

CONCORD CITY COUNCIL
SPECIAL 2nd WORK SESSION MEETING
OCTOBER 25, 2022

The City Council for the City of Concord, North Carolina, held the City Council 2nd Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on October 25, 2022, 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 W. Brian King
Council Member Betty M. Stocks
Council Member JC McKenzie
Council Member Jennifer Parsley-Hubbard

Members Absent:

Council Member Andy Langford
Council Member John A. Sweat, Jr.

Others Present:

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

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Mayor Dusch called the meeting to order.

Concord Downtown Development Corporation (CDDC) update

The Planning and Neighborhood Development Services Director, Steve Osborne, presented a brief history of CDDC and introduced the new CDDC Director, Paige Grochoske. He also explained the Main Street approach and the Streetscape mitigation. He stated staff is working to keep the downtown area viable during construction.

Council Member King stated, in his opinion, the MSD tax should be an Enterprise Fund to be used for downtown projects. He asked if the CDDC Board of Directors is still meeting. The Planning and Neighborhood Development Services Director stated the CDDC Board of Directors will begin meeting again in the near future.

The City Manager explained that CDDC has its own line item in the Planning and Neighborhood Development Budget. He stated the MSD tax collected is accounted for in the CDDC budget line item.

Council Member King asked what were the goals of the CDDC. The Planning and Neighborhood Development Services Director stated the CDDC has two objectives; Streetscape and new commercial space that will be available once construction is complete.

The CDDC Director stated getting the CDDC Board of Directors involved is her first priority. The Planning and Neighborhood Development Services Director explained now that CDDC

is a component of the Planning and Neighborhood Development Services Department, the City Council is the CDDC Board of Directors.

AMI update

The Assistant City Manager provided a quick update on the AMI study. He stated staff met and interviewed several cities, spoke with vendors, and had in person discussions with owners and vendors. He stated the Water Resources Director also attended the Smart Water Summit.

Water Resources Director, Jeff Corley, explained the unlicensed mesh network appears to be outdated technology. He stated the Meter Data Management System, which is a cellular device at the meter level, is good option.

He stated staff will develop an RFQ for responses from utility consultants to review all components. He stated installation of a new system is projected in FY24-25.

Live Stream update

The City Manager stated there are still some technology issues to work through and recommended not going live in November as originally planned.

Council Members stated they like the product but the sound issues need to be corrected before going live. If all technical issues are resolved, the meetings could go live in December.

Sewer Allocation update

The Engineering Director explained the types of domestic wastewater disposal systems. She explained that the Health Department regulates the ground absorption systems. She also explained the permitting process for a NCDEQ permit.

Discussion was held as to whether or not to allow developers to have the option of installing packaged treatment plants. It was agreed that, if allowed, the City Code of Ordinances will need to be amended.

The City Manager presented Sewer Allocation Policy clarifications and possible amendments for the Council to consider.

- Public Projects – currently no definition in the policy. Proposed definition – anything owned or operated by the federal government, state government, or any political subdivision.

Consensus of the Council to add the definition and make it consistent to what the CDO states.

- Time limit on Economic Development projects – staff's intention was not to have a time limit on ED projects and Council to decide when to withdraw a preliminary flow approval if necessary.
- Transfer of sewer allocation between buckets –policy states City Council, at any time, may transfer allocation from one bucket to another. Staff asked Council's direction on this.

Following some discussion, it was the consensus of the Council not to consolidate buckets at this time. Following the December 20th Allocation meeting, a decision will be made to consolidate remaining buckets or not. Not incorporating buckets at this

time. At end of December meeting decision will be made if consolidation should be made.

Sewer Allocation for Preliminary Application Requests

Mayor Pro-Tem Crawford stated, in his opinion, if a rezoning is required it should be obtained prior to allocation being approved. Council Member McKenzie stated, in his opinion, staff should inform the Council prior to the allocation meeting if a project is required to obtain a rezoning.

Following Council's discussion, it was the consensus of the Council to leave the current process as is.

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

William C. Dusch, Mayor

Kim J. Deason, City Clerk