

CONCORD CITY COUNCIL
SECOND WORK SESSION
MARCH 22, 2022

The City Council for the City of Concord, North Carolina, held the scheduled City Council Second Work Session on March 22, 2022, 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
Council Member John A. Sweat, Jr.

Others Present:

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

Call to Order:

Mayor Dusch called the meeting to order.

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A motion was made by Council Member McKenzie 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 and N.C. General Statute 143-318.11(a)(4) to Discuss the location or expansion of industries or other businesses in the area served by this public body—the vote: all aye.

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Upon reconvening in open session, the following items were discussed:

ARPA funds

The City Manager explained how much of the ARPA funds had been allocated. He stated the balance remaining is \$14,777,247. He proposed allocating the standard deduction of \$10 million to be used for the construction of the Fleet facility (the remaining balance of the construction total would come from the General Fund Capital Reserves) and to allocate the remaining \$4.7 million for affordable housing projects; \$3.5 million to WeBuild Concord for the construction of the Lincoln Street Townhomes and \$1.2 million for eight single-family homes to be constructed on City-owned lots.

Council Members Parsley-Hubbard and King stated they would like more time to review the proposal.

Council Member McKenzie stated the WeBuild Concord was ready to move forward with construction of the townhomes.

After some discussion, a motion was made by Council Member McKenzie and seconded by Council Member King to allocate \$4,777,247 for affordable housing projects; \$3.5 million to WeBuild Concord for the construction of the Lincoln Street Townhomes and \$1.2

million for eight single-family homes to be constructed on City-owned lots—the vote: all aye.

More discussion regarding the remaining funds will be held at the April 12th Work Session.

Preliminary Wastewater allocation

Prior to the meeting, staff developed a scoring form listing each project and sent it to the Council. Council then provided their project scores to staff. Staff compiled the scores and sent the scores to the Council.

The City Council members proposed the following projects for allocation approval:

Residential

Skybrook Corners – townhomes (12,480 gpd)
 The Mills at Rocky River Townhomes (22,800 gpd)
 Coleman Mill – apartments (25,360 gpd)
 Amhurst Subdivision – single family (9,360 gpd)
 Christenbury Commons Townhomes (15,120 gpd)
 Holly Grove Subdivision - townhomes (30,480 gpd)

Non-Residential

Villas at Rocky River (16,450 gpd)
 Christenbury Village (12,064 gpd)
 BP – The Mills at Rocky River (2,200 gpd)
 Aviation Industrial (1,200 gpd)
 Holly Grove Subdivision (4,032 gpd)

Mixed Use

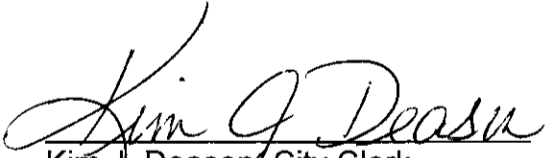
Christenbury Village (33,778 gpd)

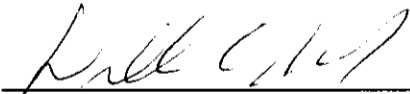
A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Sweat to approve the allocation totals—the vote: all aye.

Council Member Parsley-Hubbard thanked staff for their work in supplying the Council the needed information.

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


 Kim J. Deason, City Clerk


 William C. Dusch, Mayor