

- Implement the 2030 Land Use Plan, including prioritization of follow-up corridor and area plans.
- Continue strategic implementation of the Downtown Master Plan, according to the plan's existing implementation matrix.
- Continue to regulate the design criteria for commercial development in accordance with the Concord Development Ordinance (CDO), with emphasis on low impact development.
- Continue to work closely with economic development partners in Cabarrus County to present a complete coordinated recruitment and retention effort.
- Work with public and private partners to redevelop and revitalize abandoned and blighted properties.


Transportation

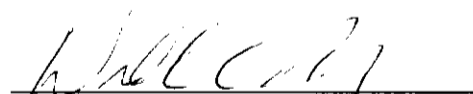
- Continue, at a minimum, appropriating existing revenue amounts using 2-cents of the Ad Valorem tax and \$5.00 of the Vehicle tax for the Transportation Fund.
- Continue to routinely monitor projects and consider participation in additional projects to assure Transportation Fund revenues are being used to fund highest priorities and funds are available for local matches to leverage additional projects with a focus on City infrastructure.
- Continue efforts to secure funding for Congestion Mitigation Air Quality (CMAQ), Federal Transportation, Community, and System Preservation Program (TCSP), Economic Enhancement, Highway Safety Improvement (HSIP), and small construction projects from the federal government and/or the NCDOT and continue to coordinate associated local activities with NCDOT Division 10.
- Develop a viability analysis process to support privately and/or publicly-owned corporate/general aviation hangars at Concord Regional Airport.
- Work with CATS, Cabarrus County, and the City of Kannapolis on the extension of the light rail into Concord/Cabarrus County.
- Work with Cabarrus County and the City of Kannapolis to implement recommendations from the Public Transit Master Plan.

It was the consensus of the Council to discuss the Strategic Plan at the February 8th City Council Work Session.

* * * * *

With there being no further business to discuss, a motion was made by Mayor Pro-Tem Crawford, seconded by Council Member Sweat, and duly carried, to adjourn the meeting—the vote: all aye.


 Kim J. Deason, City Clerk


 William C. Dusch, Mayor

CONCORD CITY COUNCIL
WORK SESSION
FEBRUARY 8, 2022

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on February 8, 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

* * * * *

The following agenda was presented for discussion:

Presentations:

Presentation to former City Council Member and Water Sewer Authority of Cabarrus County (WSACC) Board Member, Dave Phillips.

Mayor Dusch requested this presentation be postponed until the March 10th City Council meeting.

Presentation of a Proclamation recognizing the month of February as Black History Month.

Public Hearings:

Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a ten year / 85% tax based Economic Development Incentive Grant to Eli Lilly and Company to locate at 1420 Concord Pkwy S, Concord, NC.

Cabarrus Economic Development Recruitment Project Manager, Samantha Grass, stated Eli Lilly and Company is a pharmaceutical drug manufacturing company. The proposed facility will consist of approximately 800,000 sf on a five-building campus. The new facility will allow for the manufacture of injectable products and devices and increase the company's manufacturing capacity.

She stated Eli Lilly's proposed investment is \$920,000,000 in real and personal property. They plan to create 589 full time jobs with an average wage of \$70,555. The City of Concord would collect a 10-year net revenue of \$4,317,334 after the incentive payments.

Conduct a public hearing and consider adopting an ordinance amending the

official zoning map for +/- 1.27 acres of property located at 848 Old Charlotte Rd. from C-2 (General Commercial) to RC-CD (Residential Compact Conditional District) and amending the 2030 Land Use Plan from Suburban Neighborhood to Urban Neighborhood.

The Planning and Neighborhood Development Services Planning Manager, Starla Rogers, stated the subject property consists of one parcel totaling +/-1.27 acres located at 848 Old Charlotte Road with street frontage on Old Charlotte Road and Dulin Drive.

She stated the petitioner is requesting the rezoning in order to construct a 13 unit townhome development with two buildings, a centralized parking lot, and a passive common open space on the site.

Approval of the rezoning request would necessitate a Land Use Plan amendment.

Conduct a public hearing and consider adopting an ordinance annexing +/- 2.387 acres of property located at 10515 and portion of 10435 Poplar Tent Rd, owned by Skybrook, LLC.

The Planning and Neighborhood Development Services Planning Manager stated the request is for voluntary annexation of approximate 2.387 acres located at 10435 Poplar Tent Road owned by Skybrook, LLC. If approved, the petitioner intends to apply for the RV-CD (Residential Village-Conditional District) zoning classification in order to expand the planned Skybrook Corners townhome neighborhood.

Conduct a public hearing and consider adopting a resolution amending the City Council Districts to better balance population distribution between districts.

The Planning and Neighborhood Development Services Director, Steve Osborne, presented and explained the proposed district boundaries. He stated districts 3 and 7 remained the same, a shift was made in district 4, and minor changes were made to districts 1, 2, 5, and 6.

Presentations of Petitions and Requests:

Consider approving the new benefit plan rates for the City of Concord for FY23 and authorize the City Manager to negotiate, conclude, and execute contracts with plan providers.

The HR Director, Chantel Thompson, introduced Dominique Palmer from Gallagher. Ms. Palmer explained the proposed benefit plan rates for FY23.

Consider authorizing the City Manager to negotiate and execute a contract with Tindale Oliver and HDR, Inc for On Call Transit Planning Services.

The Transit Manager, Andy Christy, stated an RFQ (Request for Qualifications) was issued on October 15, 2021. Four proposals were received and reviewed by a panel of Rider Transit, CCTS, CATS, and CRMPO staff. The following two bidders were selected based on their qualifications, experience, and project teams: Tindale Oliver and HDR, Inc.

He stated no planning projects will begin until grant funding is secured, a task order is issued to one of the firms, a scope of work developed and agreed upon, and the cost for the task is determined.

He also stated the recommendation of Tindale Oliver and HDR, Inc was approved unanimously by the Concord Kannapolis Transit Commission at their February 1, 2022 meeting.

Consider authorizing the City Manager to sign a contract with AngelTrax, IVS, Inc. for the purchase of mobile security system to replace & upgrade the existing mobile security camera systems on all 18 Rider Transit revenue service vehicles.

The Transit Manager stated each of Rider Transit's service vehicles have an onboard mobile security camera system, which is provided by AngelTrax. The current camera system is 9 years old.

He stated staff is recommending to contract with AngelTrax to upgrade the mobile security camera system at total cost of \$137,293.75. Funding will come from existing 5339 funds which are 80% federal funding and 20% local contribution.

Consider authorizing the City Manager to negotiate and execute a contract with Ratzlaff Construction for the construction of the combination shelter-restroom building, and paved parking lot at 106 Wilson Street SE.

The Parks and Recreation Planner, Jason Pauling, stated Ratzlaff Construction was the lowest bidder in the amount of \$830,016, which is \$133,389 over budget. He stated Parks and Recreation would like to transfer the overage amount to the project fund.

He stated the project is for a combination shelter and restroom building for the Wilson Street Park. The existing parking lot is unpaved and has no handicap parking. The revised parking lot will be paved and include a realigned driveway entrance.

Consider authorizing the City Manager to negotiate and execute a contract with Herrin Industrial, Inc. for the construction of the Hwy 73 Water Interconnection to Charlotte Water.

The Water Resources Director, Jeff Corley, stated the project was bid under the formal bidding process. Bids were taken January 25, 2022 with four bids received. The lowest responsive bidder was Herrin Industrial, Inc in the amount of \$518,800.67, which is within the budgeted amount.

Consider removing Kevin Killough from the Planning and Zoning Commission.

Mayor Dusch stated it is the recommendation to remove Commission Member Killough for non-attendance at the Planning and Zoning Commission meetings. He stated it is also recommended to reassign Commission Member Phil Jones from alternate member to regular member.

GO Bond referendum discussion. (Work Session)

The City Council continued the GO Bond discussion for Parks and Recreation projects from the January 28, 2022 Planning Session.

The Deputy Parks and Recreation Director, Sheila Lowry, presented the information that was provided at the January 28th Planning Session.

The following are cost estimates for new and existing parks:

New Projects

- Jim Ramseur (NW) Park - \$34,815,500 (one-time cost - \$278,778; recurring cost - \$908,252)
 - Option 2 (phased) - \$40,815,500
 - Option 3 (park only) - \$15,695,500
 - Option 4 (hybrid) - \$24,052,140
- Wilson St. Park - \$1,050,000 (one-time cost - \$61,500; recurring cost - \$64,387)
 - Phase I Option (playground/paths) - \$220,000
 - Phase II Option (park) - \$830,000
- WW Flowe Phase 2 - \$33,280,450 (one-time cost - \$449,004; recurring cost - \$617,403)
 - Athletic Park Option - \$11,105,450 (one-time cost - \$87,000; recurring cost - \$90,082)
 - Recreation Center - \$22,175,000 (one-time cost - \$362,004; recurring cost - \$527,321)
- Dave Phillips Activity Center - \$2,820,000 (one-time cost - \$11,000; recurring cost - \$61,825)

- Phase I Option (park) - \$1,870,000
- Phase II Option (greenway path) - \$950,000
- Poplar Tent Property - \$1,840,000 (one-time cost - \$0; recurring cost - \$3,251)
 - Phase I Option (parking/restroom) - \$940,000
 - Phase II Option (playground/greenway) - \$900,000

Existing Parks

- Caldwell Park - \$5,442,125 (one-time cost - \$0; recurring cost - \$8,892)
 - Phase I (utilizing LWCF and PARTF funds) - \$3,692,489
 - Phase IA (full GW and CTT) - \$886,000
 - Phase II (park) - \$863,636
- Dorton Park - \$4,834,860 (one-time cost - \$0; recurring cost - \$7,184)
 - Phase I Option (parking lot/playground) - \$1,750,000
 - Phase II Option (existing building/stream) - \$1,806,560
 - Phase III Option (restroom/disc golf) - \$1,278,300
- Hartsell Park - \$7,430,000 (one-time cost - \$0; recurring cost - \$12,392)
 - Phase I Option (open field/parking) - \$4,350,000
 - Phase II Option (ballfields) - \$1,430,000
 - Phase III Option (Hartsell Park) - \$1,650,000
- Academy/Gibson (completion in 2022) - \$10,283,400 (one-time cost - \$11,000; recurring cost - \$58,746)
 - Phase I Option (open area cedar/Kerr) - \$1,369,000
 - Phase II Option (field upgrades/buildings/pools) - \$3,744,400
 - Phase III Option (upgrades to rec center) - \$4,400,000
 - Phase IV Option (Gibson Field) - \$770,000
- WW Flowe Phase 1 (completion in 2022) - \$2,307,000 (one-time cost - \$0; recurring cost - \$0)
 - Phase I Option (restroom/parking) - \$1,922,000
 - Phase II Option (upgrades to existing buildings) - \$385,000

Total of all is \$104,103,335; total one-time cost is \$811,282; and total recurring cost is \$1,742,332.

The following are tax increase proposal and debt service information:

- \$60 million – would result in a \$0.03 property tax increase – debt service would be \$4.8 million for the first year.
- \$80 million – would result in a \$0.04 property tax increase – debt service would be \$6.4 million for the first year.
- \$100 million – would result in a \$0.05 property tax increase – debt service would be \$8 million for the first year.

Discussion was held as to when the Cabarrus County Board of Elections would need information for the referendum. The Finance Director, Jessica Jones, stated the Board of Elections would need to have the information 60 days prior to the schedule 2022 election.

Council Member Sweat stated he understood that a \$0.05 tax increase would be a substantial tax increase for the citizens, but it would provide enough funding for all the projects. Council Member Langford agreed.

Council Member King stated he agreed a \$0.05 tax increase is a lot but the public has stated they want more parks and recreation areas and space and the City cannot do the projects without a tax increase.

Council Member McKenzie asked which parks have master plans approved. The Deputy Parks and Recreation Director stated the plans that have received approval and stated staff is currently completing Academy/Gibson and WW Flowe.

Discussion was held about fully funding the Jim Ramseur Park or completing the park in phases. The Assistant City Manager, Josh Smith, reiterated that phasing the Jim Ramseur Park to construct a recreational center in the future would ultimately result in a

higher project cost.

The City Manager remind the Council the City cannot “pay as we go” with these projects.

Council Member McKenzie stated he would be “comfortable” with spending \$50 million and would approve a \$02.5 tax increase.

Mayor Pro-Tem Crawford stated he would approve funding \$64 million.

Council Member Parsley-Hubbard stated she would approve funding \$50-60 million.

Council Members Sweat and Langford stated they would approve funding the full \$100 million.

Council Member Stocks stated she is concerned with funding \$100 million. She stated she would be basing her decision on information received since being elected.

It was the consensus of the Council to review the list of projects and project costs and send their priorities to Mayor Pro-Tem Crawford along with the amount of tax increase each would support prior to the February 10, 2022 City Council meeting.

Sewer Allocation Process Discussion. (Work Session)

The Engineering Director, Sue Hyde, presented the following questions to the Council for discussion and clarification of the sewer allocation process:

- 1 – How much sewer allocation is available in current year 2022?
 - Will Council be allocating over multiple years?
 - If yes, how much will be allocated each year?
- 2 – How much would Council allocate to each category (bucket)?

Policy is as follows:

 - Economic Development – 250,000 gpd
 - Residential – 35% - Would Council want to breakdown residential uses into townhomes, apartments, and single-family?
 - Non-residential – 55%
 - Mixed use – 10%
- 3 – How will each project be evaluated?
 - Evaluate projects within a specific use category (bucket) separately. Would projects coming out of different categories be designated as a hold in both categories affected?
- 4 – Mixed Use allocation?
 - This category is for vertical mixed use projects.
- 5 – How will allocations for public projects be determined?
 - Schools
 - Other public facilities
- 6 – Will Speculative Industrial Buildings be allowed?
 - If allowed, they are built at risk
 - Allocation would be based on manufacturing use being finalized as a tenant
 - Policy would need to be amended to include this change.

The Engineering Director also explained the following proposed sewer allocation review process:

- Staff will prepare summary of each project and attach all details of the project.
- Staff will calculate the impacts on each category (bucket) as City Council discusses allocations in the public meetings.
- Staff will score projects based on the Sewer Allocation Policy.
- City Council will receive the Sewer Allocation Policy and a Preliminary Wastewater Allocation Request List.
- Project information will be listed on the City's website (on the agenda page) allowing for public access and City Council review.

The City Manager suggested the Council allocate the 2nd Work Session for the sewer allocation approvals.

The Council discussed the proposed process. Following the discussion, it was the consensus of the Council to review the proposed process and finalize it at the February 22nd 2nd Work Session.

2020-2023 Strategic Plan discussion. (Work Session)

The City Manager stated the 2020-2023 Strategic Plan was staff driven. He requested director from City Council as to what process to undertake for the future Plan.

Mayor Dusch asked the Council if they would like to move forward with the retreat that had to be cancelled due to the pandemic.

Council Member Stocks stated, in her opinion, she would like to see the Council more involved with citizens and would like to have citizen input for the Plan as well.

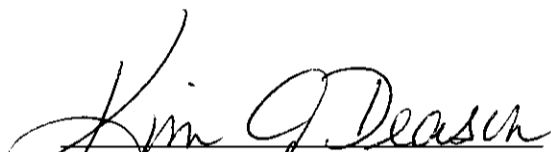
It was the consensus of the Council to direct staff to work with the retreat facility and the NC School of Government to reschedule the City Council retreat.

Consent Agenda:

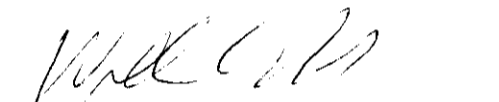
There were no comments regarding the Consent Agenda.

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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 Sweat to adjourn—the vote: all aye.



Kim J. Deason, City Clerk



William C. Dusch, Mayor

CONCORD CITY COUNCIL
REGULAR MEETING
FEBRUARY 10, 2022

A regular meeting of the City Council for the City of Concord, North Carolina, was held in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on February 10, 2022, at 6:00 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
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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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.

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Approval of Minutes:

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Sweat to approve the minutes for the meetings of December 21, 2021, January 11 and January 13, 2022—the vote: all aye.

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Presentations:

1. Mayor Dusch presented a Proclamation recognizing the month of February as Black History Month to several City of Concord community leaders.

Persons Requesting to be heard:

Liz Fitzgerald, Cabarrus Arts Council Director, addressed the Council to introduce herself to the Mayor and Council. Ms. Fitzgerald is the new Director of the Cabarrus Arts Council following the retirement of Noelle Scott.

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Roland Jordan addressed the Council regarding several issues within the City of Concord he feels should be addressed.

Public Hearings: