. for the construction of the 12" Public Sewer Extension Phase I and to adopt a capital project ordinance amendment.

The Engineering Director, Sue Hyde, stated bids were received on November 2, 2021 for the construction of a 12" Public Sewer Extension located along Coddle Creek Tributary. Cleary Construction, Inc was the low bidder with a total bid of \$2,451,594.75. The bid was over budget and will require a budget amendment to transfer funds from the wastewater future projects.

Consider making appointments to various Boards and Commissions.

Mayor Dusch explained the appointments to be considered.

Consent Agenda:

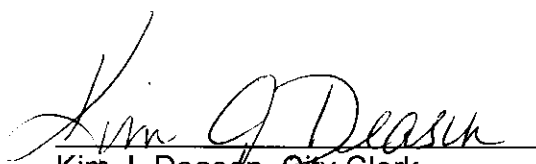
There were no comments regarding the Consent Agenda.

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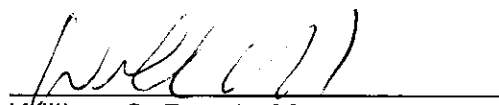
A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Small to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(3) to consult with an attorney and to protect the attorney-client privilege; and N.C. General Statute 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by this body—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-Hubbard to adjourn—the vote: all aye.



Kim J. Deason, City Clerk



William C. Dusch, Mayor