

CONCORD CITY COUNCIL
SECOND WORK SESSION
DECEMBER 21, 2021

The City Council for the City of Concord, North Carolina, held the scheduled City Council Second Work Session on December 21, 2021, beginning at 11:00 a.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 Betty M. Stocks
Council Member JC McKenzie
Council Member Jennifer Parsley-Hubbard

Members Absent:

Council Member John A. Sweat, Jr.

Others Present:

City Manager, Lloyd Wm. Payne, Jr.
City Clerk, Kim J. Deason
Various Department Directors

Call to Order:

Mayor Dusch called the meeting to order.

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The following items were discussed:

Sewer allocation policy discussion

The Water Resources Director, Jeff Corley, presented the policy as presented to the City Council at the December 9th City Council meeting.

The City Council and staff discussed the policy in detail. Following the discussion, there were revisions made to the policy.


A motion was made by Council Member McKenzie and seconded by Council Member Parsley-Hubbard to approve the Sewer Allocation Policy as amended—the vote: all aye.

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



Kim J. Deason, City Clerk



William C. Dusch, Mayor

CONCORD CITY COUNCIL
WORK SESSION
JANUARY 11, 2022

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session on January 11, 2022, 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 Betty M. Stocks
Council Member JC McKenzie
Council Member Jennifer Parsley-Hubbard

Members Absent:

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 a Proclamation recognizing January 17, 2022 as Dr. Martin Luther King, Jr. Day.

Presentation of a retirement plaque to Sheila Almond for over 20 years of service with the City of Concord Purchasing Department.

Presentation of a retirement plaque to Captain Dexter Barlowe for over 28 years of loyal and dedicated service to the City of Concord Police Department.

Presentation of the Distinguished Budget Presentation Award from the Government Finance Officers Association of the United States and Canada.

Informational Items:

Presentation from Peter Marsh with Cabarrus Center/Flywheel. (Work Session)

Mr. Marsh presented the accomplishments from the first 10 months of the opening of the Cabarrus Center and plans for 2022.

Public Hearings:

Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a three year / 85% tax based Economic Development Incentive Grant to Kroger Fulfillment Network, LLC to locate at 227 NC HWY 49 S. in Concord, NC.

Cabarrus Economic Development Recruitment Project Manager, Samantha Grass, stated Kroger Fulfillment Network, in strategic partnership with Ocado Solutions USA,

Inc., proposes to develop an approximately 200,000 SF robotically automated customer fulfillment center located at 227 NC Hwy 49 South. Kroger's proposed investment represents a total \$89,000,000 investment in real and personal property. She stated Kroger plans to create 692 full time jobs with an average wage of \$42,107. The total value of the City's three year grant is estimated to equal \$791,846 dependent on the actual investment.

Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a three year / 85% tax based Economic Development Incentive Grant to Ocado Solutions USA, Inc. to locate at 227 NC HWY 49 S. in Concord, NC

Ms. Grass stated Ocado Solutions USA, Inc. will provide proprietary robotic software and partner with Kroger to construct a robotically automated customer fulfillment center located at 227 NC Hwy 49 South. Ocado's proposed investment represents an estimated total \$48,000,000 investment in personal property. She stated Ocado plans to create 30 full time jobs with an average wage of \$60,000. The total value of the City's three year grant is estimated to equal \$348,024 dependent on the actual investment

Conduct a public hearing to consider adopting a resolution on the matter of closing the right-of-way of an unopened portion of Lucky Dr. NW.

The Planning and Neighborhood Development Services Director, Steve Osborne, stated includes the abandonment of unopened, unimproved right-of-way of Lucky Dr. NW as requested by Niblock Homes, LLC. A new alignment of right of way will be dedicated as part of the Red Hill subdivision.

Conduct a public hearing to consider adopting an ordinance amending Historic Handbook Chapter 3, Working With the Historic Preservation Commission (HPC), relative to the amended meeting time of 6:00 pm.

The Planning and Neighborhood Development Services Director stated the proposed amendment is for a change in the time of the HPC monthly meetings.

Conduct a public hearing to consider adopting an ordinance amending Article 7 (Section 7.7.4.E) of the Concord Development Ordinance (CDO) relative to townhouse (townhome) development requirement.

It was requested to remove this item from the agenda.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Parsley-Hubbard to withdraw the request from the agenda—the vote: all aye.

Presentations of Petitions and Requests:

Consider authorizing the City Manager to negotiate and execute a contract with Rite Lite Signs, Inc. for the construction and installation of wayfinding signs at Concord-Padgett Regional Airport.

The Aviation Director, Dirk Vanderleest, stated the project involves the construction of new and updated 64 wayfinding signs through the airport campus. These signs are a part of the overall strategy when Council renamed the airport. He stated the project was bid under the formal bidding process. Bids were taken on December 1st, 2021 and four bids were received. Rite Lite Signs, Inc. was the low bid in the amount of \$221,616.93. Funding for the project is through a NCDOT Aviation Airport Improvement Program grant. The grant amount for FY22 is \$2,056,051

Consider authorizing the City Manager to negotiate and execute a contract with EST Building Systems for the replacement of roofing materials on Hartsell Recreation Center.

The Buildings and Grounds Director, Susan Sessler, stated three roofing companies submitted quotes and EST Building Systems was the low bidder at \$111,500. Payment

and performance bonds are required bringing the total amount quoted by EST Building Systems to \$117,075.

Motion to readopt a franchise ordinance for US Tire Recycling Partners, L. P.

The City Attorney stated a clerical error was found in the previously adopted ordinance; therefore, the corrected ordinance will need to be readopted.

Consider adopting a resolution confirming a lien assessment.

The City Attorney stated in 2013, Code Enforcement prosecuted an unsafe buildings case against Barber Scotia College, Inc. That case resulted in the demolition and removal of the two dormitories formerly located on Crowell Drive at a cost to the City of \$380,640. The North Carolina General Statutes require confirmation of the amount of the lien by the City Council and publication in a newspaper of local circulation prior to any attempt to collect a lien of this kind.

Consider amending a development agreement with Addison Concord, LLC regarding construction of a sewer line near the intersection of Old Holland Road and Weddington Road Ext.

The City Attorney stated the current developer wishes to amend the agreement that was previously adopted in April 2019 to allow for a different alignment to the proposed sewer line. The developer will be required to obtain any necessary easements.

Consider accepting a revised Preliminary Application from Thornridge Investment Group, LLC.

The Engineering Deputy Director, Rick Blat, stated the property is located at 10799 and 10825 Poplar Tent Road and developed with an abandoned single family home. The owner now intends to construct a new residential structure and renovate the existing structure to a residential use. Water is available in the Poplar Tent Road area. Staff recommends accepting the application excluding annexation.

Consent Agenda:


There were no comments regarding the Consent Agenda.

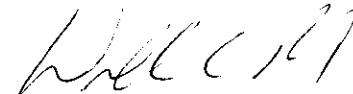
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A motion was made by Council Member Stocks and seconded by Council Member Parsley-Hubbard to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(3) to consult with an attorney and to protect the attorney-client privilege—the 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 King to adjourn—the vote: all aye.


Kim J. Deason, City Clerk


William C. Dusch, Mayor