



# City Council Agenda

Thursday, March 13, 2025

6:00 PM

City Hall

Cell phones are to be turned off or placed on vibrate during the meeting. Please exit the Council Chambers before using your cell phone.

The agenda is prepared and distributed on Friday preceding the meeting to Council and news media. A work session is then held on the Tuesday preceding the regular meeting at 4:00 pm.

**I. Call to Order**

**II. Pledge of Allegiance and Moment of Silent Prayer**

**III. Approval of Minutes**

January 21, January 31, February 11, and February 13, 2025.

**IV. Presentations**

1. **Presentation of a Resolution in Remembrance of Engineer Christopher Shane Hartsell.**

**V. Unfinished Business**

**VI. New Business**

**A. Informational Items**

**B. Departmental Reports**

1. **Parks and Recreation Bond Update**

**C. Recognition of Persons Requesting to be Heard**

**D. Public Hearings**

1. **Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a one-year/50% tax-based economic development industrial spec grant to McCraney Property Company, to be located at 4518 Davidson Highway, Concord, North Carolina 28027, further identified as PIN#'s 5601-88-8181, 5601-77-8447, 5601-87-7425, & 5601-87-9077, having an investment of approximately \$45,000,000 in real property.**

This notice of public hearing is pursuant to NC General Statutes Sec. 158-7.1. Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector expansion of new facilities. The proposed location for the Concord Gateway industrial spec development is 4518 Davidson Hwy, Concord 28027. The 55-acre site, containing multiple parcels, is across from International Drive on Hwy 73 at Exit 55.

McCraney Property Company plans to develop approximately 400,000 SF across multiple buildings. Building sizes will range from 10,000 to 64,000 SF and suite sizes ranging from 4,000 to 30,000 SF. The first 4 buildings in phase 1 will deliver in 2026. Phase two, consisting of 4 buildings as well, will be delivered in 2028. The buildings would be available for both lease and purchase. The project team has a long track record of executing developments of this nature, attracting businesses in diverse industries such as light manufacturing, advanced manufacturing, R&D, showroom, engineering, light assembly, mechanical service providers, and creative agencies. The projected investment is estimated to be approximately \$45,000,000 in real property. The City of Concord grant analysis is based on the

estimated \$45M projected investment. The company is asking for consideration of a 1 year, 50% economic development industrial spec grant. The estimated grant for the 1-year term is \$94,500.

**Recommendation:** Consider offering a contract for a one-year/50% tax-based economic development industrial spec grant to McCraney Property Company.

**2. Conduct a public hearing and consider adopting an ordinance annexing +/- 2.24 acres at 2625 Old Airport Rd (PIN 5640-30-0972) owned by RDMS Homes, LLC for the construction of six (6) single-family detached homes.**

This request is for voluntary annexation petition of +/- 2.24 acres of property at 2625 Old Airport Rd. The property is currently zoned Cabarrus County LDR (Low Density Residential). The developer has proposed the construction of six (6) single-family detached homes on the site, where RM-1 design standards will be utilized.

**Recommendation:** Consider adopting the annexation ordinance and set the effective date for March 13, 2025.

**3. Conduct a public hearing to consider adopting an ordinance amending a portion of Chapter 22, Cemeteries, of the Concord Code of Ordinances.**

The purpose of this ordinance amendment is to adopt roles and regulations pursuant to 160A-348 related to the use and operation of the City cemeteries. City staff has, for many years, encountered situations where a family wishes to inter a loved one in an ancestral family plot, purchased years or decades ago. It has been very difficult for City staff to ascertain who owns the plot or has a legal right to use or allow the use of the plot by another. The City's staff often spend long amounts of time researching the descendants of the owner of record and attempting to gain the consent of what can sometimes be dozens of heirs. This burdensome process causes delay and stress both for the City's staff and more importantly for the grieving families who simply wish to honor their loved one. This ordinance amendment seeks to establish clearer rules and procedures for a family who wish to use an ancestral plot that is still recorded in the name of a deceased ancestor.

**Recommendation:** Consider making a motion to adopt an ordinance amending Chapter 22 of the Concord Code of Ordinances to adopt changes related to the use and operation of the City Cemeteries.

**E. Presentation of Petitions and Requests**

**1. Consider adopting a resolution authorizing an eminent domain action for an easement on a parcel located at 3538 Rock Hill Church Road.**

This property is currently owned by Marlene L. Markey. Acquisition of this property is necessary for the construction of an electric 100kV transmission line. The value of the 0.127 acre easement is estimated to be \$2,377.01; however, an appraisal has been ordered.

**Recommendation:** Consider making a motion to adopt a resolution authorizing an eminent domain action for an easement on a parcel located at 3538 Rock Hill Church Road.

**2. Consider adopting a Resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds for Concord Chase Apartments.**

Concord Chase, LP, or another affiliated or related entity of Poplar Development Group, LLC (the "Company") intends to provide affordable housing in the City and has requested that the City assist it in financing the rehabilitation and equipping of an existing qualified residential rental project known as Concord Chase Apartments, consisting of 124 units and located at 100 Concord Chase Circle in the City (the "Development"). The housing bonds, when and if issued by the City, will be issued pursuant to Article 1 of Chapter 157 and Section 160D-1311(b) of the General Statutes of North Carolina and shall not be a debt of the State of North Carolina (the "State"), the City, or any political subdivision

thereof and none of the State, the City, or any political subdivision thereof shall be liable thereon, nor in any event shall such bonds be payable out of any funds or properties other than those of the City derived solely from payments made by the Borrower. The amount needing to be financed is estimated not to exceed \$27,000,000 to provide all or part of the cost of the Development.

**Recommendation:** Motion to adopt a Resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds for Concord Chase Apartments.

**3. Consider awarding bid to Mountaineer Contractors, Inc. for \$1,983,695.50 for the construction of the North Apron Access Road at Concord-Padgett Regional Airport.**

The Aviation Department solicited bids for the construction of the North Apron Access Road which will extend Aviation Blvd. North to allow for the development of hangars adjacent to the recently completed North Apron Expansion project at Concord-Padgett Regional Airport. This is a State of North Carolina Transportation Reserved Directed Fund grant. Bids were opened on January 23, 2025, and five bids were received. The low bid totaled \$1,983,695.50 by Mountaineer Contractors, Inc., which is below the engineer's estimate. The engineering firm for the project, Talbert, Bright & Ellington, Inc., has reviewed the bids and confirmed with the NCDOT-Aviation that the low bid is responsive and conforms to the project bid specifications.

The construction timeline for the North Apron Roadway project is expected to take 150 calendar days to complete.

**Recommendation:** Motion to accept the lowest bid of \$1,983,695.50 and to authorize the City Manager to negotiate and execute a contract with Mountaineer Contractors, Inc., for construction of the North Apron Access Road and to adopt a budget amendment.

**4. Consider adopting Gate Allocation Management Program Policy and Procedures for City of Concord-Aviation Department.**

Concord-Padgett Regional Airport is dedicated to the efficient and equitable allocation of gates to all commercial airlines and their respectively programmed flight activity, ensuring both operational and business continuity while accommodating growing demand. With increasing levels of flight activity, effective gate management is critical to prevent capacity constraints and maintain seamless operations within the airport terminal's limited physical footprint.

Adopting several principles from the Worldwide Airport Slot Guidelines (WASG), this gate management policy and procedures document establishes guidelines and procedures for managing gate allocation, including coordination priorities, submission guidelines, and the resolution of potential gate conflicts. The purpose of this document is to ensure operational integrity at Concord-Padgett Regional Airport by outlining a policy that ultimately accommodates both scheduled and unscheduled commercial flight activity while addressing capacity limitations. In addition, the policy is designed to assist with the implementation and management of flight schedule changes, accommodating charter or one-off commercial flight activities, providing a structure framework for both long-term planning, and operational needs and requests.

**Recommendation:** Move to approve the Gate Allocation Management Program and Procedures for Concord-Padgett Regional Airport.

**5. Consider approval of the final design for renovations as part of the Academy-Gibson Athletic Fields as part of the 2022 General Obligation parks bond program; and authorize the City Manager and staff to continue final project permitting and enter the bid phase.**

The Master Plan for the Academy-Gibson Area was adopted in August of 2022. The Academy-Gibson Area has a total of 4 projects: McInnis Aquatic Center, Academy Athletic Fields, Skatepark/Pump Track/Sculpture Garden, and the Academy Recreation Center. The original bond project estimate for all 4 projects was \$10,283,400. The Dodd Studios LLC, dba FitFields, provided design services for the

Academy-Gibson Athletic Fields project, including renovations to historic Webb Field located at 165 Academy Ave. NW, McAllister Field located at 160 Crowell Dr. NW, and Gibson Field located at 323 Misenheimer Dr. NW.

Project specifics at Webb Field include replacement of the combined football/baseball field with a new synthetic turf multi-purpose field and supporting facilities/equipment, a new entrance area and concourse, replacement of the existing restroom/storage facility, and renovation of the existing press box/concession structures. This will be the first synthetic turf field in the City's facility inventory, allowing for a significant increase in the usage of this 100-year-old athletic field.

The bond project also includes renovations to the restrooms and concession/press box at McAllister Field. At Gibson Field, upgrades/renovations will be made to the restrooms, concession and press box, and adding a new walking path creating a neighborhood park (including an existing playground structure moved from Caldwell Park that has already been installed).

The current cost estimate for the park is \$4,181,519 which is \$40,343 over the available budget amount of \$4,141,176. The cost estimate includes an 8% cost contingency on the proposed general contractor-installed improvements.

**Recommendation:** Motion to approve the final design for the Academy-Gibson Academy Fields complex, including renovations to the Webb Field, McAllister Field and Gibson Field areas; and authorize the City Manager and staff to continue final project permitting and enter the bidding process for the bond-funded construction per final design documents.

**6. Consider authorizing the City Manager to negotiate and execute a contract with HGS, LLC T/A RES Environmental Operating Company, LLC for the Coddle Creek Bank Stabilization and to approve the attached budget amendment.**

The existing walking trail at Dorton Park is threatened by the bank instability of Coddle Creek along a length of approximately 140 feet. Proposed improvements to the streambank include stabilizing existing erosion by adding an imbricated rock wall and vegetated soil lifts. Additionally, the streambank shall be planted with native vegetation.

The project was bid according to the informal bidding process (N.C.G.S. 143-131). Four potential bidders were invited to provide bids for the project. Bids were received on February 17, 2025. One bid was received from HGS, LLC T/A RES Environmental Operating Company, LLC in the amount of \$410,592.57.

**Recommendation:** Motion to authorize the City Manager to negotiate and execute a contract with HGS, LLC T/A RES Environmental Operating Company, LLC for the Coddle Creek Bank Stabilization in the amount of \$410,592.57 as part of the bond projects and to approve the attached budget amendment.

**7. Consider accepting a preliminary application from Douglas M. & Aariah B. Horton.**

In accordance with City Code Chapter 62, Douglas M. & Aariah B. Horton have submitted a preliminary application to receive water service outside the City limits. The property is located at 10647 Stonewall Rd, Huntersville, NC 28078. This 1.0 acre parcel is within Cabarrus County jurisdiction and is zoned county LDR. Sewer is not available to the parcel. The existing well on the property has failed.

**Recommendation:** Motion to accept the preliminary application and have the applicant move to final application without annexation.

**8. Consider accepting a preliminary application from Gaddis Bros Property Holdings, LLC.**

In accordance with City Code Chapter 62, Gaddis Bros Property Holdings, LLC. has submitted a preliminary application to receive water service outside the City limits. The property is located at 411

Patience Dr., Concord, NC. This .44-acre parcel is within Area A and is zoned county AO. Sewer is not available to the parcel. The applicants wish to build one single family home.

**Recommendation:** Motion to accept the preliminary application and have the applicant move to final application without annexation.

## **9. Consider establishing the 2025 filing fees for the seats of Mayor and Council Members.**

The NC General Statutes gives City Council the authority to establish filing fees. Per the Statutes, "the fee shall not be less than \$5 nor more than one percent (1%) of the annual salary". Based upon this formula, the 2025 filing fees will be \$188 for the Mayor seat and \$110 for each Council Member's seat.

**Recommendation:** Motion to establish the 2025 filing fees as \$188 for the Mayor seat and \$110 for the Council Member seats.

## **VII. Consent Agenda**

### **A. Consider approving the City of Concord Co-Sponsorship applications for annual recurring events.**

In February 2024, City Council approved recurring co-sponsorship applications for three annual events: the MLK Jr. March and Wreath Laying Ceremony held in January, two Art Walk on Union events held in April and September, and the fall Concord International Festival. These annual events are widely attended by both residents and visitors. The events were approved by City Council on a recurring basis through January 2025. It is time to renew the recurring co-sponsorship. Applicants will still be required to submit the required application and supporting documents for review each year, however, these applications will only be brought back before City Council if there is a substantial change in the intended purpose and design of event or a substantial increase in costs to the City for the in-kind services requested.

**Recommendation:** Motion to approve the recurring City of Concord Co-Sponsorship applications for the MLK Jr. March and Wreath Laying Ceremony, the Art Walk on Union, and the Concord International Festival.

### **B. Consider authorizing the City Manager to execute an agreement with the Historic Cabarrus Association and Niblock Homes to move the Connex container containing Meadow View School to a parking lot at Red Hill Neighborhood. The location is Lot #3 highlighted on the attached map.**

In July 2021, City Council approved funding to save the Meadow View School. The structure was dismantled and placed in a Connex container. Before dismantling the structure, an environmental assessment was completed. The Meadow View School was the oldest known standing "Black" school in Cabarrus County at the time. The City of Concord and Historic Cabarrus Association partnered in identifying the factual history and preservation of the school. Historic Cabarrus members continue to research and discover more about the school, community, and era (estimated 1890) of the original construction. The building is claimed to have been, perhaps, one of the ten schools built in Cabarrus County and was the very last standing African American one room schoolhouse left in Cabarrus County.

**Recommendation:** Motion to authorize the City Manager to negotiate an agreement with Historic Cabarrus Association and Niblock Homes to move and inventory Connex container of the Meadow View School.

### **C. Consider authorizing the City Manager to enter into a contract with the Cabarrus Health Alliance (CHA) as a recipient of \$33,495 as part of the 2023-2028 CDC Racial & Ethnic Approaches to Community Health (REACH) Grant program.**

The Racial and Ethnic Approaches to Community Health (REACH) is a national program administered by the Centers for Disease Control and Prevention (CDC) to reduce racial and ethnic health disparities. Through REACH, recipients plan and carry out local, culturally appropriate programs to address a wide range of health issues. Focus areas include nutrition, physical activity, tobacco control, and immunization uptake.

CHA is a recipient of a five-year REACH grant and as in the 2023-2024 fiscal year, the agency has again designated the City of Concord as a sub-recipient for the current 2024-2025 fiscal year for the amount of \$33,495.

Last year, the department developed a *Safe Routes To Parks* oriented signage framework for the parks proximate to the downtown core area. For 2024-2025, the department intends to work with a national design firm, *Discover Traffic Gardens LLC*, to design a plan and implementation strategy for an educational and recreational 'traffic garden' (also known as a 'bicycle playground') for the small parking lot adjacent to Gibson Park on Ballpark Ct. NW. This park is undergoing renovations as part of the ongoing general obligation park bond program; the design will be ready to implement as funding becomes available.

*A traffic garden is "a scaled-down street network with simplified traffic features where children and new riders can practice, learn, and play in a [motor] vehicle-free environment. Also known as such terms as safety town, traffic playground, or learn-to-cycle track, these spaces offer a fun, hands-on way to learn biking, road safety, and traffic operation. They build confidence, teach lifelong skills, and foster community... In the U.S., many children lack access to safe streets, limiting their ability to learn by navigating real-world traffic. In addition, the number of children learning to [ride a] bike has dropped over 50% in two decades, widening gaps in skills and independence. Traffic gardens help bridge this gap by providing safe spaces for biking, programs, and fun."*

As with the past year, this work focuses on site-specific assessments and feasibility for parks and public recreation areas with significant African American and Latino populations. Plans prioritize strategies promoting healthy lifestyles and reference how to make these public physical activity opportunities more accessible for all residents. Funds will cover the cost of staff time, expert consultants to assist in planning, design, and preliminary engineering, supplies, and initial steps toward implementation.

**Recommendation:** Motion to authorize the City Manager to approve a contract with Cabarrus Health Alliance in the amount of \$33,495 as part of the CHA REACH grant.

**D. Consider authorizing the City Manager to negotiate and execute a contract for the FY2025 audit to Martin Starnes & Associates, CPAs, P.A.**

Staff sent out an RFP for audit services. The results of that request for proposals is attached for your review. The bid proposal is for a period of 5 years. Staff is requesting that the City Council award the contract to Martin Starnes & Associates, CPAs, P.A., which is the lowest bidder with relevant experience. The low bidders were not selected as they did not have experience with municipalities of similar size or complexity as indicated in the attachment. Martin Starnes & Associates, CPAs, P.A. have performed the City's audit for the previous five years, and staff is satisfied with their knowledge and work quality during each of those years.

**Recommendation:** Motion to authorize the City Manager to negotiate and execute a contract for the FY2025 audit to Martin Starnes & Associates, CPAs, P.A.

**E. Consider amending the Rates and Charges Schedule for the Aviation Department to add an Airline Terminal Overnight fee.**

This addition to the Rates and Charges Schedule will be to add an Airline Terminal Overnight fee of \$150/night. There is currently no set fee for overnight aircraft on the airline ramp – all listed overnight and monthly fees for ramp or hangar are for the FBO. This will set a rate specifically for those aircraft remaining overnight on the airline ramp. This fee will go into effect immediately.

**Recommendation:** Motion to adopt the Rates and Charges Schedule Airline Terminal Overnight fee update for the Aviation Department.

**F. Consider abandoning an existing 31.5' easement across property at Lot 2 Lands N/F Christenbury Investors, LLC (Tax Parcel ID 4589-27-3947).**

There is an existing water and easement recorded in Map Book 101 Page 49. The on-site, privately owned and maintained retaining wall influence zone encroached into the current waterline utility easement. To avoid conflict with the wall geogrid or influence zone, it was determined that the easement could be reduced and still allow for proper maintenance activities to occur on the publicly owned waterline.

**Recommendation:** Motion to approve the attached resolution authorizing the Abandonment of an easement.

**G. Consider Accepting an Offer of Dedication of an access easement and approval of the maintenance agreement.**

In accordance with the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: Parcel owned by Hannah's Meadows, LLC located at 201 Pitts School Road Concord, N.C. (PIN 5509-51-6333) Access easements and SCM maintenance agreements are being offered by the owners.

**Recommendation:** Motion to approve the maintenance agreements and accept the offers of dedication to the following properties: Hannah's Meadows, LLC.

**H. Consider accepting an offer of infrastructure at Piper Landing Subdivision (PH 1 MPs 1-3 Roadway) and Haven at Rocky River (Ph1 MP4 Roadway).**

In accordance with CDO Article 5, improvements have been constructed in accordance with the City's regulations and specifications.

**Recommendation:** Motion to accept the offer of infrastructure acceptance in the following subdivisions: Piper Landing Subdivision (PH 1 MPs 1-3 Roadway) and Haven at Rocky River (Ph1 MP4 Roadway).

**I. Consider Accepting an Offer of Dedication of an access easement and approval of the maintenance agreement.**

In accordance with CDO Article 4, the following access easements and maintenance agreements are now ready for approval: Parcel owned by Mini Storage Depot on Hwy 29A, LLC., located at 2115 Kannapolis Hwy., Concord, N.C. (PIN 5621-08-8143) Access easements and SCM maintenance agreements are being offered by the owners.

**Recommendation:** Motion to approve the maintenance agreements and accept the offer of dedication to the following properties: Parcel owned by Mini Storage Depot on Hwy 29A, LLC. located at 2115 Kannapolis Hwy.

**J. Consider approving a \$1,500 donation from the Mayor's Golf Tournament Fund to The Big Brothers Big Sisters Central Carolinas, Cabarrus County for the Founder of My Future II program and to adopt a budget amendment appropriating the donation.**

The Big Brothers Big Sisters Central Carolinas requests \$1,500 that will be used for the Founder of My Future II Youth Health, Wellness, and Leadership Match Activity. Participants will work on setting goals, incorporating positive affirmations into their day-to-day language, creating a STEM activity, and incorporating movement with dance for the girls and strength-based exercises for the boys.

**Recommendation:** Motion to approve a \$1,500 donation from the Mayor's Golf Tournament Fund to The Big Brothers Big Sisters Central Carolinas, Cabarrus County for the Founder of My Future II program and to adopt a budget amendment appropriating the donation.

**K. Consider approving a \$2,500 donation from the Mayor's Golf Tournament Fund to The Academic Learning Center for the Books for All program and to adopt a budget amendment appropriating the donation.**

The Academic Learning Center requests \$2,500 that will be used to purchase student books in Spanish and to purchase books that are culturally responsive. 100% of funds will be used to purchase these titles, and 60% of children receiving these books attend schools within the City of Concord.

**Recommendation:** Motion to approve a \$2,500 donation from the Mayor's Golf Tournament Fund to The Academic Learning Center for the Books For All program and to adopt a budget amendment appropriating the donation.

**L. Consider approval of the 2024 Capital Fund Grant from HUD and Adoption of Budget Ordinance.**

The City of Concord Housing Department has been awarded a 2024 Capital Fund Grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$491,368. The grant will assist the Housing Department in carrying out development, capital improvements, and management activities to ensure the continued service of safe and sustainable housing for low-income families.

**Recommendation:** Motion to accept the 2024 Capital Fund Grant from HUD and adopt the corresponding budget ordinance in the amount of \$491,368.

**M. Consider adopting an ordinance to amend the FY2024/2025 Budget Ordinance for the General Fund to move the funds adopted for the Public Art Committee to a new account.**

When the budget for the Public Art Committee was originally adopted, it was included in with other items. This makes tracking the budget and expenses challenging. Staff is recommending that this budget be moved to a new account to facilitate easier tracking. The attached budget ordinance amendment moves the budget from the previously funded account to the newly established account for the Public Art Committee.

**Recommendation:** Motion to adopt an ordinance to amend the FY2024/2025 Budget Ordinance for the General Fund to move the funds adopted for the Public Art Committee to a new account.

**N. Consider acceptance of the Tax Office reports for the month of January 2025.**

The Tax Collector is responsible for periodic reporting of revenue collections for the Tax Collection Office.

**Recommendation:** Motion to accept the Tax Office collection reports for the month of January 2025.

**O. Consider Approval of Tax Releases/Refunds from the Tax Collection Office for the month of January 2025.**

G.S. 105-381 allows for the refund and/or release of tax liability due to various reasons by the governing body. A listing of various refund/release requests is presented for your approval, primarily due to overpayments, situs errors and/or valuation changes.

**Recommendation:** Motion to approve the Tax releases/refunds for the month of January 2025.

**P. Receive monthly report on status of investments as of January 31, 2025.**



A resolution adopted by the governing body on 12/9/1991 directs the Finance Director to report on the status of investments each month.

**Recommendation:** Motion to accept the monthly report on investments.

**VIII. Matters not on the Agenda**

Transportation Advisory Committee (TAC)  
Metropolitan Transit Committee (MTC)  
Concord/Kannapolis Transit Commission  
Centralina Regional Council  
Water Sewer Authority of Cabarrus County (WSACC)  
WeBuild Concord  
Public Art Commission  
Concord United Committee

**X. General Comments by Council of Non-Business Nature**

**XI. Closed Session (If Needed)**

**XII. Adjournment**

\*IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE CITY CLERK AT (704) 920-5205 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE MEETING.

**Project Concord Gateway - industrial spec**



***City of Concord Economic Development Grant Analysis***

	<b>Year 1</b>
<b>Total Assessed Value (Real)</b>	\$45,000,000
<b>City taxes at .42</b>	\$189,000
<b>Grant @ 50 %</b>	\$94,500
<b>Net Taxes to City</b>	\$94,500
<b>Taxes</b>	<b>\$ 189,000</b>
<b>Grant</b>	<b>\$ 94,500</b>
<b>Net Taxes to City</b>	<b>\$ 94,500</b>

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF  
CONCORD, NORTH CAROLINA TO INCLUDE +/- 2.24 ACRES OF PROPERTY  
LOCATED AT 2625 OLD AIRPORT RD., CONCORD, NC

WHEREAS, the City Council has been petitioned under G.S. 160A-31 by the City of Concord, on March 13<sup>th</sup>, 2025 to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petitions; and

WHEREAS, the City Clerk has certified the sufficiency of the petitions and a public hearing on the question of this annexation was held at Concord City Hall, 35 Cabarrus Avenue West, on March 13, 2025 after due notice by The Independent Tribune on March 1<sup>st</sup>, 2025; and

WHEREAS, the City Council finds that the petitions meet requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord, North Carolina, that:

SECTION 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Concord, as of the 13<sup>th</sup> day of March 2025:

*Lying and being in No. 11 Township, Cabarrus County, N. C., in the North— west intersection of Airport Road and Lynnwood Drive and adjoining the property of Tom Brown and G. C. Heglar and bounded as follows: BEGINNING at a stone, an old corner of Brown, Heglar and Ridenhour, and runs thence with the line of Heglar N. 38-12 E. 324.9 feet to an iron stake on the West side of Lynnwood Drive; thence along the West side of Lynnwood Drive three lines, 1st, S. 38-43 E. 90.0 feet to a power pole; 2nd, S. 53-32 E. 155.0 feet; 3rd, S. 9-41 W. 209.3 feet to an iron stake in the Northwest intersection of Lynnwood Drive and Airport Road; thence with the North side of Airport Road N. 89-49 W. 326.0 feet to an iron stake; thence with the line of Brown N. 9-58 W. 114.2 feet to the point of BEGINNING, containing 2.24 acres.*

SECTION 4. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Concord.

Adopted this 13<sup>th</sup> day of March 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City  
Attorney



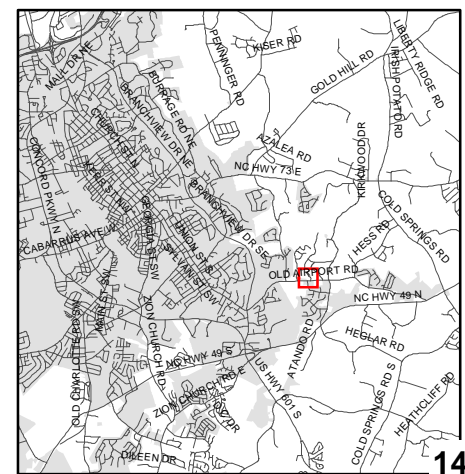
**ANX-07-24  
LOCATION MAP**

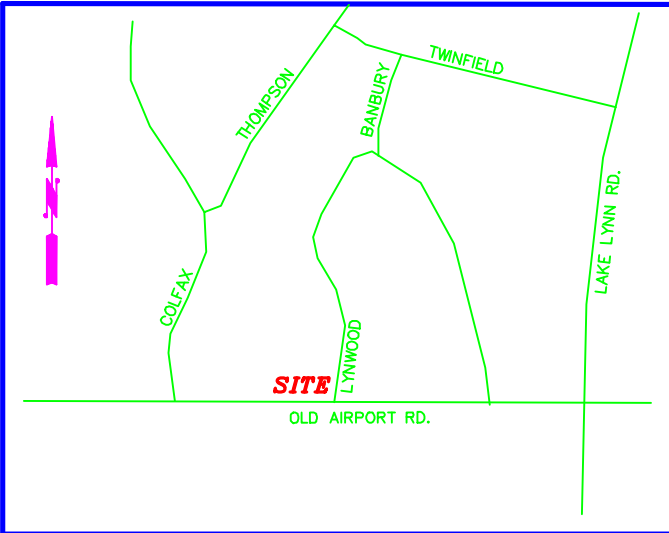
**2625 Old Airport Rd**

PIN: 5640-30-0972



	Annexation Area
	City of Concord
	Parcels





VICINITY MAP  
NO SCALE

Certificate of Acceptance of Offer or Dedication

I hereby certify that the City Council accepted the offers of dedication shown on this plat by resolution at a meeting of the City Council held on \_\_\_\_\_, 2025.

Date \_\_\_\_\_ City Clerk \_\_\_\_\_

Plat Review Officer Certificate

State of North Carolina  
County of Cabarrus

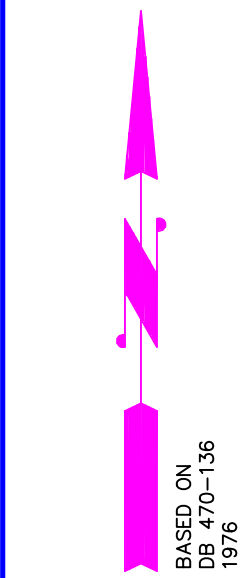
I, \_\_\_\_\_ Review Officer of Cabarrus County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_ Date \_\_\_\_\_

NOT IN CITY LIMITS  
VINCENT KEIPPER  
EILEEN KEIPPER  
DB 2256-206  
PIN 5640214199

FREDRICK ADAMS  
STEPHANIE ADAMS  
DB 5889-320  
PIN 5640207836  
MB 34-61

TRACT 5  
HOWARD SHOAF  
GERALDINE SHOAF  
DB 12688-288  
PIN 5640208844  
MB 34-61



BASED ON  
DB 470-136  
1976

LEGEND:

- PROPERTY LINE
- TIE LINE
- UNSURVEYED LINE
- EDGE OF PAVEMENT
- SETBACK LINE
- CP COMPUTED POINT
- PP POWER POLE

NOTES:

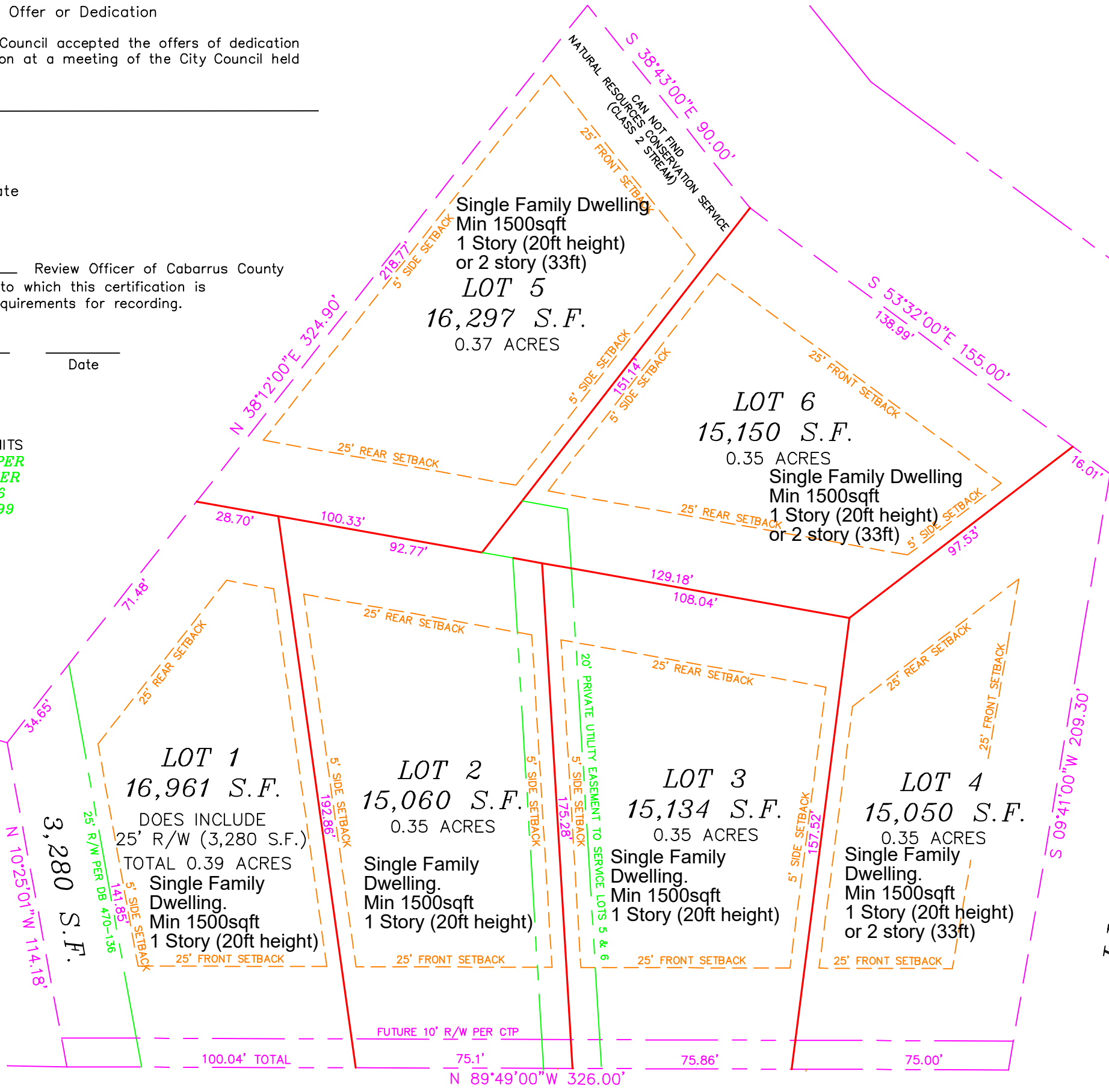
1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE PER FEMA MAP# 3710564000K, DATED 11/16/2018.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. NO NCGS GRID MONUMENTS ARE WITHIN 2000' OF SUBJECT PROPERTY.
6. ALL MONUMENTS ARE EXISTING UNLESS OTHERWISE NOTED.
7. THIS PROPERTY IS CURRENTLY ZONED LDR.
8. RM-1 ZONING = 25' FRONT SETBACK, 25' REAR SETBACK, 5' SIDE SETBACK.
9. ACCESSORY STRUCTURES = 5' SIDE SETBACK, 5' REAR SETBACK.
10. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL #5640300972
11. TOTAL SITE ACREAGE = 2.15 ACRES.

**PYRAMID**  
  
LAND SURVEYING  
C-1341  
RUFUS JACKSON LOVE  
PROFESSIONAL LAND SURVEYOR L-2844  
P.O. Box 11  
Davidson, NC 28036  
(704) 892-4249

OLD FARM ROAD

OLD AIRPORT ROAD

LYNWOOD DRIVE



I, RUFUS JACKSON LOVE, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book \_\_\_\_\_, page \_\_\_\_\_); that the boundaries not surveyed are clearly indicated as drawn from information found in Book (as shown), page (as shown); that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with GS 47-30 as amended.

Witness my original signature and seal this \_\_\_\_\_ day of \_\_\_\_\_

N.C.R.L.S. L-2844  
LICENSE NO.

**PRELIMINARY**  
PROFESSIONAL LAND SURVEYOR

This survey creates a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.

\_\_\_\_\_  
RUFUS JACKSON LOVE

Certificate of Ownership and Offer of Dedication

I hereby certify that I am owner of the property shown and described herein, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, sidewalks, greenways, rights of way, easements, and/or open space and/or parks, except any of those uses specifically indicated as private, and I further dedicate all sanitary sewer, stormwater drainage and water lines that are located in any public utility easement or right of way and certify that I will maintain all such areas until accepted by the City of Concord, and further that I hereby guarantee that I will correct defects or failure of improvements in such areas for a period of one year commencing after final acceptance of required improvements. Any streets indicated as private shall be open to public use, but shall be privately maintained. Said dedication shall be irrevocable provided dedications of easements for storm drainage, whether indicated as private or public, are not made to the City of Concord but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit unless specifically designated a drainage easement to the City of Concord.

BY: \_\_\_\_\_ Date \_\_\_\_\_  
Owner \_\_\_\_\_

COUNTY OF \_\_\_\_\_  
STATE OF \_\_\_\_\_

I, \_\_\_\_\_, A Notary Public of the county and state aforesaid certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

Certificate of Final Plat Approval

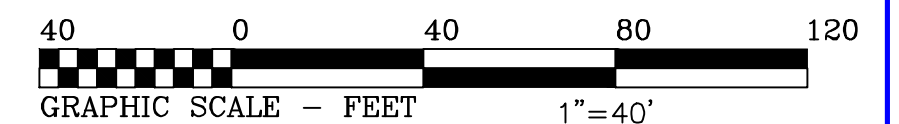
I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for the \_\_\_\_\_ Subdivision was approved by the Administrator with the concurrence of the Development Review Committee at their meeting on \_\_\_\_\_, 2025.

Date \_\_\_\_\_ Planning and Neighborhood Services Director or Designee \_\_\_\_\_

MAJOR SUBDIVISION

PROPERTY OF  
**RDMS HOMES LLC**  
2625 OLD AIRPORT ROAD  
DEED BOOK 17015-79, PIN 5640300972  
#11 TOWNSHIP, CABARRUS COUNTY  
NORTH CAROLINA  
JULY 10, 2024

REVISED R/L FRONT SETBACK FROM FUTURE R/W 01-29-25  
FILE NAME: PARRA-11-6-LOTS-RM-1



**Meeting Date**

March 13, 2025

**Annexation Staff Report**

This request is a voluntary annexation petition of one (1) parcel totaling +/- 2.24 acres of property at 2625 Old Airport Rd. The property is currently zoned Cabarrus County LDR (Low Density Residential). The property is owned by RDMS Homes, LLC. A map has been provided depicting the location of the property.

The property in question was acquired by RDMS Homes, LLC, by deed recorded in Cabarrus County Register of Deeds Book 17015 Page 0079 as recorded on July 17, 2024. If annexation is approved, the request for zoning to City of Concord RM-1(Residential Medium Density) will be presented to the Planning and Zoning Commission at the April 15, 2025, meeting, for the construction of six (6) single-family detached homes. The 2030 Land Use Plan designates the subject property as "Rural." If the rezoning is recommended at that time, this case would return to City Council for a Land Use Plan amendment from "Rural" to "Suburban Neighborhood."

As with all annexations, internal and external entities are notified and given the opportunity to provide comments or feedback on the petitioner's proposal prior to Council's consideration at the hearing. No comments were returned.

Adjacent property owners, recognized neighborhoods, and HOAs were notified by mail of the proposed annexation by City of Concord Planning and Neighborhood Development in a letter dated February 26, 2025, and was advertised in the Independent Tribune on March 1, 2025.



February 7, 2025

Funeral Directors of the City of Concord

RE: Proposed ordinance amendment regarding the use of "family plots" in City cemeteries

Dear Funeral Director,

As many of you know, the City has faced challenges over the years when a family wishes to inter a loved one in an ancestral family plot in the City's several cemeteries. Mostly notably, this occurs with some frequency in the Oakwood cemetery but does occasionally occur at the other cemeteries.

These challenges arise because many of these plots were purchased decades ago and were not subsequently transferred to a living family member. This makes it very difficult for the City's staff to determine who owns the plot and who has the right to use the plot or be interred therein. The City's staff often spend several days researching the descendants of the owner of record and attempting to gain the consent of what sometimes can be dozens of heirs of the record owner. This burdensome process causes delay and stress both for the City's staff and for the grieving families who simply wish to honor their loved one.

For these reasons, the City seeks to establish clearer rules and procedures for when a family wishes to use a plot purchased by, and still in the name of, a deceased ancestor. To that end, the City would like your candid feedback on this proposal including potential alternative procedures. While I cannot guarantee that every suggestion will be incorporated, you are highly encouraged to communicate any thought that you may have on this matter.

The proposed amendments to the City's cemetery ordinance are enclosed along with a proposed form to be filled out by the family member wishing to use the plot. Some additional information may be required from the family member in order to establish their right to use the plot; however, I anticipate this to be a much simpler process than what is currently in place, therefore reducing the stress to you and your clients. The details are listed in the ordinance amendment, but the general idea is that the children or parents of the record owner would have first priority, then the legal spouses of anyone already buried there, and then to anyone who can show that they are an heir at law of the record owner.

Please note that these changes will not impact any other aspect of the cemeteries or the process of purchasing plots in general. This will only arise where the plot remains in the name of a deceased ancestor.

Finally, this is likely to be a work in progress moving forward. Undoubtedly there will be situations that were not anticipated and that may require further refinement of the ordinance and/or the form. I would ask for your patience as we try to resolve any issues of this nature that arise.

Please review the enclosures and communicate any comments or suggestions to me, via email at [kolczynv@concordnc.gov](mailto:kolczynv@concordnc.gov). All input must be received by close of business on February 21, 2025, to be

# CITY OF CONCORD CEMETERY ORDINANCE

Sec. 22-4. - Purchase and conveyance of lots and niches.

(c)

## Manner of conveying.

(1)

Cemetery lots. Conveyance of burial lots shall be executed in the name of the city by the city manager and city clerk and have affixed thereto the seal of the city. Such conveyances shall be fee simple title, restricted for the exclusive right of interment and sepulcher in such lot; shall state the maximum number of graves allowed on each such burial lot as shown by the plat; and by reference therein made shall convey each lot subject to all provisions of this chapter as fully as if set out in each such conveyance.

(2)

Columbarium niches. The right to use a niche for the inurnment of cremated remains shall be conveyed by a license agreement executed by the city manager and city clerk. The license shall convey the right to use the niche in perpetuity for the inurnment of cremated remains in accordance with this code and with the rules and regulations issued from time to time by the city council. The license shall not convey any title or right of ownership to the niche or to any real property appurtenant thereto.

(3)

Subsequent conveyances. Every subsequent conveyance of any cemetery lot or columbarium niche, in any manner whatsoever must be presented, in written form, to the city clerk within ten days after the effective date of the conveyance. Transfers between immediate family members must be reported in the same manner as any other transfer. Every report of any such conveyance shall be accompanied by conveyance documentation and shall be recorded by the city tax collector in accordance with paragraph (d) of this section. Failure to report such subsequent conveyance may result in the denial of use of the cemetery lot or columbarium niche by the subsequent owner until such time as the conveyance is properly reported, documented, and recorded. For the purpose of this subsection, "immediate family members" shall include children, parents, grandchildren, siblings, spouses, nieces and nephews who are related to the owner by blood, marriage or legal adoption.

The city cannot accept incomplete, invalid, or fraudulent documentation as proof of transfer of the ownership of cemetery plot(s). The city is not liable to pay out any monies or damages to any party who has paid an invalid grantor for the cemetery plot(s).



**AFFIDAVIT OF ASSIGNMENT OF CEMETERY PLOT**

I, \_\_\_\_\_, certify to the City of Concord, its successors and/or assigns, that \_\_\_\_\_ (full name of person to be interred)

\_\_\_\_\_ was the surviving spouse of the record owner and was not divorced or separated.

\_\_\_\_\_ was the child or parent of the record owner

\_\_\_\_\_ was the spouse of a child of the record owner AND that child is buried in the burial plot of the record owner

\_\_\_\_\_ was an heir at law to the record owner

\_\_\_\_\_ was the spouse of an heir at law to the record owner and the heir is buried in the burial plot of the record owner

\_\_\_\_\_ was the record owner of the following burial plot described below:

LYING and being in Township Number 12, City of Concord, County of Cabarrus, North Carolina and being the burial plot identified as Section No. \_\_\_\_, Lot No: \_\_\_\_ of \_\_\_\_\_ Cemetery as shown on the map held in the office of the City Clerk of the City of Concord, North Carolina.

I further testify that this information is true and accurate. I indemnify and hold harmless the City of Concord from and against any and all claims, damage, liabilities, costs and expenses arising from the use of the burial plot described above.

This the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_

Print name: \_\_\_\_\_

**STATE OF NORTH CAROLINA**

**COUNTY OF** \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the County of \_\_\_\_\_, State of North Carolina, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that she voluntarily signed the foregoing document.

WITNESS my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

[SEAL]

# CITY OF CONCORD CEMETERY ORDINANCE

Sec. 22-4. - Purchase and conveyance of lots and niches.

(c)

Manner of conveying.

(1)

Cemetery lots. Conveyance of burial lots shall be executed in the name of the city by the city manager and city clerk and have affixed thereto the seal of the city. Such conveyances shall be restricted for the exclusive right of interment and sepulcher in such lot; shall state the maximum number of graves allowed on each such burial lot as shown by the plat; and by reference therein made shall convey each lot subject to all provisions of this chapter as fully as if set out in each such conveyance.

(2)

Columbarium niches. The right to use a niche for the inurnment of cremated remains shall be conveyed by a license agreement executed by the city manager and city clerk. The license shall convey the right to use the niche in perpetuity for the inurnment of cremated remains in accordance with this code and with the rules and regulations issued from time to time by the city council. The license shall not convey any title or right of ownership to the niche or to any real property appurtenant thereto.

(3)

Subsequent conveyances. Every subsequent conveyance of any cemetery lot or columbarium niche, in any manner whatsoever must be presented, in written form, to the city clerk within ten days after the effective date of the conveyance. Transfers between immediate family members must be reported in the same manner as any other transfer. Every report of any such conveyance shall be accompanied by conveyance documentation and shall be recorded by the city tax collector in accordance with paragraph (d) of this section. Failure to report such subsequent conveyance may result in the denial of use of the cemetery lot or columbarium niche by the subsequent owner until such time as the conveyance is properly reported, documented, and recorded. For the purpose of this subsection, "immediate family members" shall include children, parents, grandchildren, siblings, spouses, nieces and nephews who are related to the owner by blood, marriage or legal adoption.

The city cannot accept incomplete, invalid, or fraudulent documentation as proof of transfer of the ownership of cemetery plot(s). The city is not liable to pay out any monies or damages to any party who has paid an invalid grantor for the cemetery plot(s).

(4)

The recorded owner of an open burial lot may dispose of same by will, provided the burial lot is specifically devised within the probated will. No such transfer will be recognized by the City until the recipient provides a copy of the will, death certificate of the recorded owner, and all other evidence of the transfer by will as may be required to verify the transfer and record the same in the City's records. The City will not recognize any transfer of ownership under a residuary clause in a will.

(5)

In the event the recorded owner of an open burial lot has died intestate or did not dispose of the burial lot by specific devise, the ownership shall pass in following manner:

- a. The surviving spouse of a recorded owner who is buried in the burial lot, has a vested right of interment of his or her remains in the burial lot provided the space is available at the time of the surviving spouses' death. A final decree of divorce between the owner and the owner's spouse terminates the vested right of interment unless otherwise provided in the decree or separation agreement. It shall be the owner's responsibility to provide the City with adequate proof of any change in ownership due to a final decree of divorce.
- b. The children and parents of the deceased owner may be interred therein, in the order of death, without the consent of any other person claiming an interest in the burial lot.
- c. If no child or parent survives the recorded owner, the right of interment goes in order of death: first, to the spouse of any child of the owner if such child of the owner is buried in the burial lot, and second, in the order of death to the heirs at law of the owner, and if such heir at law has been interred in the lot, the spouse of any such heir at law.
- d. If the number of persons having or claiming an ownership interest in the open burial lot exceeds the number of interments available in the burial lot, the persons having a right of interment shall be entitled to be interred in the burial lot in the order of their death until all spaces are used.
- e. Any person claiming a right of interment under these provisions shall provide proof of such right in such form as the City requires to establish such right and shall execute an affidavit setting forth such proof to be recorded in the City's records.
- f. The City reserves the right to refuse interment if it receives written objection from the record owner, such owner's legal representative, or any person claiming an ownership interest in the burial lot. Such objection will not automatically result in refusal of interment.

AN ORDINANCE AMENDING A PORTION OF CHAPTER 22 OF  
THE CITY CODE FOR CONCORD, NORTH CAROLINA

WHEREAS, the City Council of the City of Concord is authorized from time to time to amend the Concord Code of Ordinances of the City of Concord; and

WHEREAS, the City Council of the City of Concord recognizes the need to amend the Concord Code of Ordinances of the City of Concord and hereby adopts the following changes to the Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord, North Carolina, after due consideration and in the best interests of its citizens and property of Concord, that:

Section 1. That Chapter 22 – Cemeteries, Sec. 22-4. – Purchase and Conveyance of lots and niches, numbers (c)(1), and (3) are hereby amended and restated to read as follows:

(1) Cemetery lots. Conveyance of burial lots shall be executed in the name of the city by the city manager and city clerk and have affixed thereto the seal of the city. Such conveyances shall be restricted for the exclusive right of interment and sepulcher in such lot; shall state the maximum number of graves allowed on each such burial lot as shown by the plat; and by reference therein made shall convey each lot subject to all provisions of this chapter as fully as if set out in each such conveyance.

(3) Subsequent conveyances. Every subsequent conveyance of any cemetery lot or columbarium niche, in any manner whatsoever must be presented, in written form, to the city clerk within ten days after the effective date of the conveyance. Transfers between immediate family members must be reported in the same manner as any other transfer. Every report of any such conveyance shall be accompanied by conveyance documentation and shall be recorded by the city tax collector in accordance with paragraph (d) of this section. Failure to report such subsequent conveyance may result in the denial of use of the cemetery lot or columbarium niche by the subsequent owner until such time as the conveyance is properly reported, documented, and recorded. For the purpose of this subsection, "immediate family members" shall include children, parents, grandchildren, siblings, spouses, nieces and nephews who are related to the owner by blood, marriage or legal adoption.

The city cannot accept incomplete, invalid, or fraudulent documentation as proof of transfer of the ownership of cemetery plot(s). The city is not liable to pay out any monies or damages to any party who has paid an invalid grantor for the cemetery plot(s).

Section 2. That Chapter 22 – Cemeteries, Sec. 22-4. – Purchase and Conveyance of lots and niches, numbers (4) and (5) are hereby adopted as follows:

(4)

The recorded owner of an open burial lot may dispose of same by will, provided the burial lot is specifically devised within the probated will. No such transfer will be recognized by the City until the recipient provides a copy of the will, death certificate of the recorded owner, and all other evidence of the transfer by will as may be required to verify the transfer and record the same in the City's records. The City will not recognize any transfer of ownership under a residuary clause in a will.

(5)

In the event the recorded owner of an open burial lot has died intestate or did not dispose of the burial lot by specific devise, the ownership shall pass in following manner:

a. The surviving spouse of a recorded owner who is buried in the burial lot, has a vested right of interment of his or her remains in the burial lot provided the space is available at the time of the surviving spouses' death. A final decree of divorce between the owner and the owner's spouse terminates the vested right of interment unless otherwise provided in the decree or separation agreement. It shall be the owner's responsibility to provide the City with adequate proof of any change in ownership due to a final decree of divorce.

b. The children and parents of the deceased owner may be interred therein, in the order of death, without the consent of any other person claiming an interest in the burial lot.

c. If no child or parent survives the recorded owner, the right of interment goes in order

of death: first, to the spouse of any child of the owner if such child of the owner is buried in the burial lot, and second, in the order of death to the heirs at law of the owner, and if such heir at law has been interred in the lot, the spouse of any such heir at law.

d. If the number of persons having or claiming an ownership interest in the open burial lot exceeds the number of interments available in the burial lot, the persons having a right of interment shall be entitled to be interred in the burial lot in the order of their death until all spaces are used.

e. Any person claiming a right of interment under these provisions shall provide proof of such right in such form as the City requires to establish such right and shall execute an affidavit setting forth such proof to be recorded in the City's records.

f. The City reserves the right to refuse interment if it receives written objection from the record owner, such owner's legal representative, or any person claiming an ownership interest in the burial lot. Such objection will not automatically result in refusal of interment.

Section 3. This Ordinance shall be effective upon adoption.

Adopted this 13<sup>th</sup> day of March 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

---

William C. Dusch, Mayor

ATTEST:

---

Kim Deason, City Clerk

APPROVED AS TO FORM:

---

VaLerie Kolczynski, City Attorney

AFFIDAVIT OF ASSIGNMENT OF CEMETERY PLOT

I, \_\_\_\_\_, certify to the City of Concord, its successors and/or assigns, that \_\_\_\_\_ (full name of person to be interred)

\_\_\_\_\_ was the surviving spouse of the record owner and was not divorced or separated.

\_\_\_\_\_ was the child or parent of the record owner

\_\_\_\_\_ was the spouse of a child of the record owner AND that child is buried in the burial plot of the record owner

\_\_\_\_\_ was an heir at law to the record owner

\_\_\_\_\_ was the spouse of an heir at law to the record owner and the heir is buried in the burial plot of the record owner

\_\_\_\_\_ was the record owner of the following burial plot described below:

LYING and being in Township Number 12, City of Concord, County of Cabarrus, North Carolina and being the burial plot identified as Section No. \_\_\_\_, Lot No: \_\_\_\_ of \_\_\_\_\_ Cemetery as shown on the map held in the office of the City Clerk of the City of Concord, North Carolina.

I further testify that this information is true and accurate. I indemnify and hold harmless the City of Concord from and against any and all claims, damage, liabilities, costs and expenses arising from the use of the burial plot described above.

This the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_

Print name: \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the County of \_\_\_\_\_, State of North Carolina, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged that she voluntarily signed the foregoing document.

WITNESS my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

[SEAL]

RESOLUTION AUTHORIZING NEGOTIATED PURCHASE  
OR EMINENT DOMAIN TO ACQUIRE PROPERTY

WHEREAS, the City Council for the City of Concord, North Carolina, hereby determines that it is necessary and in the public interest to acquire the following property interest owned by Marlene L. Markey, as identified and further defined below.

Permanent Utility Easement Description

BEGINNING at an iron found whose NC Grid Coordinates are Northing: 607450.8555 and Easting: 1512412.2033 in the Rock Hill Church Rd, Now or Formerly Marlene L. Markey, as described in Deed Book 16868, at Page 242 in the Cabarrus County Register of Deeds, thence S. 45° 38' 32" W for a distance of 15.74 feet to a computed point; thence N. 44° 21' 47" W for a distance of 110.15 feet; thence N. 45° 38' 13" E for a distance of 14.70 feet to an iron pin found; thence N. 45° 38' 13" E for a distance of 35.00 feet to a computed point; thence from said computed point, S. 44° 54' 07" E for a distance of 109.91 feet to a computed point; thence S. 44° 37' 13" E a distance of 0.25 feet to a computed point; thence S. 45° 38' 32" W for a distance of 35.00 feet to the POINT AND PLACE OF BEGINNING, being 0.127 acres, more or less as shown on map titled, "Right of Way Survey for the Benefit of the City of Concord, Property of Marlene L. Markey," by Lawrence Associates dated November 30, 2023, Revised May 20, 2024, and is shown on Exhibit A for further description.

WHEREAS, the permanent utility easement is a portion of PIN 5610-27-6704, owned by Marlene L. Markey, and the utility easement is being acquired for the purpose of the construction of a 100 kV electrical utility line proceeding along Rock Hill Church Road.

WHEREAS, representatives of the City of Concord are in negotiation with the above-stated owners to acquire the above-described property by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CONCORD, THAT:

The City of Concord will acquire by condemnation or negotiated conveyances for the purposes stated above the property and interests therein described above to the Resolution.

The City Attorney is authorized and directed to acquire by negotiated offer or, in the alternative, institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes, to acquire the properties described above.

Adopted this \_\_\_\_\_ day of March 2025.

ATTEST:

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

By: \_\_\_\_\_  
Kim J. Deason, City Clerk

By: \_\_\_\_\_  
William "Bill" Dusch, Mayor

[SEAL]



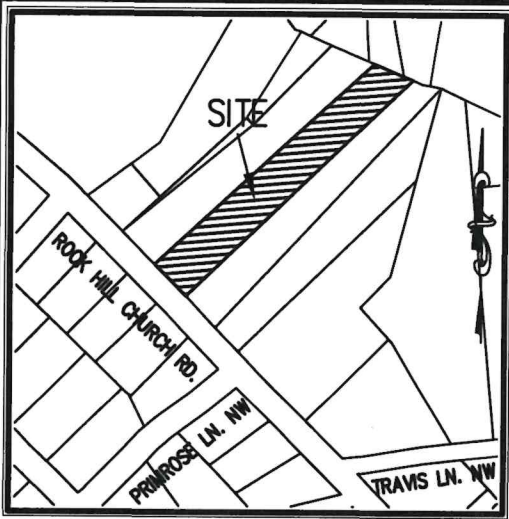
# Exhibit A

Certificate of Survey and Accuracy  
State of North Carolina, Union County

I, Clinton D. Lawrence, certify that this map was drawn under my supervision from a survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is better than 1:10,000. The boundaries not surveyed are shown as broken lines plotted from descriptions found in deed book and page as shown, that this map was prepared in accordance with G.S. 47-30 (m) as amended. This survey is of a proposed easement for a public utility as defined in G.S. 62-3. Witness my hand and seal this 20 day of May, 2024.

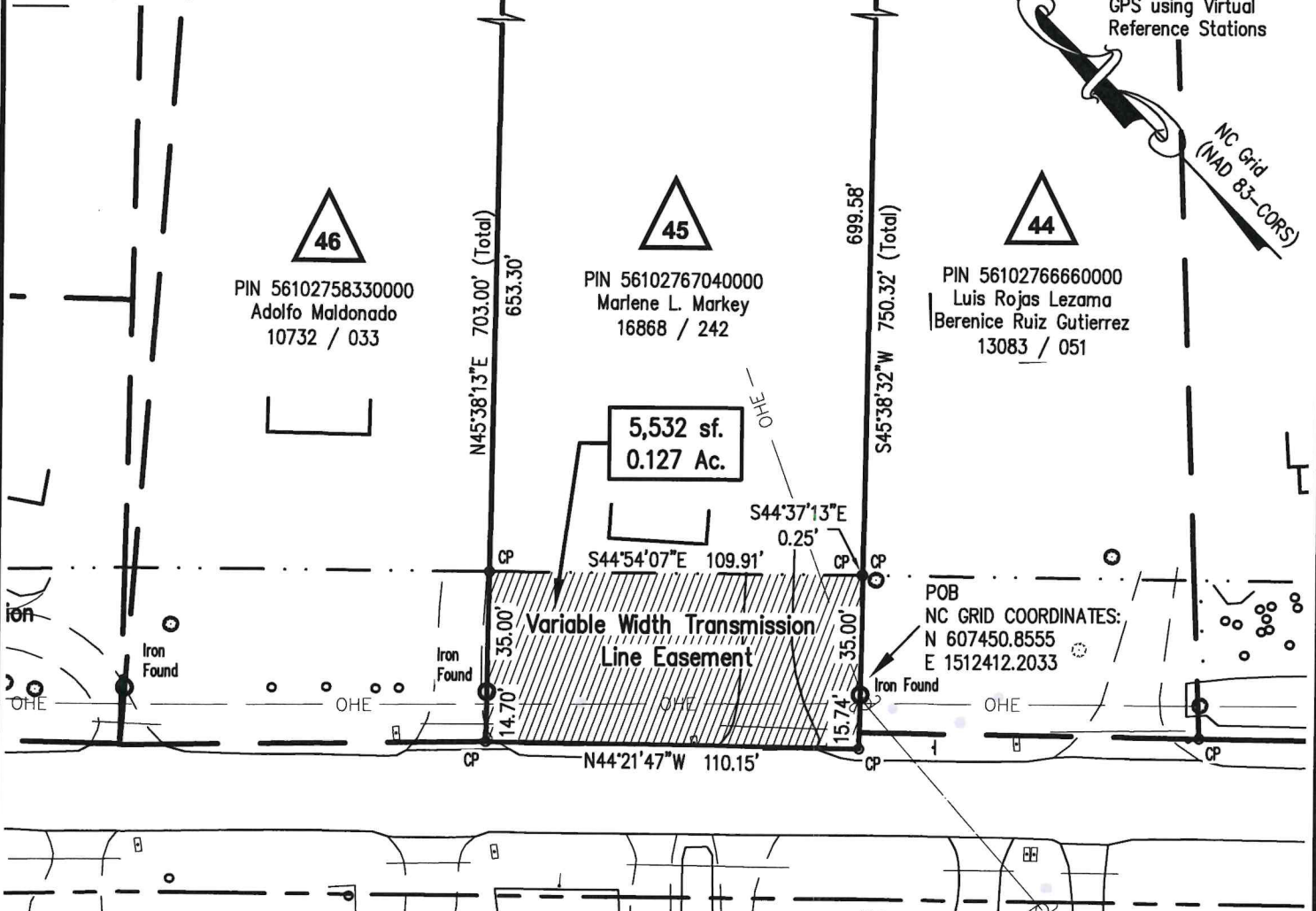


Clinton D. Lawrence, NCRLS L-5056



Vicinity Map

(NTS)



State Plane Coordinate values were obtained using a Topcon Hiper GPS using Virtual Reference Stations

NC Grid (NAD 83-CORS)

PIN 56102758330000  
Adolfo Maldonado  
10732 / 033

PIN 56102767040000  
Marlene L. Markey  
16868 / 242

PIN 56102766660000  
Luis Rojas Lezama  
Berenice Ruiz Gutierrez  
13083 / 051

5,532 sf.  
0.127 Ac.

POB  
NC GRID COORDINATES:  
N 607450.8555  
E 1512412.2033

## Rock Hill Church Road

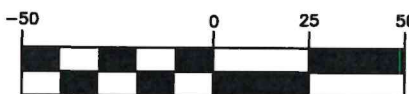
NCDOT claims back of ditch to back of ditch as maintained R\W

Note:

1. Property owners information is taken from current deeds and tax records and are considered "now or formerly".
2. This map was completed without the benefit of a title examination by an attorney and may be subject to easements, covenants, restrictions, and other matters either recorded or implied
3. Bearings based on NC Grid NAD83
4. Areas computed using coordinate geometry.
5. All distances shown are horizontal ground distances.
6. Broken lines indicate property lines not surveyed.

- (1) Positional accuracy: 0.10 US.FT
- (2) Type of GPS field procedure: Real Time Kinematics Network
- (3) Date of Survey: February 28, 2023
- (4) Datum/Epoch: NAD 83-2011
- (5) Published/Fixed-control use: North Carolina Geodetic Survey Continually Operating Reference System
- (6) Geoid model: Geoid12B (Continental USA)
- (7) Combined Grid Factor(s): 0.99984867
- (8) Units: US Survey Feet

Legend	
Iron Pin Found	○ IPF
Computed Point	○ CP
Power pole.....	⊙
Power Line.....	— ohe —



( IN FEET )  
1 inch = 50 ft.

### AREA TABLE

80,062 SF. ±	TOTAL PARCEL
5,532 SF.	TRANSMISSION LINE EASEMENT
0 SF.	TEMPORARY CONSTRUCTION EASEMENT
74,530 SF. ±	TOTAL PARCEL REMAINING

**LAWRENCE ASSOCIATES**

106 W. Jefferson St.  
Monroe, North Carolina 28112  
P 704-289-1013

www.lawrencesurveying.com  
Firm License Number: C-2856

*Right-of-way Survey*  
*For the Benefit of City of Concord*  
Property of Marlene L. Markey  
Cabarrus County, NC

Orig. scale: 1" = 50'

Date: November 30, 2023

Drawn By: JLH

### REVISIONS

12-26-23 JLH  
05-20-24 JLH

Job No. 4346

Drawing file: \Easements Maps\Easement 45-Rev 1.dwg

Drawing no. 23/63

RESOLUTION GIVING PRELIMINARY APPROVAL TO ISSUANCE OF  
MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE THE  
ACQUISITION, REHABILITATION AND EQUIPPING OF CONCORD  
CHASE APARTMENTS

WHEREAS, the City Council (the “City Council”) of the City of Concord, North Carolina (the “City”) met in Concord, North Carolina at 6:00pm on the 13<sup>th</sup> day of March, 2025; and

WHEREAS, pursuant to Section 160D-1311(b) of the General Statutes of North Carolina, the City is granted the power to exercise directly the powers of a housing authority organized pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the “Act”); and

WHEREAS, the Act in N.C.G.S. § 157-9 gives the City, exercising the powers of a housing authority, the power “to provide for the construction, reconstruction, improvement, alteration or repair of any housing project” and “to borrow money upon its bonds, notes, debentures or other evidences of indebtedness and to secure the same by pledges of its revenues”; and

WHEREAS, PDG Concord Chase, LP, or another affiliated or related entity of Poplar Development Group, LLC (the “Company”), intends to provide affordable housing in the City; and

WHEREAS, the Company has requested that the City assist it in financing the rehabilitation and equipping of an existing qualified residential rental project known as Concord Chase Apartments, consisting of 124 units and located at 100 Concord Chase Circle in the City (the “Development”); and

WHEREAS, the Company has described to the City the benefits of the Development to the City and the State of North Carolina and has requested the City to agree to issue its multifamily housing revenue bonds in such amounts as may be necessary to finance the costs of acquiring, rehabilitating and equipping the Development; and

WHEREAS, the City is of the opinion that the Development is a facility that can be financed under the Act and that the financing of the same will be in furtherance of the purposes of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CONCORD:

1. It is hereby found and determined that the Development will involve the acquisition, rehabilitation and equipping of a multifamily housing facility, and that therefore, pursuant to the terms and subject to the conditions hereinafter stated and the Act, the City agrees to assist the Company in every reasonable way to issue bonds to finance the acquisition, rehabilitation and equipping of the Development, and, in particular, to undertake the issuance of the City’s multifamily housing revenue bonds (the “Bonds”) in an amount now estimated not to exceed Twenty-Seven Million Dollars (\$27,000,000) to provide all or part of the cost of the Development.

2. The City intends that the adoption of this resolution be considered as “official action” toward the issuance of the Bonds within the meaning of the regulations issued by the Internal Revenue Service pursuant to Section 1.150-2 of the Treasury Regulations issued under the Internal Revenue Code of 1986, as amended (the “Code”).

3. The Bonds shall be issued in such series and amounts and upon such terms and conditions as are mutually agreed upon between the City and the Company. The City and the Company shall enter into

a “financing agreement” pursuant to the Act for a term and upon payments sufficient to pay the principal of, premium if any, and interest on the Bonds and to pay all of the expenses of the City in connection with the Bonds and the Development. The Bonds will be issued pursuant to an indenture or security agreement between the City and a trustee (the “Trustee”) or the bondholder which will set forth the form and terms of the Bonds and will assign to the Trustee for the benefit of the holders of the Bonds, or directly to the bondholder, the City’s rights to payments under the financing agreement, except the City’s right to payment of fees and expenses and indemnification. The Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit of the State of North Carolina or any political subdivision or agency thereof, including the City, but shall be payable solely from the revenues and other funds provided under the proposed agreements with the Company.

4. The City hereby authorizes the Company to proceed, upon the prior advice, consent and approval of bond counsel and the City’s counsel, to obtain approvals in connection with the issuance and sale of the Bonds and to obtain an allocation of a sufficient amount of the State of North Carolina’s “private activity bond limit”, as required by Section 146 of the Code and as defined in Section 146 of the Code, for the Bonds.

5. It having been represented to the City that it is desirable to proceed with the acquisition, rehabilitation and equipping of the Development, the City agrees that the Company may proceed with plans for such acquisition, rehabilitation and equipping, enter into contracts for the same, and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Company to obligate the City without its written consent in each instance to the payment of any monies or the performance of any act in connection with the Development and no such consent shall be implied from the City’s adoption of this resolution. The City agrees that the Company may be reimbursed from the proceeds of the Bonds, if and when issued, for all qualifying costs so incurred as permitted by Treasury Regulations Section 1.150-2.

6. All obligations hereunder of the City are subject to the further agreement of the City and the Company to terms for the issuance, sale and delivery of the Bonds and the execution of a financing agreement, indenture or security agreement and other documents and agreements necessary or desirable for the issuance of the Bonds. The City has not authorized and does not authorize the expenditure of any funds or monies of the City from any source other than the proceeds of the Bonds. All costs and expenses in connection with the financing and the acquisition, rehabilitation and equipping of the Development, including the reasonable fees and expenses of the City’s counsel, bond counsel and the agent or underwriter for the sale of the Bonds, shall be paid from the proceeds of the Bonds or by the Company, but if for any reason the Bonds are not issued, all such expenses shall be paid by the Company and the City shall have no responsibility therefor. It is understood and agreed by the City and the Company that nothing contained in this resolution shall be construed or interpreted to create any personal liability of the officers or council members from time to time of the City.

7. The officers of the City are hereby authorized and directed to take all actions in furtherance of the resolution and the issuance of the Bonds.

8. The City hereby approves McGuireWoods LLP, Raleigh, North Carolina, to act as bond counsel for the Bonds.

9. This resolution shall take effect immediately.

Council member \_\_\_\_\_ moved the passage of the foregoing resolution and Council member \_\_\_\_\_ seconded the motion, and the resolution was passed by the following vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Not voting: \_\_\_\_\_

\* \* \* \* \*

I, Kim Deason, City Clerk to the City of Concord, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and complete copy of so much of the proceedings of the City Council for the City of Concord, North Carolina, at a regular meeting duly called and held on March 13, 2025, as it relates in any way to the resolution hereinabove set forth, and that such proceedings are recorded in the minutes of the City Council.

WITNESS my hand and the seal of the City Council of the City of Concord, North Carolina, this 13<sup>th</sup> day of March, 2025.

(SEAL)

\_\_\_\_\_  
Kim Deason, City Clerk  
City of Concord, North Carolina

**BID TABULATION**  
**NORTH APRON ACCESS ROAD**  
**CONCORD-PADGETT REGIONAL AIRPORT**  
**Thursday, January 23, 2025**

BASE BID					Mountaineer Contractors, Inc. Kingwood, WV License #76264		J.D. Goodrum Co, Inc. Cornelius, NC License #19284		Blythe Development Charlotte, NC License #26344	
ITEM NO.	SPEC NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL
1	800	MOBILIZATION	1	LS	\$30,100.00	\$30,100.00	\$130,355.16	\$130,355.16	\$113,430.00	\$113,430.00
2	801	CONSTRUCTION SURVEYING	1	LS	\$28,500.00	\$28,500.00	\$22,661.88	\$22,661.88	\$30,000.00	\$30,000.00
3	226	COMPREHENSIVE GRADING	1	LS	\$136,300.00	\$136,300.00	\$407,819.06	\$407,819.06	\$808,688.00	\$808,688.00
4	240	DRAINAGE DITCH EXCAVATION	275	CY	\$45.00	\$12,375.00	\$94.69	\$26,039.75	\$9.75	\$2,681.25
5	310	15" R.C. PIPE CULVERTS, CLASS III	600	LF	\$115.00	\$69,000.00	\$83.21	\$49,926.00	\$105.00	\$63,000.00
6	310	15" PIPE END SECTION	1	EA	\$2,532.00	\$2,532.00	\$2,619.94	\$2,619.94	\$1,450.00	\$1,450.00
7	455	MSE RETAINING WALL #1	5,920	SF	\$122.00	\$722,240.00	\$101.24	\$599,340.80	\$44.00	\$260,480.00
8	455	MSE RETAINING WALL #2	1,030	SF	\$119.00	\$122,570.00	\$94.21	\$97,036.30	\$44.00	\$45,320.00
9	610	ASPHALT CONCRETE BASE COURSE, TYPE B 25.0 C	510	TN	\$95.00	\$48,450.00	\$88.38	\$45,073.80	\$113.00	\$57,630.00
10	610	ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I 19.0 C	375	TN	\$95.00	\$35,625.00	\$88.38	\$33,142.50	\$143.00	\$53,625.00
11	610	ASPHALT CONCRETE SURFACE COURSE, TYPE S 9.5 C	275	TN	\$95.00	\$26,125.00	\$99.74	\$27,428.50	\$144.00	\$39,600.00
12	620	ASPHALT BINDER FOR PLANT MIX	80	TN	\$600.00	\$48,000.00	\$705.42	\$56,433.60	\$1.00	\$80.00
13	620	ASPHALT PLANT MIX, PAVEMENT REPAIR	25	TN	\$275.00	\$6,875.00	\$315.63	\$7,890.75	\$400.00	\$10,000.00
14	840	MASONRY DRAINAGE STRUCTURES	6	EA	\$5,000.00	\$30,000.00	\$3,828.34	\$22,970.04	\$4,950.00	\$29,700.00
15	840	MASONRY DRAINAGE STRUCTURES	51	LF	\$515.00	\$26,265.00	\$197.08	\$10,051.08	\$1.00	\$51.00
16	840	FRAME WITH GRATES (ALL TYPES)	3	EA	\$910.00	\$2,730.00	\$921.61	\$2,764.83	\$1,110.00	\$3,330.00
17	840	FRAME WITH TWO GRATES, STD 840.16	1	EA	\$945.00	\$945.00	\$853.48	\$853.48	\$1,200.00	\$1,200.00
18	840	MANHOLE FRAME AND COVER, STD 840.54	2	EA	\$700.00	\$1,400.00	\$562.02	\$1,124.04	\$815.00	\$1,630.00
19	840	PIPE PLUGS	1	CY	\$1,900.00	\$1,900.00	\$1,893.75	\$1,893.75	\$550.00	\$550.00
20	846	1'-6" CONCRETE CURB AND GUTTER	800	LF	\$59.00	\$47,200.00	\$31.56	\$25,248.00	\$55.00	\$44,000.00
21	862	STEEL BEAM GUARDRAIL	600	LF	\$34.00	\$20,400.00	\$32.83	\$19,698.00	\$28.00	\$16,800.00
22	862	GUARDRAIL END UNITS, TYPE CAT-1	2	EA	\$1,300.00	\$2,600.00	\$1,136.25	\$2,272.50	\$2,155.00	\$4,310.00
23	862	GUARDRAIL END UNITS, TYPE TES	2	EA	\$445.00	\$890.00	\$220.94	\$441.88	\$585.00	\$1,170.00
24	876	RIP RAP, CLASS B	2	TN	\$510.00	\$1,020.00	\$157.81	\$315.62	\$87.00	\$174.00
25	876	RIP RAP, CLASS 1	80	TN	\$90.00	\$7,200.00	\$75.75	\$6,060.00	\$88.00	\$7,040.00
26	876	GEOTEXTILE FOR DRAINAGE	290	SY	\$6.00	\$1,740.00	\$4.10	\$1,189.00	\$3.75	\$1,087.50
27	900	CONTRACTOR FURNISHED, TYPE E SIGN	6.25	SF	\$165.00	\$1,031.25	\$220.94	\$1,380.88	\$52.00	\$325.00
28	903	SUPPORTS, 3-LB STEEL U-CHANNEL	8	LF	\$9.00	\$72.00	\$220.94	\$1,767.52	\$48.00	\$384.00
29	904	SIGN ERECTION, TYPE E	1	EA	\$230.00	\$230.00	\$220.94	\$220.94	\$175.00	\$175.00
30	1205	THERMOPLASTIC PAVEMENT MARKING LINES (4", 90 MILS)	600	LF	\$9.00	\$5,400.00	\$6.31	\$3,786.00	\$3.20	\$1,920.00
31	1205	REMOVAL OF PAVEMENT MARKING LINES, 4"	180	LF	\$6.00	\$1,080.00	\$2.53	\$455.40	\$4.05	\$729.00
32	PSP-34	WORK ZONE TRAFFIC CONTROL	1	LS	\$7,600.00	\$7,600.00	\$6,312.50	\$6,312.50	\$15,000.00	\$15,000.00
33	1605	TEMPORARY SILT FENCE	850	LF	\$3.00	\$2,550.00	\$6.12	\$5,202.00	\$5.35	\$4,547.50
34	1610	EROSION CONTROL STONE, CLASS A	95	TN	\$95.00	\$9,025.00	\$75.75	\$7,196.25	\$86.00	\$8,170.00
35	1610	EROSION CONTROL STONE, CLASS B	20	TN	\$100.00	\$2,000.00	\$75.75	\$1,515.00	\$87.00	\$1,740.00
36	1610	SEDIMENT CONTROL STONE	40	TN	\$100.00	\$4,000.00	\$63.13	\$2,525.20	\$77.00	\$3,080.00
37	1615	TEMPORARY MULCHING	1.5	AC	\$2,200.00	\$3,300.00	\$2,777.50	\$4,166.25	\$2,075.00	\$3,112.50
38	1620	SEED FOR TEMPORARY SEEDING	100	LB	\$7.00	\$700.00	\$8.84	\$884.00	\$1.15	\$115.00
39	1620	FERTILIZER FOR TEMPORARY SEEDING	0.5	TN	\$2,400.00	\$1,200.00	\$3,030.00	\$1,515.00	\$710.00	\$355.00
40	1622	TEMPORARY SLOPE DRAINS	220	LF	\$35.00	\$7,700.00	\$33.64	\$7,400.80	\$14.00	\$3,080.00
41	PSP-35	SAFETY FENCE	135	LF	\$1.65	\$222.75	\$2.08	\$280.80	\$6.50	\$877.50
42	1630	SILT EXCAVATION	40	CY	\$75.00	\$3,000.00	\$94.69	\$3,787.60	\$19.50	\$780.00
43	1632	1/4" HARDWARE CLOTH	85	LF	\$12.50	\$1,062.50	\$7.58	\$644.30	\$4.15	\$352.75
44	1660	SEEDING AND MULCHING	3	AC	\$3,250.00	\$9,750.00	\$4,103.13	\$12,309.39	\$4,500.00	\$13,500.00
45	1660	MOWING	3	AC	\$800.00	\$2,400.00	\$1,010.00	\$3,030.00	\$550.00	\$1,650.00

46	1661	SEED FOR REPAIR SEEDING	50	LB	\$12.00	\$600.00	\$15.15	\$757.50	\$1.15	\$57.50
47	1661	FERTILIZER FOR REPAIR SEEDING	0.25	TN	\$2,600.00	\$650.00	\$3,282.50	\$820.63	\$710.00	\$177.50
48	1662	SEED FOR SUPPLEMENTAL SEEDING	50	LB	\$10.00	\$500.00	\$12.63	\$631.50	\$1.15	\$57.50
49	1665	FERTILIZER TOPDRESSING	1	TN	\$2,600.00	\$2,600.00	\$3,282.50	\$3,282.50	\$700.00	\$700.00
50	PSP-36	CONCRETE WASHOUT STRUCTURE	2	EA	\$2,000.00	\$4,000.00	\$946.88	\$1,893.76	\$1,600.00	\$3,200.00
51	1715	TRACER WIRE	1,800	LF	\$0.35	\$630.00	\$0.81	\$1,458.00	\$0.85	\$1,530.00
52	1715	UNPAVED TRENCHING (1) (6")	600	LF	\$35.00	\$21,000.00	\$36.11	\$21,666.00	\$30.00	\$18,000.00
53	1715	UNPAVED TRENCHING (2) (2")	600	LF	\$35.00	\$21,000.00	\$35.29	\$21,174.00	\$27.50	\$16,500.00
54	1716	JUNCTION BOX (SPECIAL OVERSIZED, HEAVY DUTY)	6	EA	\$1,800.00	\$10,800.00	\$2,932.79	\$17,596.74	\$1,450.00	\$8,700.00
55	1510	8" RESTRAINED JOINTG WATER LINE	510	LF	\$145.00	\$73,950.00	\$89.19	\$45,486.90	\$111.00	\$56,610.00
56	1510	12" RESTRAINED JOINT WATER LINE	725	LF	\$200.00	\$145,000.00	\$148.56	\$107,706.00	\$134.00	\$97,150.00
57	1510	DUCTILE IRON WATER PIPE FITTINGS	4,400	LB	\$8.00	\$35,200.00	\$11.70	\$51,480.00	\$8.00	\$35,200.00
58	1515	12" VALVE	5	EA	\$7,500.00	\$37,500.00	\$6,798.22	\$33,991.10	\$5,900.00	\$29,500.00
59	1515	FIRE HYDRANT	1	EA	\$12,000.00	\$12,000.00	\$14,538.00	\$14,538.00	\$8,000.00	\$8,000.00
60	1515	FIRE HYDRANT LEG	40	LF	\$160.00	\$6,400.00	\$54.08	\$2,163.20	\$85.00	\$3,400.00
61	1515	2" BLOW OFF	2	EA	\$8,000.00	\$16,000.00	\$4,849.29	\$9,698.58	\$3,600.00	\$7,200.00
62	1515	6" VALVE	1	EA	\$4,500.00	\$4,500.00	\$3,289.04	\$3,289.04	\$2,550.00	\$2,550.00
63	1520	2" FORCE MAHIN SANITARY SEWER (HDPE DR11)	430	LF	\$42.00	\$18,060.00	\$94.67	\$40,708.10	\$28.25	\$12,147.50
64	1525	4 DIA. UTILITY MANHOLE (RECONSTRUCTION)	1	EA	\$13,000.00	\$13,000.00	\$4,301.09	\$4,301.09	\$26,000.00	\$26,000.00
65	PSP-37	PACKAGE LIFT STATION	1	EA	\$65,000.00	\$65,000.00	\$82,261.23	\$82,261.23	\$285,000.00	\$285,000.00
<b>TOTAL BASE BID AMOUNT</b>						<b>\$1,983,695.50</b>		<b>\$2,129,933.95</b> *		<b>\$2,268,600.00</b>

**ADD/DEDUCT LINE ITEM**

ITEM	SPEC	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL
9A	520	AGGREGATE BASE COURSE	1,200	TN	\$55.00	\$66,000.00	\$44.37	\$53,244.00	\$47.50	\$57,000.00
<b>TOTAL BASE BID + ADDITIVE ALTERNATE BID AMOUNT</b>						<b>\$2,001,245.50</b>		<b>\$2,138,104.15</b>		<b>\$2,267,970.00</b>

MBE/WBE AMOUNT                    \$0.00 \*\*                                    \$198,095.25                                    \$378,476.00  
 MBE/WBE %                            0.00%    9.30%    16.68%  
 \*Error in Extended Total  
 \*\* MBE/WBE submitted not NCDOT certified  
 GFE approved by NCDOT



TALBERT, BRIGHT & ELLINGTON, INC.

1/24/2025  
DATE

BID TABULATION  
NORTH APRON ACCESS ROAD  
CONCORD-PADGETT REGIONAL AIRPORT  
Thursday, January 23, 2025

BASE BID					SEALAND CONTRACTORS CORP. Midland, NC License #30748		BLYTHE CONSTRUCTION, INC. Charlotte, NC License #7639		ENGINEERING ESTIMATE	
ITEM NO.	SPEC NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL
1	800	MOBILIZATION	1	LS	\$129,000.00	\$129,000.00	\$125,000.00	\$125,000.00	\$350,000.00	\$350,000.00
2	801	CONSTRUCTION SURVEYING	1	LS	\$35,000.00	\$35,000.00	\$99,000.00	\$99,000.00	\$20,000.00	\$20,000.00
3	226	COMPREHENSIVE GRADING	1	LS	\$539,540.00	\$539,540.00	\$923,000.00	\$923,000.00	\$300,000.00	\$300,000.00
4	240	DRAINAGE DITCH EXCAVATION	275	CY	\$25.00	\$6,875.00	\$26.51	\$7,290.25	\$15.00	\$4,125.00
5	310	15" R.C. PIPE CULVERTS, CLASS III	600	LF	\$110.00	\$66,000.00	\$85.00	\$51,000.00	\$150.00	\$90,000.00
6	310	15" PIPE END SECTION	1	EA	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
7	455	MSE RETAINING WALL #1	5,920	SF	\$125.00	\$740,000.00	\$51.00	\$301,920.00	\$130.00	\$769,600.00
8	455	MSE RETAINING WALL #2	1,030	SF	\$125.00	\$128,750.00	\$51.00	\$52,530.00	\$130.00	\$133,900.00
9	610	ASPHALT CONCRETE BASE COURSE, TYPE B 25.0 C	510	TN	\$110.00	\$56,100.00	\$115.00	\$58,650.00	\$120.00	\$61,200.00
10	610	ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I 19.0 C	375	TN	\$100.00	\$37,500.00	\$125.00	\$46,875.00	\$150.00	\$56,250.00
11	610	ASPHALT CONCRETE SURFACE COURSE, TYPE S 9.5 C	275	TN	\$100.00	\$27,500.00	\$150.00	\$41,250.00	\$160.00	\$44,000.00
12	620	ASPHALT BINDER FOR PLANT MIX	80	TN	\$660.00	\$52,800.00	\$650.00	\$52,000.00	\$500.00	\$40,000.00
13	620	ASPHALT PLANT MIX, PAVEMENT REPAIR	25	TN	\$225.00	\$5,625.00	\$271.67	\$6,791.75	\$250.00	\$6,250.00
14	840	MASONRY DRAINAGE STRUCTURES	6	EA	\$5,000.00	\$30,000.00	\$3,149.95	\$18,899.70	\$5,000.00	\$30,000.00
15	840	MASONRY DRAINAGE STRUCTURES	51	LF	\$525.00	\$26,775.00	\$530.14	\$27,037.14	\$150.00	\$7,650.00
16	840	FRAME WITH GRATES (ALL TYPES)	3	EA	\$1,750.00	\$5,250.00	\$1,356.56	\$4,069.68	\$1,000.00	\$3,000.00
17	840	FRAME WITH TWO GRATES, STD 840.16	1	EA	\$1,500.00	\$1,500.00	\$1,291.51	\$1,291.51	\$1,500.00	\$1,500.00
18	840	MANHOLE FRAME AND COVER, STD 840.54	2	EA	\$1,000.00	\$2,000.00	\$1,079.15	\$2,158.30	\$800.00	\$1,600.00
19	840	PIPE PLUGS	1	CY	\$1,400.00	\$1,400.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00
20	846	1'-6" CONCRETE CURB AND GUTTER	800	LF	\$35.00	\$28,000.00	\$45.00	\$36,000.00	\$80.00	\$64,000.00
21	862	STEEL BEAM GUARDRAIL	600	LF	\$28.50	\$17,100.00	\$26.00	\$15,600.00	\$50.00	\$30,000.00
22	862	GUARDRAIL END UNITS, TYPE CAT-1	2	EA	\$975.00	\$1,950.00	\$900.00	\$1,800.00	\$2,500.00	\$5,000.00
23	862	GUARDRAIL END UNITS, TYPE TES	2	EA	\$190.00	\$380.00	\$175.00	\$350.00	\$600.00	\$1,200.00
24	876	RIP RAP, CLASS B	2	TN	\$110.00	\$220.00	\$215.00	\$430.00	\$250.00	\$500.00
25	876	RIP RAP, CLASS 1	80	TN	\$110.00	\$8,800.00	\$75.00	\$6,000.00	\$100.00	\$8,000.00
26	876	GEOTEXTILE FOR DRAINAGE	290	SY	\$4.00	\$1,160.00	\$3.95	\$1,145.50	\$8.00	\$2,320.00
27	900	CONTRACTOR FURNISHED, TYPE E SIGN	6.25	SF	\$49.00	\$306.25	\$45.00	\$281.25	\$200.00	\$1,250.00
28	903	SUPPORTS, 3-LB STEEL U-CHANNEL	8	LF	\$45.00	\$360.00	\$16.00	\$128.00	\$35.00	\$280.00
29	904	SIGN ERECTION, TYPE E	1	EA	\$160.00	\$160.00	\$235.00	\$235.00	\$300.00	\$300.00
30	1205	THERMOPLASTIC PAVEMENT MARKING LINES (4", 90 MILS)	600	LF	\$3.00	\$1,800.00	\$10.00	\$6,000.00	\$10.00	\$6,000.00
31	1205	REMOVAL OF PAVEMENT MARKING LINES, 4"	180	LF	\$3.75	\$675.00	\$12.00	\$2,160.00	\$10.00	\$1,800.00
32	PSP-34	WORK ZONE TRAFFIC CONTROL	1	LS	\$75,000.00	\$75,000.00	\$1,715.09	\$1,715.09	\$20,000.00	\$20,000.00
33	1605	TEMPORARY SILT FENCE	850	LF	\$4.25	\$3,612.50	\$3.00	\$2,550.00	\$4.00	\$3,400.00
34	1610	EROSION CONTROL STONE, CLASS A	95	TN	\$105.00	\$9,975.00	\$90.00	\$8,550.00	\$75.00	\$7,125.00
35	1610	EROSION CONTROL STONE, CLASS B	20	TN	\$105.00	\$2,100.00	\$90.00	\$1,800.00	\$65.00	\$1,300.00
36	1610	SEDIMENT CONTROL STONE	40	TN	\$80.00	\$3,200.00	\$60.00	\$2,400.00	\$50.00	\$2,000.00
37	1615	TEMPORARY MULCHING	1.5	AC	\$1,900.00	\$2,850.00	\$2,200.00	\$3,300.00	\$800.00	\$1,200.00
38	1620	SEED FOR TEMPORARY SEEDING	100	LB	\$4.25	\$425.00	\$7.00	\$700.00	\$10.00	\$1,000.00
39	1620	FERTILIZER FOR TEMPORARY SEEDING	0.5	TN	\$1,650.00	\$825.00	\$2,400.00	\$1,200.00	\$2,000.00	\$1,000.00
40	1622	TEMPORARY SLOPE DRAINS	220	LF	\$25.00	\$5,500.00	\$20.00	\$4,400.00	\$50.00	\$11,000.00
41	PSP-35	SAFETY FENCE	135	LF	\$3.25	\$438.75	\$2.60	\$351.00	\$15.00	\$2,025.00
42	1630	SILT EXCAVATION	40	CY	\$18.00	\$720.00	\$55.00	\$2,200.00	\$110.00	\$4,400.00
43	1632	1/4" HARDWARE CLOTH	85	LF	\$7.65	\$650.25	\$5.00	\$425.00	\$10.00	\$850.00
44	1660	SEEDING AND MULCHING	3	AC	\$3,000.00	\$9,000.00	\$3,250.00	\$9,750.00	\$5,000.00	\$15,000.00
45	1660	MOWING	3	AC	\$300.00	\$900.00	\$800.00	\$2,400.00	\$2,500.00	\$7,500.00
46	1661	SEED FOR REPAIR SEEDING	50	LB	\$12.00	\$600.00	\$12.00	\$600.00	\$10.00	\$500.00
47	1661	FERTILIZER FOR REPAIR SEEDING	0.25	TN	\$2,000.00	\$500.00	\$2,600.00	\$650.00	\$1,000.00	\$250.00
48	1662	SEED FOR SUPPLEMENTAL SEEDING	50	LB	\$9.75	\$487.50	\$10.00	\$500.00	\$10.00	\$500.00
49	1665	FERTILIZER TOPDRESSING	1	TN	\$1,900.00	\$1,900.00	\$2,600.00	\$2,600.00	\$1,000.00	\$1,000.00
50	PSP-36	CONCRETE WASHOUT STRUCTURE	2	EA	\$1,500.00	\$3,000.00	\$2,096.95	\$4,193.90	\$3,000.00	\$6,000.00
51	1715	TRACER WIRE	1,800	LF	\$1.55	\$2,790.00	\$1.45	\$2,610.00	\$2.00	\$3,600.00

52	1715	UNPAVED TRENCHING (1) (6")	600	LF	\$66.00	\$39,600.00	\$60.95	\$36,570.00	\$30.00	\$18,000.00
53	1715	UNPAVED TRENCHING (2) (2")	600	LF	\$39.50	\$23,700.00	\$36.30	\$21,780.00	\$25.00	\$15,000.00
54	1716	JUNCTION BOX (SPECIAL OVERSIZED, HEAVY DUTY)	6	EA	\$3,100.00	\$18,600.00	\$2,841.35	\$17,048.10	\$3,000.00	\$18,000.00
55	1510	8" RESTRAINED JOINTG WATER LINE	510	LF	\$145.00	\$73,950.00	\$145.00	\$73,950.00	\$150.00	\$76,500.00
56	1510	12" RESTRAINED JOINT WATER LINE	725	LF	\$180.00	\$130,500.00	\$165.00	\$119,625.00	\$200.00	\$145,000.00
57	1510	DUCTILE IRON WATER PIPE FITTINGS	4,400	LB	\$7.50	\$33,000.00	\$10.00	\$44,000.00	\$20.00	\$88,000.00
58	1515	12" VALVE	5	EA	\$6,000.00	\$30,000.00	\$6,275.00	\$31,375.00	\$8,000.00	\$40,000.00
59	1515	FIRE HYDRANT	1	EA	\$7,500.00	\$7,500.00	\$7,375.00	\$7,375.00	\$15,000.00	\$15,000.00
60	1515	FIRE HYDRANT LEG	40	LF	\$160.00	\$6,400.00	\$100.00	\$4,000.00	\$150.00	\$6,000.00
61	1515	2" BLOW OFF	2	EA	\$3,000.00	\$6,000.00	\$2,485.00	\$4,970.00	\$5,000.00	\$10,000.00
62	1515	6" VALVE	1	EA	\$3,000.00	\$3,000.00	\$3,630.00	\$3,630.00	\$3,500.00	\$3,500.00
63	1520	2" FORCE MAHIN SANITARY SEWER (HDPE DR11)	430	LF	\$125.00	\$53,750.00	\$65.00	\$27,950.00	\$50.00	\$21,500.00
64	1525	4 DIA. UTILITY MANHOLE (RECONSTRUCTION)	1	EA	\$9,500.00	\$9,500.00	\$6,645.00	\$6,645.00	\$15,000.00	\$15,000.00
65	PSP-37	PACKAGE LIFT STATION	1	EA	\$65,000.00	\$65,000.00	\$183,850.75	\$183,850.75	\$125,000.00	\$125,000.00
<b>TOTAL BASE BID AMOUNT</b>						<b>\$2,580,000.25</b>		<b>\$2,528,056.92</b>		<b>\$2,731,375.00</b>

**ADD/DEDUCT LINE ITEM**

ITEM	SPEC	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL
9A	520	AGGREGATE BASE COURSE	1,200	TN	\$65.00	\$78,000.00	\$45.00	\$54,000.00	\$85.00	\$102,000.00

<b>TOTAL BASE BID + ADDITIVE ALTERNATE BID AMOUNT</b>						<b>\$2,601,900.25</b>		<b>\$2,523,406.92</b>		<b>\$2,772,175.00</b>
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MBE/WBE AMOUNT      \$227,045.00      \$3,497,224.00  
 MBE/WBE %              8.80%              138.34%



TALBERT, BRIGHT & ELLINGTON, INC.

1/24/2025  
DATE





**GATE MANAGEMENT PROGRAM  
POLICY AND PROCEDURES**

**CONCORD-PADGETT REGIONAL  
AIRPORT**

**February 2025**



## Table of Contents

<b>1. Introduction and Purpose</b> .....	4
<b>2. Scope</b> .....	4
<b>3. Gate Management Policy</b> .....	4
3.1 Gate Allocation Planning Phases and Timeline .....	5
3.2 Gate Allocation Priorities .....	6
3.3 Key Resource Overview and Capacity Declaration .....	7
3.4 Operations Policy and Definitions .....	8
3.5 Waitlist Policy .....	9
<b>4. Gate Management Procedures</b> .....	10
4.1 Communication Procedures .....	10
4.2 Buffer Timing in Gate Allocation .....	11
4.3 Dispute Resolution .....	12
<b>5. Compliance Policy</b> .....	12
<b>6. Continuous Improvement at Concord-Padgett Regional Airport</b> .....	13
<b>7. Flight Schedule Confidentiality</b> .....	14
7.1 Commitment to Confidentiality .....	14
7.2 Information Access and Usage .....	14
7.3 Schedule Data Handling and Security.....	14
<b>8. Appendices</b> .....	16
<b>Appendix A: Concord-Padgett Contact Information (current as of October 2024):</b> .....	17
<b>Appendix B: Customized Calendar of Coordination Activities:</b> .....	18
<b>Appendix C: Map overview of Parking Gates / Stands at Concord-Padgett Regional Airport ....</b>	19
<b>Appendix D: Airport Runway Diagram (current as of March 2024).....</b>	20



## 1. Introduction and Purpose

Concord-Padgett Regional Airport is dedicated to the efficient and equitable allocation of gates to all commercial airlines and their respectively programmed flight activity, ensuring both operational and business continuity while accommodating growing demand. With increasing levels of flight activity, effective gate management is critical to prevent capacity constraints and maintain seamless operations within the airport terminal's limited physical footprint.

Adopting several principles from the Worldwide Airport Slot Guidelines (WASG), this gate management policy and procedures document establishes guidelines and procedures for managing gate allocation, including coordination priorities, submission guidelines, and the resolution of potential gate conflicts. The purpose of this document is to ensure operational integrity at Concord-Padgett Regional Airport by outlining a policy that ultimately accommodates both scheduled and unscheduled commercial flight activity while addressing capacity limitations. Additionally, the policy is designed to assist with the implementation and management of flight schedule changes, accommodating charter or one-off commercial flight activities, providing a structured framework for both long-term planning and operational needs and requests.

## 2. Scope

This policy applies to all parties involved in gate management and coordination activities at Concord-Padgett Regional Airport, ensuring efficient slot allocation, scheduling, and coordination of resources. This policy is designed to uphold operational integrity, minimize disruptions, and optimize the airport's capacity to serve airlines, passengers, and other airport users effectively. Additionally, the policy is required to ensure local government and FAA regulatory compliance.

The policy is applicable to a range of key stakeholders whose collaboration is critical for its successful implementation. These stakeholders primarily include, but are not limited to:

- **Gate Management Coordination Team**
- **Airport Management**
- **Airline Representatives (Scheduling/Network Planning/Airport Access)**

All commercial flight operations are subject to written approval by the Concord-Padgett Regional Airport team prior to operation.

## 3. Gate Management Policy

As noted in section 1, Concord-Padgett Regional Airport adopts principles from the Worldwide Airport Slot Guidelines (WASG), an internationally recognized framework that establishes fair and transparent procedures for airport slot allocation and capacity management. While the WASG primarily addresses slot-controlled or highly congested airports, its foundational



principles are equally applicable to smaller but growing airports such as Concord-Padgett Regional Airport. Concord-Padgett Regional Airport has a relatively small physical footprint and a limited number of gates, necessitating proactive gate management to minimize scheduling conflicts, ensuring seamless daily operations, and supporting long-term planning. This policy document integrates several key principles and rules from the WASG throughout.

Proper coordination of gate management begins with a well-structured calendar of coordination. Building on the WASG Calendar of Coordination Activities, Concord-Padgett Regional Airport has developed a customized calendar of coordination to serve as a structured timeline for managing flight schedule submissions and gate allocation. Recognizing the unique challenges low-cost airlines face when constructing flight schedules, the Concord-Padgett calendar of coordination establishes a tailored quarterly schedule submission and coordination process designed to address the unique LCC model.

Section 3.1 through section 3.3 (*Gate Allocation Planning Phases and Timeline, Gate Allocation Priorities, and Key Resource Overview*) provide essential details and considerations used for the allocation of gate slots.

### **3.1 Gate Allocation Planning Phases and Timeline**

Concord-Padgett Regional Airport adopts a quarterly flight schedule submission process, based on a full calendar year. As such, the following flight schedule planning phases will be used throughout each flight schedule quarter.

#### **Flight Schedule Planning Phases**

- **Initial Submission Phase:** Airlines submit their initial flight schedule requests to the airport's gate management coordination team, for initial review and internal airport allocation and planning.
- **Allocation Confirmation Phase:** The airport gate management coordination team provides initial gate allocations, along with any feedback, to the airlines. At the conclusion of this phase, relevant airport stakeholders are notified of approved flight activity.
- **Rolling Update and Active Management Phase:** Airlines submit updated flight schedule requests to the airport's gate management coordination team for review and approval. This phase remains active until the end of each respective quarter, during which all airlines are required to provide their respective flight schedule updates or changes to ensure review and integration into the active airport flight schedule planning. This phase is from the initial allocation through the end of each quarter. Airlines adding new flight activity or schedule adjustments after the Allocation Confirmation Phase must submit requests no later than **3 business days prior to the flight's start date**. Requests made with less notice may result in limited gate availability, insufficient terminal resources or infrastructure to support the operation, or, in some cases, a retiming request or denial of the activity by the airport.



The Concord-Padgett Regional Airport Calendar of Coordination Activities for the 2025 calendar year is included in Appendix B of this document. This calendar provides a comprehensive timeline for quarterly flight schedule planning, incorporating the phases outlined in this policy. The Concord-Padgett Gate Management Team will publish and distribute the calendar annually to all airlines. All phases outlined work in unison to allow a dynamic and efficient gate management process throughout each quarterly period.

While flight schedule coordination may occur before the specified dates in the Calendar of Coordination Activities, the outlined dates are final deadlines. All coordination efforts must be completed by these deadlines to ensure timely and efficient coordination and planning of flight schedules. Failure to do so will result in flight activity being received by the Concord-Padgett Regional Airport gate management coordination team to be considered a lower priority. See section 3.2 *Gate Allocation Priorities* located further below for information.

The timeline outlined in Appendix B is designed to offer flexibility for both airline scheduling teams and the airport gate management team, enabling a thorough and timely review of flight schedules. To maximize operational efficiency, airlines are required to submit their full quarterly flight schedules during the *Allocation Coordination Phase*, even if subsequent adjustments are anticipated later in the quarter. This approach ensures effective gate allocation and coordination throughout the scheduling period.

### 3.2 Gate Allocation Priorities

Gates will be allocated slots based on the following priorities:

- **Allocation of a Minimum of One Gate Per Airline:** For requests submitted prior to the initial submission phase deadline, the airport will prioritize the allocation of at least one gate per airline to ensure that each of the airlines requesting flights receives equitable access to the airport. This applies to newly requested flights or re-timings, as historic operations are given the highest priority. Please note: This listed priority is strictly used for flight scheduling and should not be used to imply the assignment of preferential gates.
- **Quarterly Submission Requests:** Flight Schedule Requests submitted prior to the quarterly deadline are given priority over operations that are requested after the quarterly submission deadline.
- **Historical Operations:** Existing and historically scheduled operations take precedence over new or retimed requests, as long as the historic operation is requested before the quarterly submission deadline.
- **Operational Continuity and Duration:** Priority is given to flight schedules based on the start of their effective date and the length of their operating duration. Flights with earlier start dates and longer, continuous timeframes will receive higher priority than those with shorter operational periods.
- **Extended Ground Time Operations:** Flights with quick turnaround times (as defined in *Section 3.4 Operations Policy and Definitions*) are prioritized over those with extended ground times on gate to maximize gate efficiency and utilization.

- **Buffer Timing between Flights:** A mandatory 30-minute minimum buffer is applied between all gate slot allocations. This buffer is implemented to ensure seamless operational continuity throughout the airport, accommodate any potential delays as they may arise, and maintain overall schedule integrity throughout daily operations. Any airline submitting a flight schedule which includes multiple flights resulting in less than 30 minutes between flights will be retimed by the airport gate management coordination team via offers for the closest available alternative timing. Additional details on the buffer timing can be found in *Section 4 Gate Management Procedures*.
- **Airport Capacity Analysis:** All requested flight activity is reviewed against resource availability and constraints, including but not limited to:
  - Overview of gates and aircraft stand parking availability.
  - Check-in counters and outbound baggage make-up areas.
  - TSA checkpoint queuing and throughput capacities.
  - Passenger hold rooms and gate boarding areas, including fire and life safety requirements.
  - Inbound baggage belt throughput.
  - Landside infrastructure, including vehicle and passenger traffic flow.

**Note:** All requested flight schedule operations must ultimately align within available airport capacity to be approved. At the discretion of the Concord-Padgett Regional Airport leadership team, flight schedule activity may be denied if any resource identified in the Airport Capacity Analysis section of the Gate Allocation Priorities is determined to have adverse operational impacts. This ensures that airport operations remain efficient, without compromising infrastructure or service quality.

After the above priorities are addressed, all remaining flight operations requests will be considered and allocated on a first-come, first-served basis, subject to gate and resource availability for the desired dates and times. Flights that are not able to be accommodated a gate slot will be added to a waitlist. See *Section 3.5, Waitlist Slot Policy*.

### 3.3 Key Resource Overview and Capacity Declaration

The following key resources are evaluated and prioritized to ensure operational continuity, as initially indicated in *Section 3.2, Gate Allocation Priorities* under *Airport Capacity Analysis*:

- **Gate/Stand Parking Availability:** Concord-Padgett Regional Airport is equipped with a total of two (2) contact gates. All live flight activity is allocated to the contact gates for live flight operations. All aircraft gates/stands are designed to accommodate aircraft up to CAT III group size or smaller.
- **Check-in Counter Availability:** The airport terminal lobby is equipped with a total of eight (8) common use check-in counters, with all the necessary tools for airline representatives to utilize during live departure check-in operations. The total number of

counters allocated to a departure flight for check-in operations is determined by corresponding scheduled flight activity.

- **Inbound Baggage Belt/Carousel:** The airport terminal lobby is equipped with a single inbound baggage carousel available for passengers arriving into Concord-Padgett Regional Airport to retrieve their corresponding check-in baggage. Due to the proximity of the baggage belt to the other areas with high foot traffic within the airport lobby, the inbound baggage carousel is a factor considered when allocating gate approvals.
- **Transportation Security Administration (TSA) Checkpoint:** As per TSA leadership at Concord-Padgett Regional Airport, the TSA security checkpoint can process a maximum of 320 passengers per hour. Departure schedules are managed to prevent overlapping flights within narrow timeframes, to avoid passenger processing and throughput congestion, as well as avoiding the risk of exceeding hourly throughput. The 30-minute buffer priority assists with distributing departure activity and ensures passengers are processed efficiently.

**Note:** The TSA Checkpoint is a resource that is not within the control of the Concord-Padgett Regional Airport leadership and gate management. As such, day-to-day operations of the TSA Checkpoint may be impacted based on the specific resources and/or reason(s) controlled by the TSA. This includes, but is not limited to, a suspension of TSA checkpoint screening.

- **Hold Room and Lobby Capacities:** The hold room (post-TSA screening) has a maximum legal capacity of 437 persons, while the lobby area (pre-TSA screening) can legally accommodate 274 persons. The gate allocation priorities are designed to avoid overlapping departures within short intervals to maintain compliance with capacity limitations. The 30-minute buffer priority further assists in distributing flight activity to optimize passenger flow and avoid exceeding capacity limitations.

### 3.4 Operations Policy and Definitions

The Operations Policy and Definitions section establishes guidelines and definitions utilized throughout sections 3.1 through 3.3.

#### 3.4.1 Aircraft Turnaround Timings

Turnaround times for individual aircraft types are determined by airlines based on their specific operational requirements and ground handling procedures, as outlined in their respective internal manuals. At Concord-Padgett Regional Airport, the average quick turnaround time for narrowbody aircraft has been observed at an average of approximately 50 minutes. To provide greater operational flexibility and align with the needs of our airline partners, Concord-Padgett leadership has extended the definition of quick turnaround timings for gate allocation planning to include flights with turnaround times of up to 89 minutes.

Concord-Padgett gate management classifies flight turnaround timings as follows:

- **Quick Turnaround Flights:** Flights with a turnaround time of 89 minutes or less.



- **Extended Ground Time Flights:** Flights with a turnaround time of 90 minutes or more.

### 3.4.2 Historic Operations

Historic Operations are defined as scheduled flight operations that operated in the equivalent period during the previous calendar year. This includes the same day of week and schedule timings as previously operated. Flights can maintain historic operations status if schedule timings are adjusted no more than 30 minutes on the arrival and/or departure segment.

### 3.4.3 New Operations and Re-timed Operations

- A New Operation is a flight that does not have equivalent historic flight operation in the same period of the previous calendar year.
- A Re-timed Operation is a flight with requested timings that are at minimum 30 minutes beyond what was operated in equivalent period of the prior calendar year.

## 3.5 Waitlist Policy

The Waitlist Policy is another guideline extracted from the WASG, which refers to the rules and procedures governing how airport slots are allocated to airlines when demand exceeds capacity. Specifically for Concord-Padgett Regional Airport, the waitlist policy ensures a fair and transparent process for managing flight schedule requests made by airlines that are not immediately available during the scheduling phases as outlined in *Section 3.1, Gate Allocation Planning Phases and Timeline*.

For every flight operation that cannot be immediately assigned a gate slot as requested by the airline, Concord Gate Management will place that operation on a waitlist. Operations on the waitlist are cleared sequentially on a first-come, first-served basis (FIFO), meaning that gate allocations are made in the order in which the flight operations were added to the waitlist. Should another airline make a cancellation or schedule adjustment that frees up gate capacity, the Concord Gate Management team will review the waitlist and allocate the newly available capacity to the next eligible operation in line.

The primary goal during the process of slot allocation will always be to identify alternative solutions to avoid the need for placement on the waitlist. The waitlist policy is intended as a last resort when all other options have been exhausted. Concord-Padgett Regional Airport understands the importance of minimizing uncertainty in flight scheduling. Concord-Padgett Regional Airport is committed to keeping your team informed throughout the waitlist process. This includes proactive discussions on alternative solutions, ideally prior to internal airline deadlines for committing to fleet rotations, crew scheduling, and the publishing of ticket sales.

Airlines with operations on the waitlist will be kept informed of their position on the waitlist with changes in status as soon as updates occur. Furthermore, the waitlist will only be reviewed



after the Allocation Confirmation Phase of the flight scheduling period has been completed, ensuring that all finalized schedules are accounted for, and adjustments or cancellations are fully integrated into the available capacity.

## 4. Gate Management Procedures

### 4.1 Communication Procedures

Effective communication is essential for implementing gate management policies and coordinating with relevant stakeholders. The communication procedures will ensure accountability, clarity, and timely decision-making for gate allocation, scheduling, and operational adjustments. Contact information for the Concord-Padgett Regional Airport gate management and airport leadership teams is included in Appendix A.

#### 4.1.1 Methods of Communication

During all phases of the quarterly planning as outlined in *Section 3.1 Gate Allocation Planning Phases and Timeline*, as well as when a flight has been added to the waitlist as outlined in *Section 3.5 Wait List Policy*, email communication will be the primary and preferred method of communication. Email communication allows for accountability and enables efficient follow-up on schedules submissions, updates and decisions. In this instance, communication to the airport by the airline should be made to the Concord-Padgett gate management team. Alternatively, a phone call and/or text message can be used as methods of communication in the event of an urgent matter.

#### 4.1.2 Flight Schedule Communication Formats

Flight schedule communications should be submitted in the **IATA Standard Schedules Information Manual format**, or **SSIM Chapter 6 format** whenever possible, as it streamlines the review process and enables the gate management team to provide timely feedback. While Chapter 6 is the preferred format, **SSIM Chapter 7** is also accepted. The gate management team understands that airlines may need to use alternative scheduling formats and are fully equipped to accommodate and process such submissions as needed.

Examples of alternative acceptable formats include:

- Microsoft Excel Formats (.xls, .xlsx & .csv).
- Microsoft Word Formats (.doc, .docx & .rtf).
- Adobe Portable Document Format (.pdf)

#### 4.1.3 Roles and Responsibilities

**Gate Management Coordination Team:** Serves as the primary point of contact for flight schedule submissions, amendments, and feedback during all phases of the quarterly planning phases, as well as amendments to flight schedules mid-quarter. The gate management team provides schedule approvals to airline scheduling/planning teams.



**Airport Leadership Team:** Serves as the secondary point of contact after the gate management team. The gate management coordination team consults internally with the airport leadership team during the quarterly planning process as well as during mid-quarter flight schedule changes. The airport leadership team provides the final approvals to all gate management coordination decision-making internally.

**Airline Representatives (Scheduling/Planning/Airport Access):** Submits the quarterly flight schedules and schedule updates to the gate management team in adherence to established timelines. Airline representatives are to promptly communicate any changes in flight schedules to the gate management team.

#### 4.1.4 Communication Timeline

- Initial Submission Phase: Airline representatives are to submit the quarterly flight schedule via email to the gate management team.
- Allocation Management Phase: The gate management team reviews and communicates gate allocations for the upcoming quarter. During this phase, all relevant stakeholders are notified of the flight schedules allocations to ensure proper preparation for the quarter start.
- Rolling Update Phase & Active Management Phase: Continuous two-way communication between the gate management team and airline representatives is maintained to address any proposed changes or adjustments to flight schedules after the allocation management phase has concluded, as well as during the active flight schedule period.

It is crucial that flight schedules on file at Concord-Padgett Regional Airport are kept accurate and up to date. Airlines must ensure that rolling schedule updates are submitted promptly to avoid operational and information discrepancies.

#### 4.2 Buffer Timing in Gate Allocation

As first outlined in *Section 3.2 Gate Allocation Priorities*, incorporating buffer spacing between flights is a critical component for maintaining operational efficiency, ensuring business continuity, and delivering a seamless experience for both passengers and airlines. To support these goals, the Concord-Padgett Airport Leadership has established a 30-minute buffer for all flights as part of the gate allocation procedures. This buffer allows for better spacing of flight activity, optimizing the utilization of gates, resources, and overall airport infrastructure.

The 30-minute buffer additionally provides flexibility to address potential delays during the day-to-day operations caused by late arrivals, extended boarding or deplaning times, weather disruptions, or technical issues.

From a passenger perspective, although transparent, the buffer improves the travel experience by allowing adequate time between flights for:

- TSA Checkpoint security processing.

- Boarding/Deplaning without undue pressure.
- Minimizing disruptions caused by potential overlapping scheduling.

This approach ensures a balanced operational environment, promotes schedule integrity, and fosters a positive experience for all stakeholders while maintaining Concord-Padgett Regional Airport's commitment to safety and efficiency.

The 30-minute buffer procedure will be implemented in all flight schedule planning.

#### **4.3 Dispute Resolution**

Airlines may review anonymized gate planning data to verify the gate management team's allocations upon written request.

The gate management team will handle all flight schedule allocations based on the policies and procedures outlined in this document. If an airline believes that gate allocations have been made in a manner inconsistent with this policy or in a manner that is inconsistent with a fair and transparent allocation of airport infrastructure, the airline has a right to escalate any unresolved conflicts to the airport leadership team for review and resolution.

### **5. Compliance Policy**

Compliance with submission timelines, and schedule adjustments is crucial for ensuring efficient gate allocation and seamless airport operations. Failure to adhere to these requirements may result in the inability to accommodate flight activity at the airport or temporary reassignment to alternative times. Persistent non-compliance may lead to additional penalties, including but not limited to the forfeiture of historic gate assignments and/or airport operating permit(s).

Flight activity that knowingly operates without prior knowledge or approval of the airport leadership team and/or gate management team is considered unauthorized flight activity. Such operations may result in the denial of immediate gate assignment. It is important to emphasize that the intention of the compliance policy is not to penalize scheduled flights experiencing irregular operations. The term unauthorized flights applies exclusively to scheduled passenger flight activity at Concord-Padgett Regional Airport that operate without prior notification to the CPRA gate management team and/or explicit approval of flight operations by the CPRA leadership team.

To enforce this policy, Concord-Padgett Regional Airport may impose the following penalties on airlines that are found to be non-compliant:

#### **A) First Offense: Formal Written Notice of Non-Compliance**

- a) In the event of suspected non-compliance, the airport will issue a formal written notice of willful and flagrant non-compliance to the airline.
- b) The airline will have 30 days to respond to the notice.

- c) If the airline successfully refutes the claim, the warning will be dismissed in writing.
- d) If the non-compliance is determined to be willful and flagrant, the notice will be formally recorded in the City of Concord's records.

### **B) Second Offense: Financial Penalty**

- a) Following a prior written notice of non-compliance, continued operation of flights without approval may result in financial penalties as follows:
  - o \$2,000.00 per unapproved arrival or departure.
- b) The penalty will be issued in writing, along with documentation proving the unauthorized operations.
- c) The airline will have 30 days to appeal the notice.
- d) Collection of the fine will:
  - o Follow billing procedures outlined in the airline's use agreement.
  - o Be due only after final issuance of the penalty in writing by the airport and the City of Concord.

### **C) Third Offense: Increased Financial Penalty and Possible Revocation of Operating Permit**

- a) A third offense will result in a financial penalty of up to \$3,500.00 per unapproved flight.
- b) Depending on the severity of the non-compliance, the airport may revoke or withdraw the airline's operating permit for Concord-Padgett Regional Airport.

Adherence to this Gate Management Policy is mandatory and ensures fairness and operational integrity at Concord-Padgett Regional Airport.

## **6. Continuous Improvement at Concord-Padgett Regional Airport**

This policy and procedures documentation will be updated as needed for reasons including but limited to: data from existing operations, adjustments made to the airport infrastructure, and/or compliance with regulatory factors. Capacity and allocation procedures will be reviewed quarterly and seasonally to ensure alignment with airport growth and operational demands. Adjustments may be made to accommodate evolving needs and/or airport infrastructure, and stakeholders will be informed in writing of any policy updates. A 21-day feedback period will be granted to airlines to submit comments or concerns regarding any changes made to this policy.

## **7. Flight Schedule Confidentiality**

At Concord-Padgett Regional Airport, we are committed to safeguarding the confidentiality of all flight schedule data submitted by airlines and operators. We recognize the potential sensitivity of flight schedule information and the importance of protecting it to ensure a fair and competitive aviation marketplace. To this end, we uphold the following principles and practices:

### **7.1 Commitment to Confidentiality**

#### **7.1.1 Protection of Market-Sensitive Information**

Flight schedule data and information, including but not limited to planned routes, frequencies, aircraft types and seating capacity, and operational timelines, will be treated as strictly confidential until publication of the schedules and/or Concord gate allocation approvals are made.

#### **7.1.2 Prevention of Competitive Disclosure**

Concord-Padgett Regional Airport ensures that no sensitive information provided by an airline or operator will be shared in a manner that could provide a competitive advantage to other market participants or compromise an airline's strategic position.

### **7.2 Information Access and Usage**

#### **7.2.1 Restricted Access**

Access to flight schedule data held by the Concord-Regional Airport gate management coordination team is limited to authorized personnel within Concord-Padgett Regional Airport who require the information to perform their official duties, such as gate allocation, operational planning, and compliance with regulatory requirements.

#### **7.2.2 Purpose-Driven Use**

Flight schedule information will only be used for the purpose of gate management coordination and ensuring efficient airport operations and adherence to established coordination processes. Flight schedule information will not be utilized for any other purpose without prior written consent from the airline.

### **7.3 Schedule Data Handling and Security**

#### **7.3.1 Secure Systems and Processes**

All flight schedule submissions will be stored in secure, encrypted systems designed to prevent unauthorized access, tampering, or data breaches.

#### **7.3.2 Reporting and Resolution**

Airlines may report any concerns regarding potential breaches of confidentiality to the Concord-Regional Airport gate management or leadership teams. Such concerns will be



investigated promptly and resolved in accordance with airport and City of Concord policies.

By adhering to these principles, Concord-Padgett Regional Airport reinforces its commitment to the privacy and integrity of flight schedule information, fostering trust and collaboration with its airline partners. This confidentiality policy aims to align with all applicable legal and regulatory requirements, including but not limited to anti-competitive practices and fair market policies, ensuring that airlines can operate in a secure and equitable environment.

## 8. Appendices





**Appendix A: Concord-Padgett Contact Information (current as of October 2024):**

**Airport Leadership Management Team**

**Dirk Vanderleest – Aviation Director**

**Email Address:** vanderleestd@concordnc.gov

**Phone Number:** 1.704.920.5912

**Kylie Kreun – Assistant Aviation Director**

**Email Address:** kreunk@concordnc.gov

**Phone Number:** 1.704.920.5933

**Gate Management Team – Anderson Airport Group (AAG)**

**Lee Anderson – AAG President**

**Email Address:** lee.anderson@andersonairportgroup.com

**Phone Number:** 1.703.899.7295

**Steven Rodriguez – AAG Director of Capacity Planning & Analytics**

**Email Address:** steven.rodriguez@andersonairportgroup.com

**Phone Number:** 1.786.967.1642

## Appendix B: Customized Calendar of Coordination Activities:

### Flight Schedule Calendar of Coordination Activities 2025

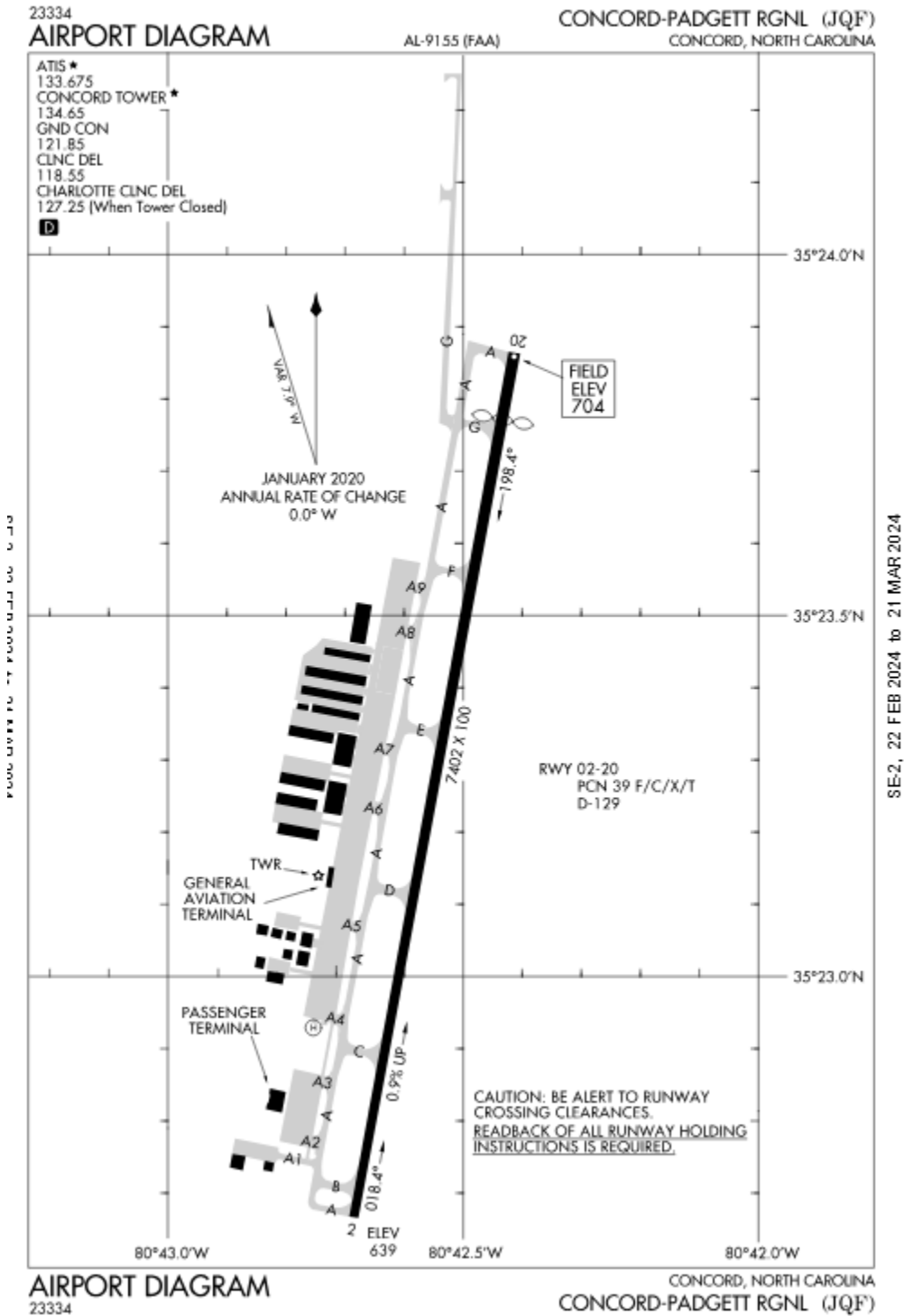
	Q1 Planning: January - March	Q2 Planning: April - June	Q3 Planning: July - September	Q4 Planning: October - December
<b>Initial Submission Deadline:</b>	September 6 <sup>th</sup> , 2024	December 6 <sup>th</sup> , 2024	March 7 <sup>th</sup> , 2025	June 6 <sup>th</sup> , 2025
<b>Initial Allocation Deadline:</b>	September 20 <sup>th</sup> , 2024	December 20 <sup>th</sup> , 2024	March 21 <sup>st</sup> , 2025	June 20 <sup>th</sup> , 2025
<b>Rolling Update and Active Management Phase:</b>	Begins after the Allocation Coordination Phase and is active throughout until the end of each respective Quarter.			
<b>Quarter Start:</b>	January 1 <sup>st</sup> , 2025	April 1 <sup>st</sup> , 2025	July 1 <sup>st</sup> , 2025	October 1 <sup>st</sup> , 2025
<b>2026 Calendar Publishing Date:</b>	August 4 <sup>th</sup> , 2025			

The above calendar of coordination activities has been developed for the exclusive use by Concord-Padgett Regional Airport.

## Appendix C: Map overview of Parking Gates / Stands at Concord-Padgett Regional Airport



## Appendix D: Airport Runway Diagram (current as of March 2024)





## **Buildings:**

### **New Academy Baseball Restroom and Field Storage**

- Brings total complex restroom capacity to 500 people (McAllister plus New Academy Restroom)
- Family Restroom with adult changing table donated by Willow's Wish Foundation
- 1,000 square feet of divided sports equipment storage with AC.
- Deep overhangs, painted brackets, brick and lap siding reminiscent of surrounding textile Mills and scale of neighborhood homes.
- Brick to match adjacent Academy Recreation Center

### **Football Concession, Press box**

- New 2-bay sink and hand sink for pre-package food service. Owner/ distributor provided bottle coolers, ice cream freezer and wire shelving unit.
- Replace plywood counter doors with new metal roll-ups
- New market style metal awnings over roll-up doors
- Accessible exterior service counter added
- AC added to press box and concession
- Replace upper press box floor
- New roof covering, fascia trim and soffit
- Clean and paint interior and exterior

### **McAllister Field Restroom:**

- New plumbing fixtures
- New toilet partitions
- New light fixtures
- New wall tile to 8' above floors
- New poured epoxy floor covering
- Electric hand dryers added
- Electric ceiling mounted heaters added
- New sidewalk at front with area drain
- Add french drain at rear to correct slab wash-out
- Roof repair and new roll-roof covering
- New fascia trim and soffit
- Clean and paint interior and exterior

### **McAllister Field Press Box, Concession:**

- Convert lower floor to new storage area - remove interior wall
- Clean and Paint Exterior
- Clean and stain existing exterior stairs.

### **Gibson Field Restroom, Concession:**

- New plumbing fixtures
- New toilet partitions

- Changing tables added
- New wall tile to 8' above floors
- New restroom ceilings
- New restroom poured epoxy flooring
- New restroom light fixtures
- Electric hand dryers added
- Clean and paint all walls

**Gibson Press box:**

- Clean and Paint Exterior
- Clean and stain existing exterior stairs.

**Webb Baseball Field Press Box**

- Replace deteriorated upper siding, window trim fascia and soffit.
- Clean and Paint Exterior



## ACADEMY COMPLEX RENOVATIONS

### WEBB FIELD

- Multi-purpose baseball/softball/football/soccer field.
- 106,000 SF of 2" Dual fiber synthetic turf with Rubber/Sand infill, full graphic logo, and high speed drainage.
- Black vinyl fencing around the field perimeter.
- New flag pole.
- Relocated scoreboard.
- Two food truck power pedestals.
- Entrance decorative fencing and columns along Academy Avenue NW.
- New restroom and storage building (1,582 SF) with foundation soil remediation.
- MUSCO light adjustments.
- Utilities (water, sewer, electric)
- Trash cans (Owner Provided).
- Concession items and FFE (Owner Provided).
- For baseball/softball:
  - Permanent lines for baseball.
  - New dugouts.
  - Dugout team benches (Owner Provided).
  - NCAA regulation removable mound.
  - Small portable mounds and large gameday mounds (Owner Provided).
  - Multiple base path mounts to accommodate a variety of league play and softball.
  - New foul poles.
  - Brick backstop with padding and sports netting.
  - Sports netting for spectator safety.
  - Concrete concourse with bleachers.
  - Lawn area behind third base dugout.
  - Renovated baseball press box.
  - New Bleachers (Owner Provided)
- For football/soccer:
  - 1 full size soccer field and 2 youth size soccer fields.
  - Permanent lines for soccer.
  - Permanent tic marks for football but lines will be painted as needed with removable paint.
  - New removable football goal posts.
  - Renovated football press box and concessions.
  - Concrete sidewalk connection.
  - Soccer Goals – Regular and U12 (Owner Provided).



## FITFIELDS

314 TOM HALL STREET | FORT MILL, SC 29715 | (P) 803.981.4330 | (E) DAN@FITFIELDS.COM

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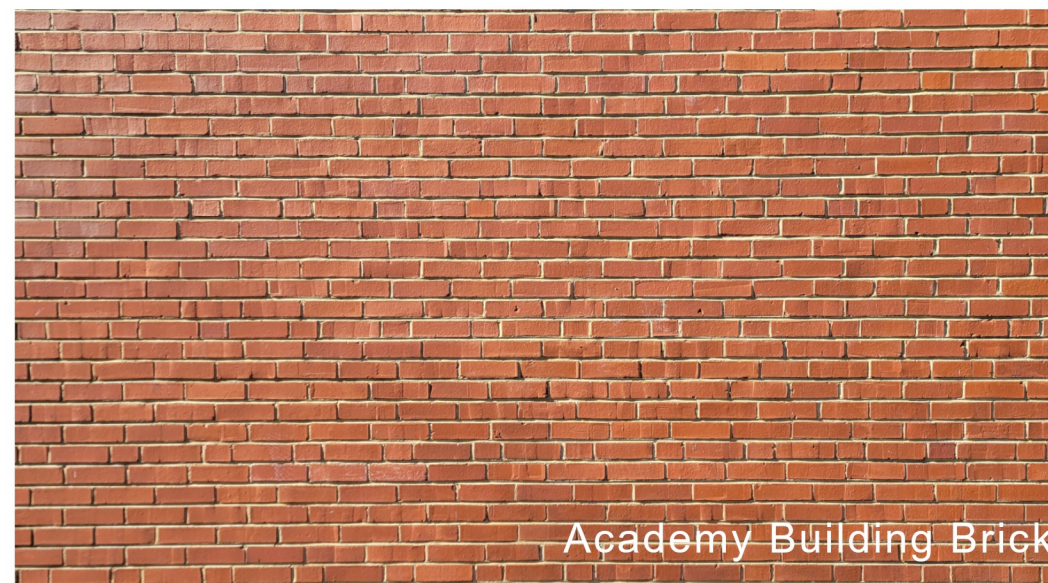
### McALLISTER FIELD

- Renovated restrooms.
- Renovated press box and concessions.

### GIBSON FIELD

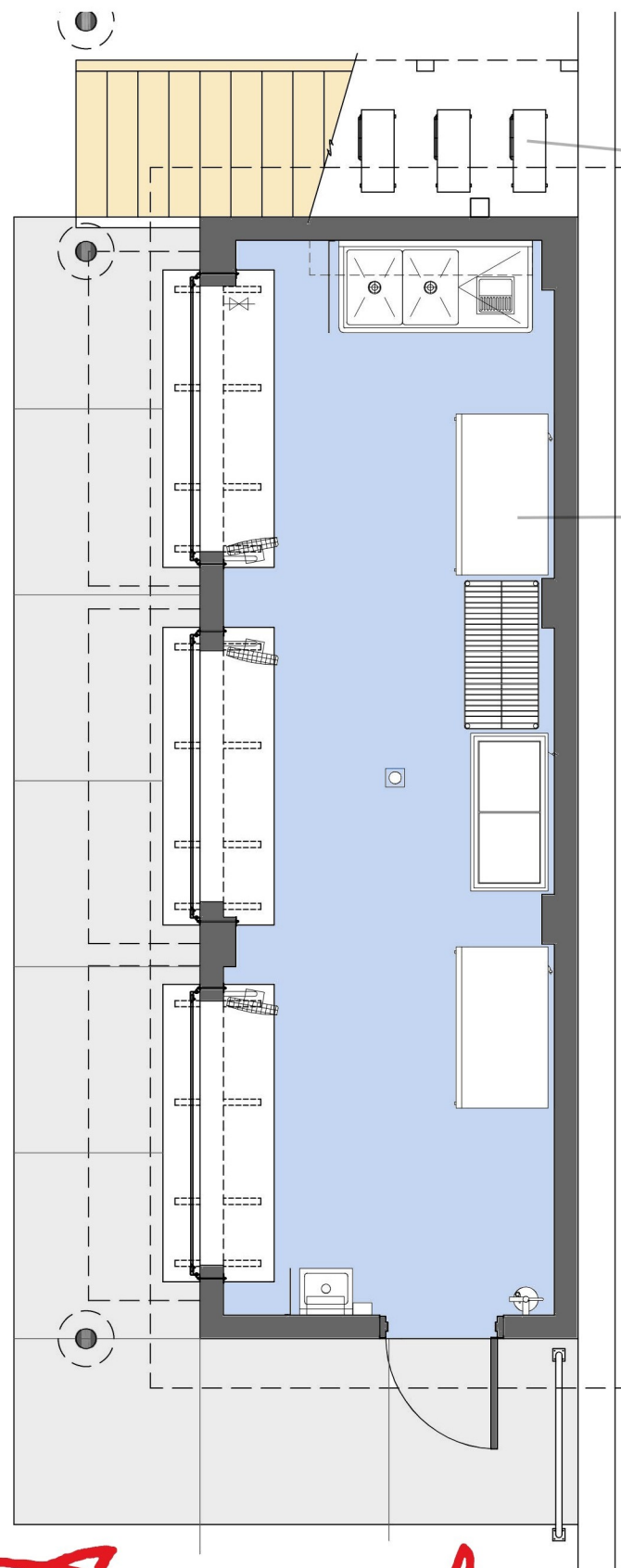
- Renovated restrooms and concessions.
- Renovated press box.
- 450 LF of 8' wide asphalt trail.
- New playground (already installed – Owner Provided).





Academy Building Brick





ADD AC FOR PRESS BOX AND CONCESSION

NEW ROOF, TRIM AND SOFFIT

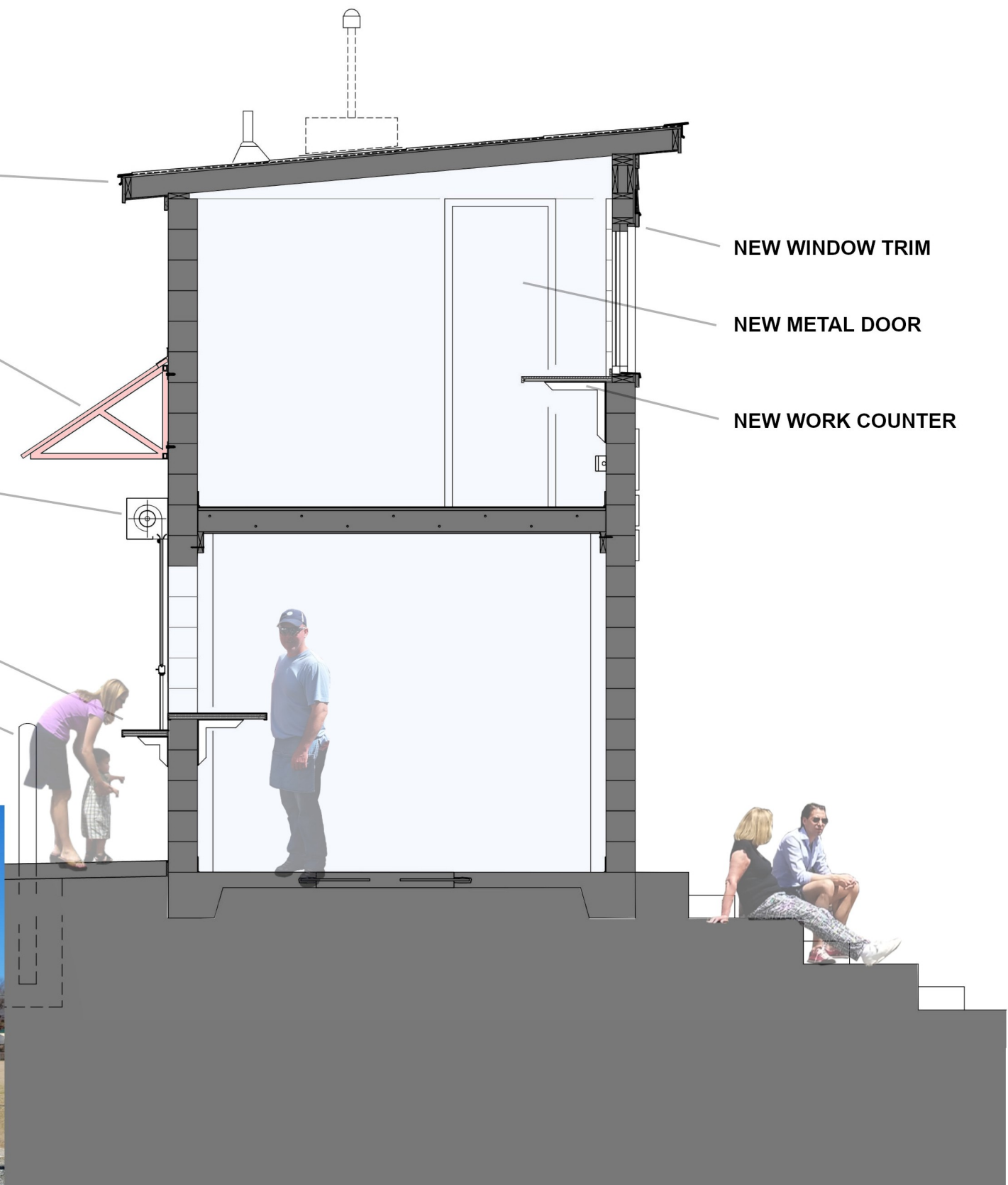
MARKET STYLE METAL AWNINGS

NEW BEVERAGE COOLERS, FREEZER AND SINKS

NEW ROLL-UP COUNTER DOORS

NEW ACCESSIBLE COUNTER

NEW SIDEWALK AND PROTECTIVE BOLLARDS

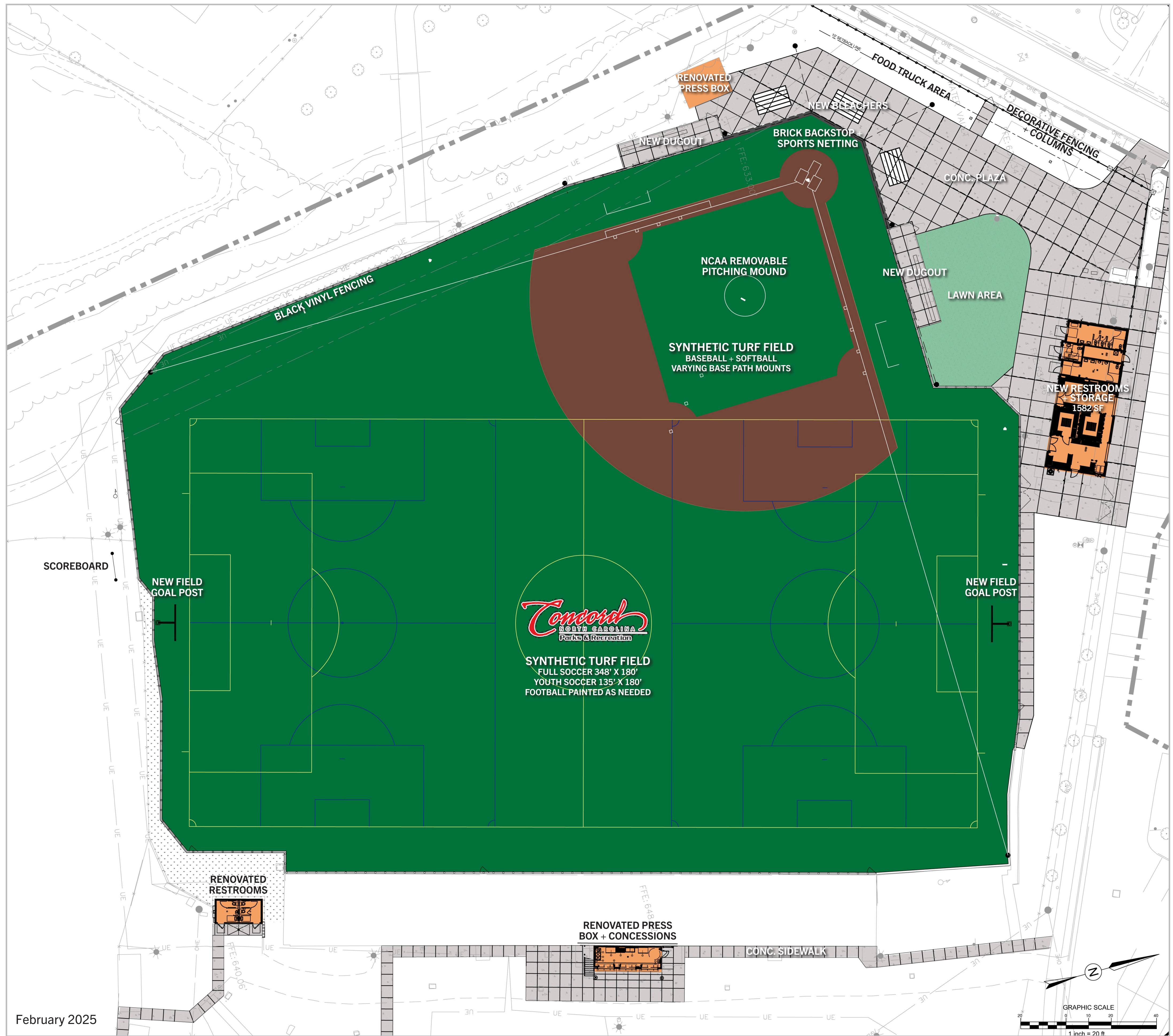


NEW WINDOW TRIM

NEW METAL DOOR

NEW WORK COUNTER





# ACADEMY COMPLEX RENOVATIONS

Webb and McAllister Fields



FITFIELDS



# ACADEMY COMPLEX RENOVATIONS

## Gibson Field



**EXHIBIT A – BID FORM**

PROJECT IDENTIFICATION:

**Coddle Creek Streambank Stabilization  
Project No. 2022-082**

THIS BID IS SUBMITTED TO:

Enrique Blat, PE, Deputy City Engineer  
City of Concord  
635 Alfred Brown Jr Court SW  
P.O. Box 308  
Concord, North Carolina 28026-0308

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with Owner in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents within the specified time and for the amount indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. Bidder accepts all of the terms and conditions of the Invitation to Bid and the Instructions to Bid, including without limitation those dealing with the disposition of the Bid security (if security is required by the City Manager). This Bid will remain subject to acceptance for 60 days after the day designated for reception of Bids. Bidder will sign and submit the Agreement with the Bonds and other documents required by the Quoting Documents within 10 days after the date of Owner's Notice of Award.
3. In submitting this Bid, Bidder represents that:
  - a. Bidder has examined copies of all the Quoting Documents and of the following Addenda (receipt of all which is hereby acknowledged):

No. <u>1</u>	Dated <u>2/18/25</u>
No. _____	Dated _____
No. _____	Dated _____
No. _____	Dated _____
No. _____	Dated _____
  - b. Bidder has visited the site and become familiar with and satisfied itself as to the general, local, and site conditions that may affect cost, progress, performance, and furnishing of the Work.
  - c. Bidder is familiar with and has satisfied itself as to all Federal, State, and Local Laws and Regulations that may affect cost, progress, performance, and furnishing of Work.

- d. Bidder has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have provided by the owner and under the conditions normally used and identified in the Supplementary Conditions and Special Conditions as provided in Paragraph 4.2.1 of the General Conditions. Bidder accepts the determination set forth in the Supplementary Conditions and Special Conditions of the extent of the "technical data" contained in such reports and drawings upon which Bidder is entitled to rely as provided in Paragraph 4.2 of the General Conditions. Bidder acknowledges that such reports and drawings are not Contract Documents and may not be complete for Bidder's purposes. Bidder acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Quoting Documents with respect to underground facilities at or contiguous to the site. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and underground facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance, or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder and safety precautions and programs incident thereto. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the time, price, and other terms and conditions of the Contract Documents.
  - e. Bidder is aware of the general nature of Work to be performed by Owner and others at the site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.
  - f. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
  - g. Bidder has given Engineer written and verbal notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Bidder, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.
  - h. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid Bidder has not solicited or induced any person, firm, or corporation to refrain from quoting; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.
4. Bidder will complete the Work for the following unit prices. Quantities indicated are estimated and not guaranteed; they are solely for comparing Bids and establishing the initial Contract Price. Final payment will be based on actual quantities.

**EXHIBIT A – BID FORM**

<b>Coddle Creek Streambank Stabilization, Project # 2022-082</b>						
<b>Item No.</b>	<b>NCDOT Section</b>	<b>Description</b>	<b>QTY.</b>	<b>Unit</b>	<b>Unit Price (\$)</b>	<b>Total Cost (\$)</b>
1	800	Mobilization	1	LS	\$ 62,359.40	\$ 62,359.40
2	200	Clearing and Grubbing	1	LS	\$ 16,412.80	\$ 16,412.80
3	SP 1.01	Silt Fence	119	LF	\$ 4.83	\$ 574.77
4	SP 1.02	Silt Fence Outlet	3	EA	\$ 191.92	\$ 575.76
5	SP 1.03	Tree Protection Fencing	259	LF	\$ 4.32	\$ 1,118.88
6	SP 3.03	Erosion Control Blanket (700 COIR Fiber Matting)	385	SY	\$ 6.51	\$ 2,506.35
7	SP 3.01/3.02	Dewatering – Portadam Cofferdam	1	LS	\$ 84,185.13	\$ 84,185.13
8	SP 2.01	Excavation (Cut, Place, Compact)	99	CY	\$ 21.72	\$ 2,150.28
9	SP 2.01	Excavated Earth Hauled off for Disposal	159	CY	\$ 51.58	\$ 8,201.22
10	SP 4.01	Furnish and Install Imbricated Rock Wall Revetment (2' x 2' x 2' Boulders)	372	TN	\$ 315.44	\$ 117,343.68
11	SP 4.02	Furnish and Install Vegetated Soil Lifts	130	LF	\$ 181.08	\$ 23,540.40
12	866	Furnish and Install Safety Rail and Warrants	149	LF	\$ 114.81	\$ 17,106.69
13	SP 3.04	Temporary Seeding and Mulching	0.3	AC	\$ 1,654.91	\$ 496.47
14	SP 5.01	Furnish and Install Permanent Riparian Seeding	0.1	AC	\$ 1,275.91	\$ 127.59
15	SP 5.02	Furnish and Install Live Stakes Planting	10	EA	\$ 20.50	\$ 205.00
16	SP 5.03	Furnish and Install Permanent Bare Roots Planting	14	EA	\$ 20.50	\$ 287.00
17	1660	Furnish and Install Permanent Turf Seeding	0.2	AC	\$ 1,181.83	\$ 236.37
18	607	Milling Asphalt Pavement, 1" to 3"	450	SY	\$ 18.70	\$ 8,415.00
19	610	Asphalt Surface Course (S9.5C)	75	TN	\$ 182.44	\$ 13,683.00
20	866	Temporary Construction Chain Link Fencing, 6' Height	500	LF	\$ 8.91	\$ 4,455.00
21	801	Construction Survey	1	LS	\$ 3,367.32	\$ 3,367.32
22	801	As-Built Survey	1	LS	\$ 5,917.86	\$ 5,917.86

Base Bid: \$	\$ 373,265.97
10% Contingency: \$	\$ 37,326.60
Total Estimated Cost: \$	\$ 410,592.57

The undersigned further agrees that this proposal shall be valid for a period of ninety days from the date of receipt of the bids and that if this proposal is accepted by The City of Concord within this period, the Bidder will execute the contract form.

The undersigned further agrees to begin the work promptly upon receipt of Notice to Proceed and to pursue the work with an adequate, competent, commercial work force to complete the work within **60** calendar days from the Notice to Proceed. By submitting this bid, the Contractor agrees that the calendar days for construction stated above will be adequate for 100% completion of the project, and that he can deliver a Certificate of Occupancy within that period. Liquidated Damages of **\$ 2500** per calendar day are hereby agreed upon as assessment from the Contractor for failure to complete the work within the time stated herein. In addition to Liquidated Damages, the Owner may also exercise their right to recover all other losses.

Accompanying this proposal is a bid security (5% of Contract Sum) in the form of: Bid Bond as required by North Carolina General Statute.

**TIME OF COMPLETION**

The undersigned further agrees to begin work within ten (10) days after a "Notice to Proceed" with an adequate work force, carry the work forward as rapidly as possible and complete the work within **60** calendar days.

SIGNATURE OF BIDDER: 

Contractor's License Number 65098

License Expiration Date 12/31/2025

**If an Individual**

By \_\_\_\_\_  
(signature of individual)

doing business as \_\_\_\_\_

Business address \_\_\_\_\_

Phone No. \_\_\_\_\_

Date \_\_\_\_\_, 20\_\_\_\_

ATTEST \_\_\_\_\_ TITLE



**If a Partnership**

By \_\_\_\_\_  
(firm name)

\_\_\_\_\_  
(signature of general partner)

Business address \_\_\_\_\_

Phone No. \_\_\_\_\_

Date \_\_\_\_\_, 20\_\_\_\_

ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

**If a Corporation**

By \_\_\_\_\_  
(corporation name)

By *John M. Poe* \_\_\_\_\_  
(signature of authorized person) (title) \_\_\_\_\_

Business address \_\_\_\_\_

Phone No. \_\_\_\_\_

Date \_\_\_\_\_, 20\_\_\_\_

ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

(Seal)



**If a Joint Venture (Other party must sign below.)**

By (name) \_\_\_\_\_

Contractor's License Number \_\_\_\_\_

License Expiration Date \_\_\_\_\_

**If an Individual**

By \_\_\_\_\_  
(signature of individual)

doing business as \_\_\_\_\_

Business address \_\_\_\_\_

Phone No. \_\_\_\_\_

Date \_\_\_\_\_, 20\_\_\_\_\_

ATTEST \_\_\_\_\_ TITLE

**If a Partnership**

By \_\_\_\_\_  
(firm name)

\_\_\_\_\_  
(signature of general partner)

Business address \_\_\_\_\_

Phone No. \_\_\_\_\_

Date \_\_\_\_\_, 20\_\_\_\_

ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

**If a Corporation**

By \_\_\_\_\_  
(corporation name)

By \_\_\_\_\_  
(signature of authorized person)(title)\_\_\_\_\_

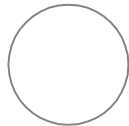
Business address \_\_\_\_\_

Phone No. \_\_\_\_\_

Date \_\_\_\_\_, 20\_\_\_\_

ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

(Seal)



# AIA Document A310™ – 2010

## Bid Bond

**CONTRACTOR:**

*(Name, legal status and address)*  
HGS, LLC T/A RES ENVIRONMENTAL  
OPERATING COMPANY, LLC  
3600 Glenwood Ave., Suite 100  
Raleigh, NC 27612

**SURETY:**

*(Name, legal status and principal place  
of business)*  
PENNSYLVANIA INSURANCE COMPANY  
10805 Old Mill Rd  
Omaha, NE 68154

**OWNER:**

*(Name, legal status and address)*  
CITY OF CONCORD  
Alfred Brown Jr Court SW, Concord, NC 28026

**BOND AMOUNT:** Five Percent of Amount bid  
(5% of Amount Bid)

**PROJECT:**

*(Name, location or address, and Project number, if any)*  
Coddle Creek Streambank Stabilization

Project Number, if any: 2022-082

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location where issued, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom. When such provisions conforming to such statutory or other legal requirement shall be deemed incorporated hereinto. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 12th day of February, 2025

*Jill Lutz Fries*  
*(Witness)* Jill Lutz Fries

*Lisa A. Ward*  
*(Witness)* Lisa A. Ward

HGS, LLC T/A RES ENVIRONMENTAL OPERATING COMPANY, LLC  
*(Principal)*  
*Michael S. Perry, RIA Region Operations Director*  
PENNSYLVANIA INSURANCE COMPANY  
*(Surety)*  
*Vanessa Dominguez*  
*(Title)* Vanessa Dominguez, Attorney in Fact



California Insurance Company · Continental Indemnity Company · Illinois Insurance Company · Pennsylvania Insurance Company

10805 Old Mill Road · Omaha, Nebraska 68154

**POWER OF ATTORNEY NO. AONHOU01\_0323**

KNOW ALL MEN BY THESE PRESENTS: That the California Insurance Company, duly organized and existing under the laws of the State of California and having its principal office in the County of San Mateo, California, and Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company, corporations duly organized and existing under the laws of the State of New Mexico and having their principal office in the County of Santa Fe, New Mexico does hereby nominate, constitute and appoint: Amanda George, Andrea M. Penaloza, Gina A. Rodriguez, Lisa A. Ward, Lupe Tyler, Mikaela Peppers, Robbi Morales, Sophie Hunter, Toni Petranek, Terri L. Morrison, Vanessa Dominguez, Misty Wright, Tina McEwan, Kelly A. Westbrook, Jenniler Moore  
Its true and lawful agent and attorney-in-fact, to make, execute, seal and deliver for and on its behalf as surety, and its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship (NOT INCLUDING bonds without a fixed penalty or financial guarantee) provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

“Unlimited“

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of California Insurance Company, Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company.

“RESOLVED, That the President, Senior Vice President, Vice President, Assisted Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney of the Company, qualifying the attorney or attorneys named in given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the California Insurance Company, Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto.”

IN WITNESS WHEREOF, California Insurance Company, Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company, has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer the 16th day of August 2023.

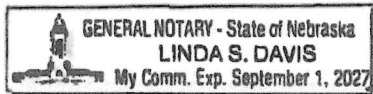
California Insurance Company, Continental Indemnity Company,  
Illinois Insurance Company, Pennsylvania Insurance Company

By Jeffrey A. Silver  
Jeffrey A. Silver, Secretary

STATE OF NEBRASKA  
COUNTY OF DOUGLAS SS:

On this 16th day of August A.D. 2023, before me a Notary Public of the State of Nebraska, in and for the County of Douglas, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Douglas, the day and year first above written.



Linda S. Davis  
(Notary Public)

I, the undersigned Officer of the California Insurance Company, a California Corporation of Foster City, California, Continental Indemnity Company, Illinois Insurance Company and Pennsylvania Insurance Company, New Mexico Corporations of Santa Fe, New Mexico, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 12th day of February, 2025

Jeffrey A. Silver  
Jeffrey A. Silver, Secretary

**DEBARRED FIRMS CERTIFICATION FORM**  
**[MUST BE COMPLETED & SUBMITTED WITH BID]**

**Coddle Creek Streambank Stabilization**

**Project No. 2022-082**

The undersigned hereby certifies that the firm of \_\_\_\_\_ has not been suspended by the State of North Carolina or any agency or department there of for conviction or indictment or any of the offenses enumerated in G.S. 133-27 nor will award subcontracts of any tier to firms that have been suspended for conviction or indictment of any of the offenses enumerated in G.S. 133-27.

\_\_\_\_\_  
Name of Firm

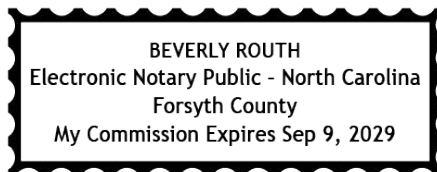
ATTEST \_\_\_\_\_



*Jan M. Poe*

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Title



Sworn and subscribed before me this

\_\_\_\_\_ day of \_\_\_\_\_, 2025.

*Beverly Routh*  
\_\_\_\_\_  
Notary Public



# General Contractor's License

Expiration Date

2025

License No.

65098

## North Carolina

### Licensing Board for General Contractors

This is to Certify That:

HGS, LLC, T/A

RES Environmental Operating Company, LLC

Raleigh, NC

is duly registered and entitled to practice

## General Contracting

Limitation: Unlimited

Classification: Building, Highway

until

December 31, 2025

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2025

This certificate may not be altered.



*E. Paul*  
Chairman

*Ryan P. Ledy*  
Secretary-Treasurer

**CAPITAL PROJECT ORDINANCE AMENDMENT**

Parks & Recreation Projects- Dorton Park

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted/amended:

SECTION 1. The projects authorized are the projects included for Dorton Park

SECTION 2. The City Manager is hereby authorized to proceed with the implementation and amendments of the projects within the terms of the plans and specifications for the projects.

SECTION 3. The following revenues are anticipated to be available to the City of Concord for the completion of the projects:

Account	Title	Revenues		(Decrease) Increase
		Current Budget	Amended Budget	

SECTION 4. The following amounts are appropriated for the project:

Account	Title	Expenses/Expenditures		
		Current Budget	Amended Budget	(Decrease) Increase
8300-5811053	Dorton Park Improvements	\$6,279,057	\$6,429,407	\$150,350
8300-5811082	Future Projects	\$168,639	\$18,289	\$(150,350)
<b>Total</b>				<b>\$ 0</b>

SECTION 5. Accounting records are to be maintained by the Finance Department of the City of Concord in such manner as (1) to provide all information required by the project agreement and other agreements executed or to be executed with the various parties involved with the project; and (2) to comply with the Local Government Budget and Fiscal Control Act of the State of North Carolina.

SECTION 6. Within five (5) days after adoption, copies of this capital projects ordinance shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 7. The Finance Director is directed to report on the financial status of this



project in accordance with the existing City policy and shall also report to the City Manager any unusual occurrences.

Duly adopted by the City Council of the City of Concord, North Carolina this 13<sup>th</sup> day of March, 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

---

William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

---

Valerie Kolczynski, City Attorney



### GIS Utility Exhibit Map/Correspondence Information

Date: Thursday, February 20, 2025

Property Owner/Applicant:  
Douglas M. & Arian B. Horton  
10647 Stonewall Rd,  
Huntersville, NC 28078

**Site Development Description & Location:** Douglas M. & Arian B. Horton 10647 Stonewall Rd, Huntersville, NC 28078 (PIN4671646196000) The 1-acre parcel located within Cabarrus County jurisdiction is zoned LDR.

**Area Water and Sewer Utility Description:** Public water is available within Stonewall Road. The parcel is not considered served by public sewer.

The property owner/developer shall be responsible for any required system modifications and/or extensions to ensure service to the proposed site development. In accordance with Chapter 62 of the Code of the City of Concord, it is the sole responsibility of the owner or the developer to extend water and sewer infrastructure from existing service points and secure any right(s)-of-way/easements as may be necessary to meet site development needs unless the needed utility extension has been identified and approved in the City's capital improvement plan.

Any upgrades to the existing infrastructure that are required to provide adequate service to the property are the financial responsibility of the owner or developer. In addition, it is the responsibility of the owner or developer to confirm all information regarding physical locations, sizes, and materials of pipes; and confirm that the water flow and pressure and sewer capacities of the existing (or any proposed) infrastructure are adequate to meet the required usage and fire protection demands in accordance with federal, state, and local codes and ordinances.

THIS IS NOT A CONTRACT, NOR IS IT AN OFFER TO CONTRACT. THIS IS NOT CONSIDERED VESTING FOR SEWER FLOW ALLOCATION APPROVAL, NOR IS CONSIDERED AN OFFER OF SEWER FLOW ALLOCATION APPROVAL BY THE CITY.

Please note that the actual horizontal and vertical locations of the water and sewer mains with the associated appurtenances should be verified by survey.

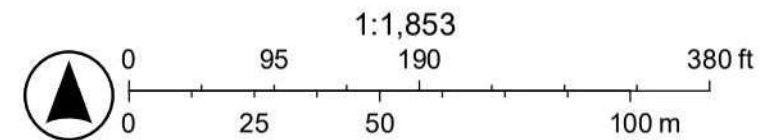
In accordance with Chapter 62 of the Code of the City of Concord, it is the sole responsibility of the owner or the developer to extend water and sewer infrastructure from existing service points and secure any right(s)-of-way as may be necessary to meet project needs unless the needed utility extension has been identified and approved in the City's capital improvement plan.

The City makes no warranty of merchant ability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained herein.

2/20/2025, 1:25:09 PM

- |              |         |                   |            |
|--------------|---------|-------------------|------------|
| System Valve | Hydrant | Pressure Main     | Parcels    |
| Hydrant Gate | City    | Blow Off          | Centerline |
|              |         | Distribution Main |            |

**Notice**  
Sensitive information not to be copied or distributed without the express written consent of the City of Concord. In compliance with North Carolina Public Record Law, all information provided was created for the City's internal use. The City of Concord, its agents and employees shall not be held liable for any errors in the data. This includes errors of omission, commission, error concerning the content of the data, and relative and positional accuracy of the data. The data cannot be construed to be a legal document. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10 and shall be considered confidential information vital to national security under exemption 1 and/or a trade secret or commercial information that is confidential under exemption 4 of the Freedom of Information Act.  
City of Concord  
PO Box 308, Concord,  
North Carolina 28026-0308  
704-920-5425



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**Preliminary Application – Extension of Concord Utilities outside Concord City Limits**

(Please type or print in black ink)

- 1. Name of development: \_\_\_\_\_
- 2. Name and address of owner(s)/developer(s): Ariah and Douglas Horton  
10647 Stonewall Rd Huntersville NC 28098-9501
- 3. Owner(s)/developer(s) telephone: 704-941-8800 Fax: \_\_\_\_\_
- 4. Name and address of surveyor/engineer: \_\_\_\_\_
- 5. Surveyor/engineer's telephone: \_\_\_\_\_ Fax: \_\_\_\_\_
- 6. Name, telephone and fax number, and address of agent (if any): \_\_\_\_\_
- 7. Name and address of person to whom comments should be sent: \_\_\_\_\_
- 8. Telephone number of person to whom comments should be sent: \_\_\_\_\_  
Fax: \_\_\_\_\_
- 9. Location of property: 10647 Stonewall Rd Huntersville NC 28098
- 10. Cabarrus County P.I.N.#: \_\_\_\_\_
- 11. Current zoning classification: \_\_\_\_\_
- 12. Total acres: \_\_\_\_\_ Total lots proposed: \_\_\_\_\_
- 13. Brief Description of development: \_\_\_\_\_
- 14. Proposed Construction Schedule \_\_\_\_\_
- 15. Type of Service requested TAP ON WATER LINE

2-11-2025  
Date

Ariah Horton  
Signature of Owner/Agent

Ariah Horton  
Name (printed)

**NOTE:** By affixing his or her signature hereto, the owner/developer acknowledges understanding of and agreement to comply with all provisions of the Concord City Code section 62.

<b>Staff Use Only:</b>	
Received by: _____	Date: _____

City of Concord, North Carolina  
***Preliminary Application – Extension of Concord Utilities outside Concord City Limits***  
*(Please type or print in black ink)*

1. Name of development: NA
2. Name and address of owner(s)/developer(s): Gaddis Bros Property Holdings LLC /  
Builder - KEBLG LLC Melissa Walter
3. Owner(s)/developer(s) telephone: 607-242-5546 Fax: \_\_\_\_\_
4. Name and address of surveyor/engineer: NA
5. Surveyor/engineer's telephone: NA Fax: \_\_\_\_\_
6. Name, telephone and fax number, and address of agent (if any): \_\_\_\_\_  
NA
7. Name and address of person to whom comments should be sent: \_\_\_\_\_  
Melissa Walter KEBLG LLC PO Box 651 Harrisburg, NC 28075
8. Telephone number of person to whom comments should be sent: 607-242-5546  
Fax: \_\_\_\_\_ e-mail melissa@keblg.com
9. Location of property: 411 Patience Dr. Concord, NC 28025
10. Cabarrus County P.I.N.#: 56319193500000
11. Current zoning classification: AO
12. Total acres: 0.45 Total lots proposed: 1
13. Brief Description of development: New Single Family Home
14. Proposed Construction Schedule Construction start - 2/20/25 Completion 7/1/2025
15. Type of Service requested Water service only from the City of Concord.

2/10/2025  
Date

\_\_\_\_\_  
Signature of Owner/Agent  
Melissa Walter / KEBLG LLC  
Name (printed)

**NOTE:** *By affixing his or her signature hereto, the owner/developer acknowledges understanding of and agreement to comply with all provisions of the Concord City Code section 62.*

<b>Staff Use Only:</b>	
Received by: _____	Date: _____

Property Owner/Applicant:  
 Gaddis Bros Property Holdings, LLC  
 Attn: Stephanie Cooper Roberts, Esq.  
 5620 Concord Pkwy S Ste 103.,  
 Concord NC 28027

Agent: KEBLG, LLC  
 Attn: Melissa Walter, Office Manager  
 PO Box 651  
 Harrisburg, NC 28075

**Site Development Description & Location:** Gaddis Bros Property Holdings, LLC at 411 Patience Dr., Concord NC 28025 (PIN5631919350000) The 0.44-acre parcel located within Cabarrus County jurisdiction is zoned AO and within Area A of the Cabarrus County and City of Concord interlocal agreement Regarding the Central Area Plan.

**Area Water and Sewer Utility Description:** Public water is considered available within Patience Dr. The parcel is not considered served by public sewer. The property owner/developer shall be responsible for any required system modifications and/or extensions to ensure service to the proposed site development. In accordance with Chapter 62 of the Code of the City of Concord, it is the sole responsibility of the owner or the developer to extend water and sewer infrastructure from existing service points and secure any right(s)-of-way/easements as may be necessary to meet site development needs unless the needed utility extension has been identified and approved in the City's capital improvement plan.

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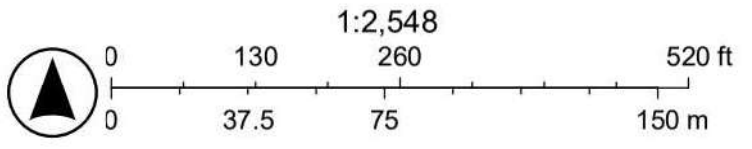
The City makes no warranty of merchant ability or fitness for any purpose, express or implied, and assumes no legal responsibility for the information contained herein.



2/25/2025, 4:07:18 PM

Hydrant		City		Distribution Main		Parcels	
Pressure Main		Blow Off		WATER.WR.WSACC_Manholes_1		Centerline	
				WATER.WR.WSACC_Pipes_1			

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 City of Concord  
 PO Box 308, Concord,  
 North Carolina 28026-0308  
 704-920-5425



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**NORSTAR LAND SURVEYING, INC.**  
 552-B Newell Street NW  
 Concord, NC 28025  
 Ph 704.721.6651  
 Fax 704.721.6653  
 Firm Lic. # C-2294

**Red Hill Subdivision**  
 Township No. 2 Cabarrus County, NC  
**EXEMPTION PLAT**

DATE  
 June 24, 2022

SCALE  
 1" = 100'

NLS NO.  
 21065

DRAWN BY  
 S. Kimrey

CHECKED BY  
 S. Dyer

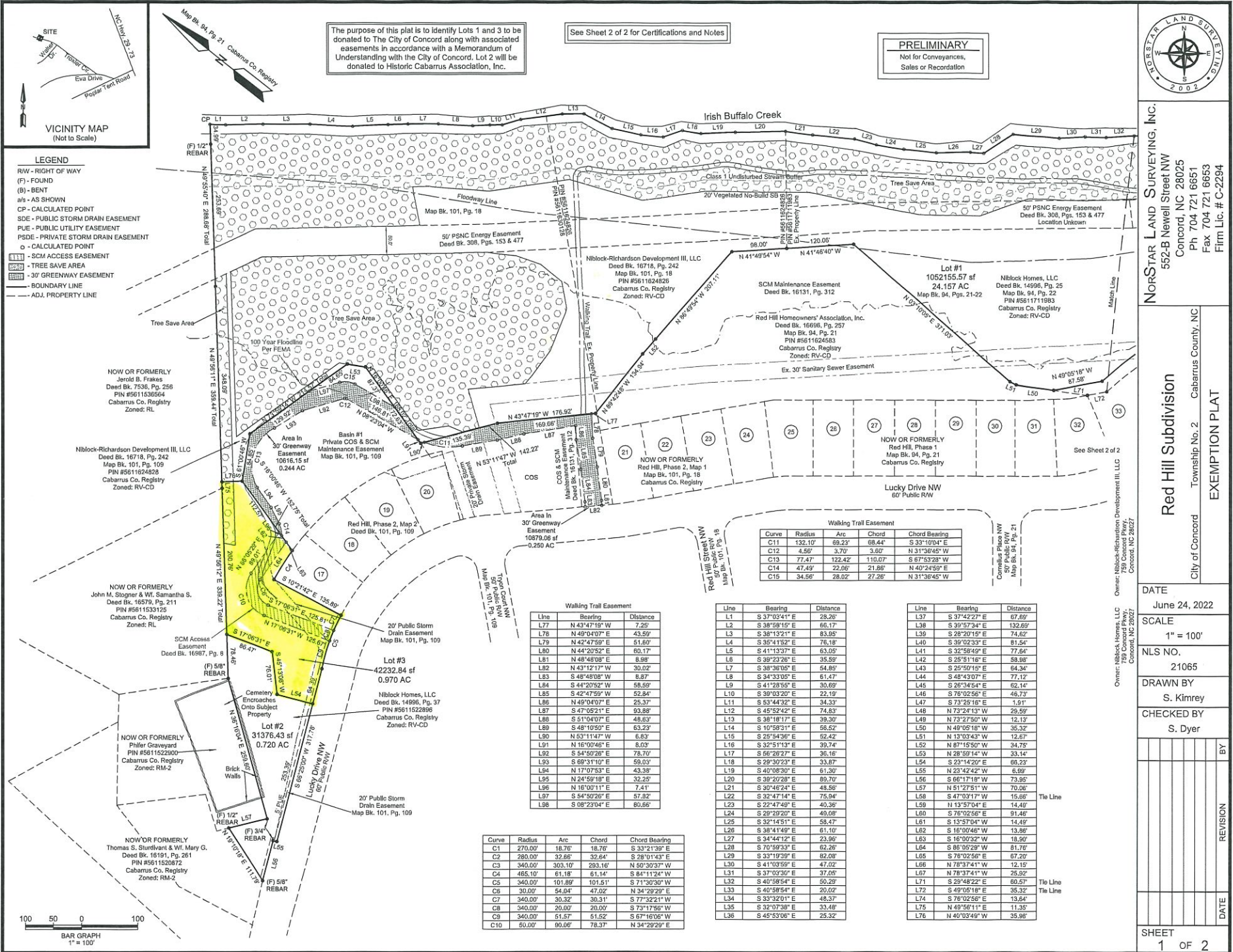
NO.	REVISION	DATE

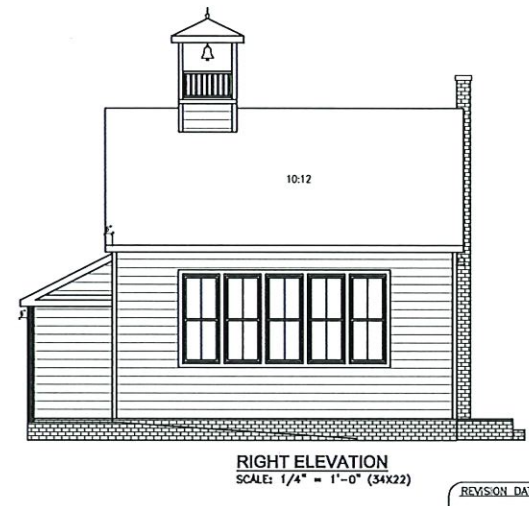
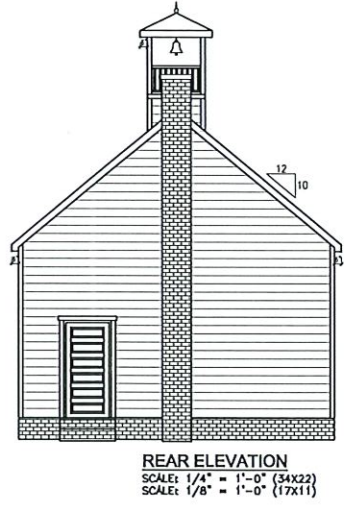
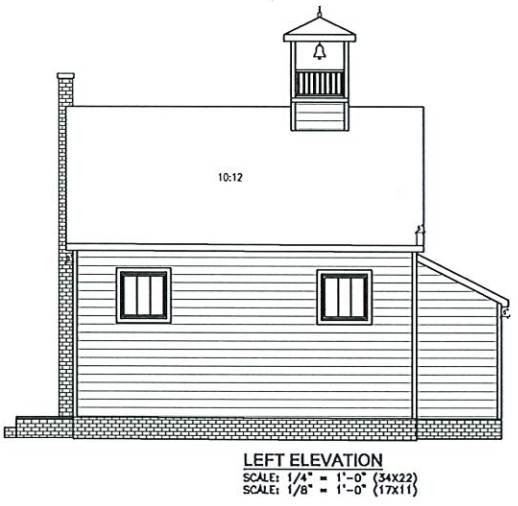
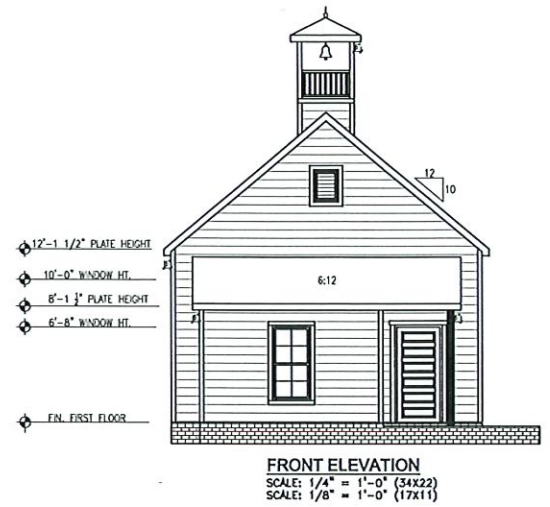
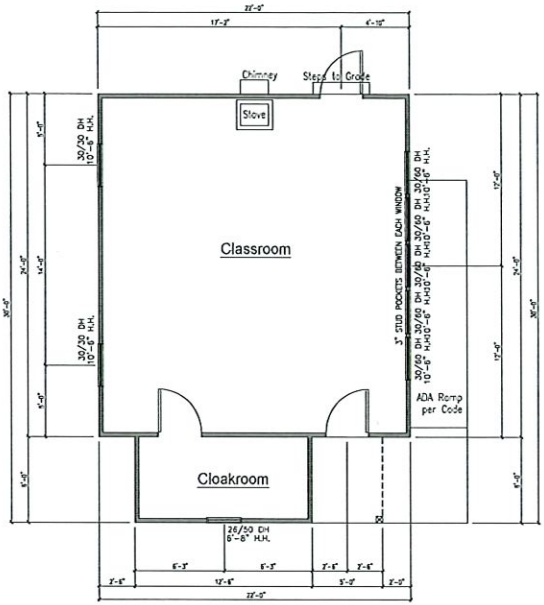
SHEET  
 1 OF 2

**PRELIMINARY**  
 Not for Conveyances,  
 Sales or Recordation

See Sheet 2 of 2 for Certifications and Notes

The purpose of this plat is to identify Lots 1 and 3 to be donated to The City of Concord along with associated easements in accordance with a Memorandum of Understanding with the City of Concord. Lot 2 will be donated to Historic Cabarrus Association, Inc.





**N**  
 BLACK HOMES  
 759 Concord Parkway North  
 Concord, NC 28027  
 OFFICE (704) 788-4818  
 FAX (704) 784-3720

**Meadowview School**  
 Concord, NC

REVISION DATES:

DATE: 11-30-2023  
 PLAN: Meadowview School  
 DRAWN BY: BL  
 ESTIMATED BY: AK  
 CHECKED BY: MN







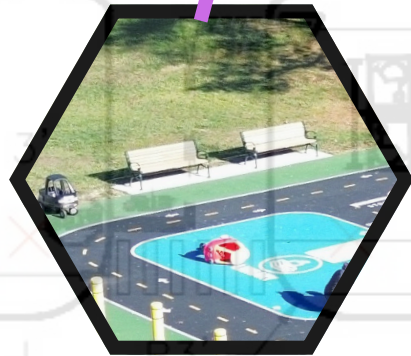
# Traffic Garden Features at Huntington Park, MD

This unused basketball court in a neighborhood park was transformed into a vibrant traffic garden. The 102' x 54' site is seamlessly connected to a trail and sits right next to a lively playground, making it an ideal space for learning and play!



## Information Sign

The sign welcomes visitors and provide details on safety, use and contact information.



## Benches

Seating is very beneficial for all participants.



## Vehicle Access

Bollards and other tools create security for the space from unauthorized vehicles.



## Other Amenities

Trash cans, water fountains, and similar add to the comfort and usability of space





# TRAFFIC GARDENS 101

## What is a Traffic Garden?

A traffic garden is a space designed with a mini street network and simplified traffic features, completely free of cars. Traffic gardens can be created as painted layouts applied on hard surfaces or designed as small-scale streets with asphalt and curbs to resemble real roads. You can find them in schoolyards, parks, parking lots, and many other public and neighborhood spaces.

## Did You Know?

There are over 320 traffic gardens in North America and over 1,800 around the world!



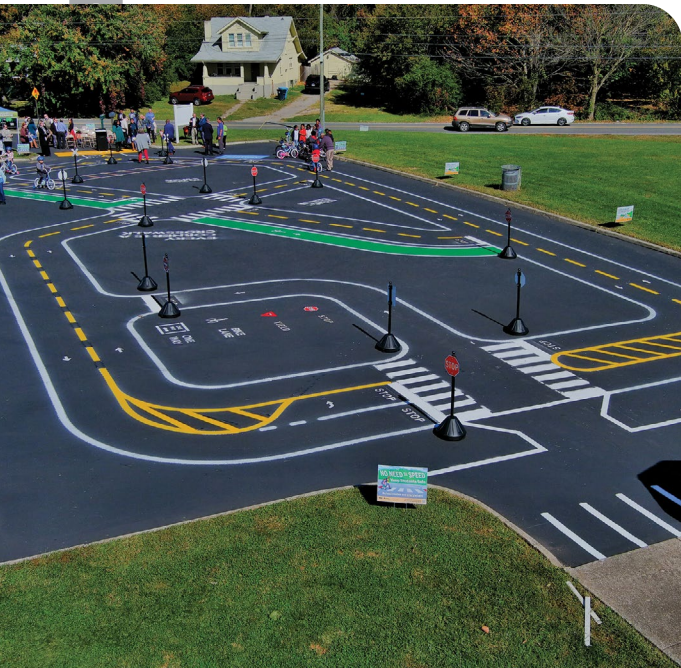
## Benefits of Traffic Gardens

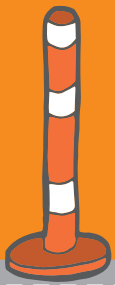
Whether on wheels or on foot, traffic gardens offer a safe, hands-on space for kids and other learners to practice road skills and learn safety best practices through active fun. Traffic gardens benefit children as well as the whole community. They offer many benefits including:

- Building confidence and independence
- Providing access to safe practice spaces
- Integrating into STEM-related classes
- Creating gathering spaces for community building
- Inspiring conversations about safer street design

## Why Kids Love Traffic Gardens

Children love traffic gardens because they blend fun, adventure, and learning in a small space designed just for them. These small worlds spark their imagination, inviting playful exploration while teaching real-world skills. Every child, regardless of ability, can experience success, achievement, and joy in a space that reflects the streets they'll one day navigate on their own.





# TRAFFIC GARDENS 101

## Traffic Gardens in the Community

In community spaces like parks, traffic gardens take on an informal, playground-like role, offering families a place for outdoor activities. Local organizations, such as biking groups, scout troops, or summer camps, can also use these spaces for:

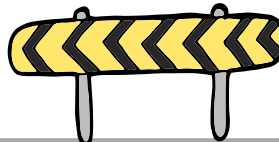
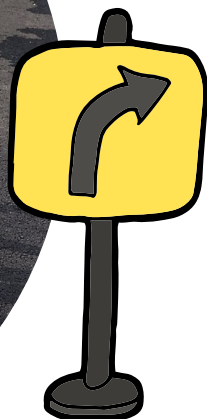
- Programs or events
- Hubs for community engagement
- Revitalization projects of underused areas or abandoned courts
- Safe, active destinations for family outings



## Why Educators Love Traffic Gardens

PE teachers and program providers value traffic gardens for their ready-made, structured spaces that reduce setup time and make it easier to organize students for outdoor lessons and activities. With realistic streets and clear markings, they offer a more authentic experience compared to do-it-yourself kits, thus enhancing the instructional effectiveness. Traffic gardens cater to students of a range of skill levels by providing various routes and challenges within the same space. This allows for different levels of achievement, from those mastering a full circuit of the traffic garden to those advancing to trail and on-street riding.

Contact your local outreach coordinator to learn more: [www.mass.gov/info-details/safe-routes-to-school-outreach-coordinators](http://www.mass.gov/info-details/safe-routes-to-school-outreach-coordinators)



### Exhibit C: Approved Budget

1. Name of Contractor/ Sub-recipient: City of Concord Parks and Recreation Department
2. Method of Selection: All contractors are selected based on guidelines in the Public Health Authority of Cabarrus County's Purchasing Policy, Section I. Bidding Process.
3. Period of Performance: September 30, 2024 – September 29, 2025
4. Scope of Work is detailed in a Memorandum of Agreement between The Public Health Authority of Cabarrus County, dba Cabarrus Health Alliance and City of Concord Parks and Recreation Department
5. Detailed Budget and Justification for Component A: \$33,495
  - a. Total budget of \$33,495 to be used for Component A:
    - i. Personnel (Salary and Wages and Fringe Benefits) Total: \$0
    - ii. Consultant Total: \$28,500  
*A consultant will be contracted to work with Concord Parks & Recreation, in conjunction with the Planning Department and the City of Concord Public Affairs Office to develop a methodology and policy/practice framework for a Gibson Field Traffic Garden Project. The traffic garden will serve as both an educational and recreational space. The design supports both structured learning activities and free community play. The traffic garden will enhance the park's amenities, providing children and families with a safe environment to develop biking skills and learn essential traffic safety concepts through hands-on experiences. \$28,500 / 5 months = \$5,700 of consultant work/month. Consultant generated assessments and plans will be informed by the Active Communities Tool Assessment, specifically Module 2 Pedestrians and Bicyclists as well as Module 5 Parks and Recreational Facilities. The consultant will also collaborate with REACH staff to complete the Active People, Healthy Nation Action Plan. Additionally, all identified outcomes will include but not be limited to highlighting low cost & high investment solutions.*
    - iii. Equipment Total: \$0
    - iv. Supplies Total: \$0
    - v. Travel Total: \$0
    - vi. Other Direct Costs Total: \$4,995  
*Funds will be allocated to the rental and purchase of supplies that support the Gibson Field Traffic Garden Project. Funding can also support marketing (i.e. social media and print) and community engagement efforts conducted to increase and promote physical activity opportunities, transform public spaces, strengthen*

*connection between people and places (i.e., placemaking) as well as create/improve routes (e.g., trails, sidewalks, bike lanes, etc.) that connect to these places.*

vii. Contractual Costs Total: \$ 0

Method of Accountability:

- b. Cabarrus Health Alliance will comply with the agency's Purchasing Policy to ensure accountability. Sub-recipient activities will be monitored by the Program Administrator and Finance Director.
- c. The City of Concord Parks and Recreation will:
  - i. Maintain frequent communication with Cabarrus Health Alliance.
  - ii. Provide monthly updates
  - iii. Submit annual audit report to Cabarrus Health Alliance. If the agency is not required to have a program-specific audit, Cabarrus Health Alliance will be permitted to perform adequate monitoring of sub-recipient activities, including independent auditor access to the sub-recipient's records and financial statements.
  - iv. Report names and total compensation of each of the sub-recipient's five most highly compensated executives for the preceding completed fiscal year by request.
  - v. Report any actions that obligate more than \$25,000 or more in Federal funds.

<b>Firm Name</b>	<b>S Preston Douglas</b>	<b>Gray Callison &amp; Jones</b>	<b>Thompson Price Scott Adams</b>	<b>Martin Starnes</b>	<b>Clifton Larson Allen LLP</b>	<b>Mauldin &amp; Jenkins</b>
<b>FY25 Audit fee</b>	\$ 53,250	\$ 55,208	\$ 57,500	\$ 68,350	\$ 71,650	\$ 72,000
<b>FY26 Audit fee</b>	\$ 55,650	\$ 56,864	\$ 57,500	\$ 75,185	\$ 73,800	\$ 74,000
<b>FY27 Audit fee</b>	\$ 56,950	\$ 58,570	\$ 57,500	\$ 80,450	\$ 76,000	\$ 76,000
<b>FY28 Audit fee</b>	\$ 58,680	\$ 60,327	\$ 57,500	\$ 88,500	\$ 78,300	\$ 78,000
<b>FY29 Audit fee</b>	\$ 58,750	\$ 62,137	\$ 57,500	\$ 94,700	\$ 80,650	\$ 80,000
	\$ 283,280	\$ 293,106	\$ 287,500	\$ 407,185	\$ 380,400	\$ 380,000
<b># of Major Programs Included</b>	All	All	All	\$ 2	\$ 2	\$ 3
<b>Addtl Major Program Fee</b>	N/A	N/A	N/A	4,250/program	5,000-15,000 per program	\$6,000-9,000/program
<b>First Concord 990 fee</b>	\$125/hour	Included in above	\$ 1,500	included in above	included in above	included in above
<b>Fee structure for HUD report</b>	\$125/hour	\$180-300/hour	\$ 2,000	\$2,000	included in above	\$200-400/hour
<b>Office Location handling audit</b>	Ocean Isle Beach, NC	Winston-Salem, NC	Whiteville, NC	Hickory, NC	Charlotte, NC	Raleigh, NC
<b># of Individuals allocated to engagement</b>	4	5	6	5-6	6	6+
<b>Range of experience</b>	2-14 years	15-25 years	10-30 years	6-32 years	3-26 years	10-25 years

**S Preston Douglas**

Entity	Population
City of Archdale	12,104
City of Elizabeth City	19,643
City of Lumberton	19,168
City of Oxford	8,986
City of Raeford	4,673
City of Roxboro	8,127

**Gray Callison Jones**

No NC Clients

**Thompson Price Scott Adams**

Entity	Population
Johnston County	241,049
Craven County	103,605
Nash County	97,802
Lee County	67,308
Stanly County	64,999
Granville County	62,174
Edgecombe County	48,491
Beaufort County	44,003
Richmond County	42,068
Vance County	41,263
Yadkin County	37,722
City of New Bern	33,917
City of Leland	30,264
Caswell County	22,461
Anson County	21,619
Hertford County	18,772
Northampton County	16,503
City of Hendersn	14,454
Washington County	10,548
Hyde County	4,671



**Martin Starnes**

Alamance County  
Alexander County  
Cabarrus County  
Caldwell County  
Catawba County  
City of Albemarle  
City of Archdale  
City of Claremont  
City of Gastonia  
City of Havelock  
City of Kings Mountain  
City of Lexington  
City of Monroe  
City of Monroe TDA  
City of Mount Airy  
City of Mount Holly  
City of Salisbury  
City of Shelby  
City of Statesville  
City of Thomasville  
City of Washington  
Cleveland County Water  
Davidson County  
Davie County  
Gaston County  
Gastonia TDA  
Greater Asheville Regional Airport Authority  
Harnett County  
Hoke County  
Iredell County  
Jackson County  
Rowan County  
Town of Chapel Hill  
Town of Cornelius  
Town of Harrisburg  
Audit, Single Audit  
Town of Huntersville  
Audit, Single Audit  
Town of Matthews  
Town of Pineville  
Wilkes County

**CliftonLarsonAllen LLP**

Buncombe County, NC  
State of North Carolina Office of State Treasurer

### **Mauldin Jenkins**

Black Mountain, NC Audit 2019 – 2021  
Carrboro, NC Audit, Single Audit 2024 - Present  
Chapel Hill, NC Audit, Single Audit 2024 - Present  
Garner, NC Audit, Single Audit 2018 - Present  
Hendersonville, NC Audit, Single Audit 2021 - Present  
Jacksonville, NC Audit, Single Audit 2022 - Present  
New Bern, NC Audit, Single Audit 2015 - 2018  
Rocky Mount, NC Audit, Single Audit, Advisory 2023 - Present  
Selma, NC Audit, Single Audit 2015 - Present  
Wilkesboro, NC Audit, Single Audit 2019 - Present  
Zebulon, NC Audit, Single Audit 2021 – 2023  
Bertie County, NC Audit, Single Audit 2023 - Present  
Buncombe County, NC Audit, Single Audit 2023 - Present  
Columbus County, NC Audit, Single Audit 2022 – Present  
Gates County, NC Audit, Single Audit 2018 - Present  
Greene County, NC Audit, Single Audit 2022 – Present  
Halifax County, NC Audit, Single Audit 2018 - Present  
Montgomery County, NC Audit, Single Audit 2020 – Present  
Moore County, NC Audit, Single Audit 2022 - Present  
Onslow County, NC Audit, Single Audit 2024 - Present  
Orange County, NC Audit, Single Audit 2016 – 2020; 2022 and Forward  
Wake County, NC Audit, Single Audit 2022 – Present

BEGINNING AT THE INTERSECTION OF CHRISTENBURY HALL DRIVE AND CHRISTENBURY PARKWAY, TRAVELING IN A SOUTHEAST DIRECTION APPROXIMATELY 188' TO A REBAR, WITH COORDINATES N:597814.72, E: 1481756.14; THENCE S 83°34'01" E A DISTANCE OF 11.86' TO REBAR, THE POINT OF BEGINNING;

THENCE N 06°13'18" E A DISTANCE OF 5.00' TO A COMPUTED POINT;

THENCE S 83°34'01" E A DISTANCE OF 31.50' TO A COMPUTED POINT ;

THENCE S 06°13'18" W A DISTANCE OF 5.00' TO A COMPUTED REBAR;

THENCE N 83°34'01" W A DISTANCE OF 31.50' TO A REBAR;

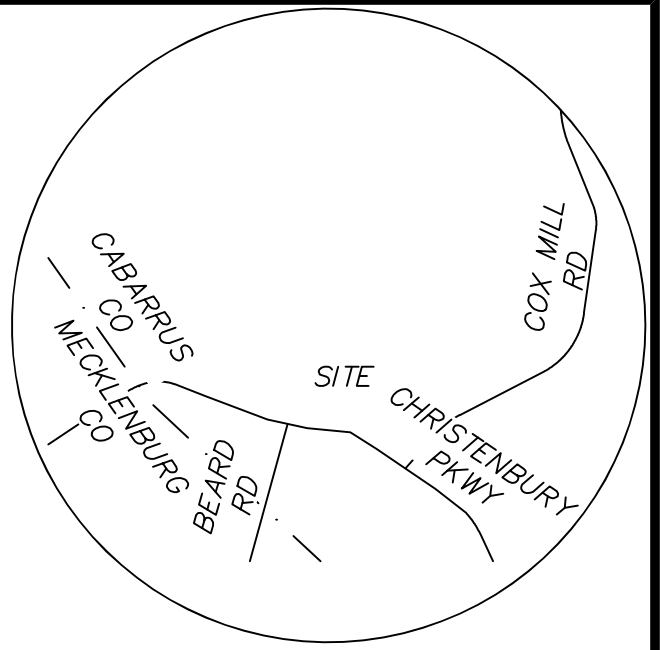
WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 157.5 SQUARE FEET, 0.004 ACRES

**SURVEYOR'S CERTIFICATE**

I, WALTER B. KEEVER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PLAT RECORDED IN MAP BOOK 101, PAGE 49); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND THAT PER NC GS 47-30 11(c)(1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 29th DAY OF January 2025.

*Walter B. Keever*  
 WALTER B. KEEVER PROFESSIONAL LAND SURVEYOR L-5244 01/29/2025 DATE



REBAR(F)  
 N: 597904.87  
 E: 1481767.91

- A** EXISTING 10' ELECTRIC UTILITY ESM'T
- B** EXISTING 5' SIDEWALK UTILITY ESM'T
- C** EXISTING PUBLIC ELECTRIC UTILITY ESM'T

LOT 2  
 LANDS N/F  
 CHRISTENBURY INVESTORS,  
 LLC, A NC LLC  
 T.P. ID: 4589-17-9961  
 M.B. 101, PG. 49  
 ZONED: PUD

COMMON OPEN SPACE  
 CHRISTENBURY  
 VILLAGE A  
 PHASE 1  
 M.B. 49, PG. 70  
 ZONED: PUD

PORTION OF PUBLIC WATER  
 ESM'T/PUBLIC UTILITY  
 ESM'T - PHASE 1 RTAP  
 TO BE VACATED

PORTION OF PUBLIC WATER  
 ESM'T/PUBLIC UTILITY  
 ESM'T - PHASE 1 RTAP  
 TO REMAIN (553.1 SQ. FT.  
 OR 0.013 AC)

REBAR(F)  
 N: 597814.72  
 E: 1481756.14

188.3'± TO  
 CHRISTENBURY  
 HALL DRIVE NW

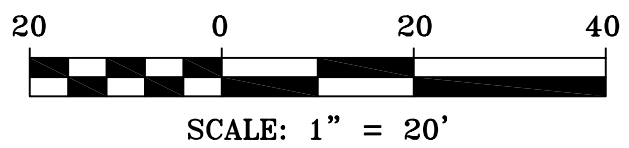
CHRISTENBURY PARKWAY  
 S.R. 2894  
 (120' PUBLIC R/W)  
 ~ D.B. 5534, PG 108 ~

REBAR(F)  
 N: 597803.79  
 E: 1481853.04

NCGS MONUMENT  
 "M027"  
 N: 587670.258  
 E: 1490742.146  
 (NAD 83 2011)

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	17.50	N06° 13' 18"E
L2	31.50	S83° 46' 42"E
L3	17.62	S06° 13' 18"W

- LEGEND**
- PARCEL BOUNDARY
  - - - - ADJACENT PARCELS
  - (F) FOUND
  - EXISTING MONUMENTATION
  - COMPUTED POINT

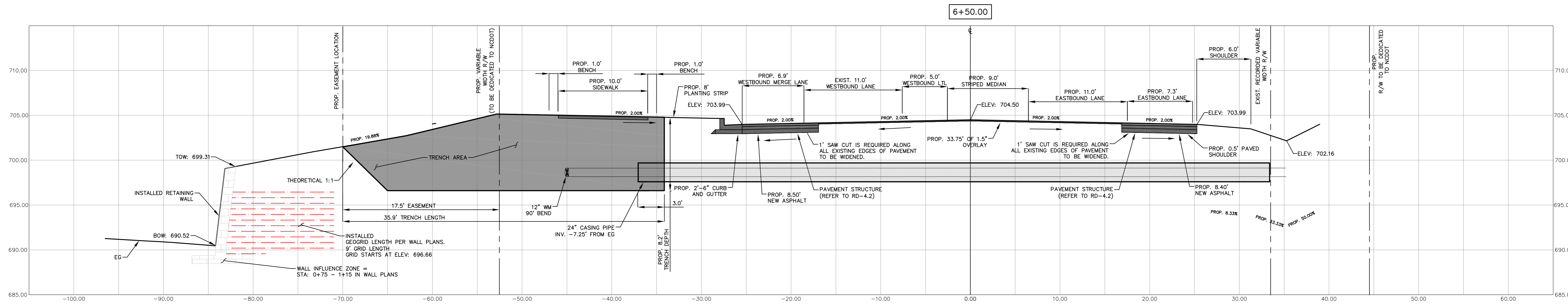


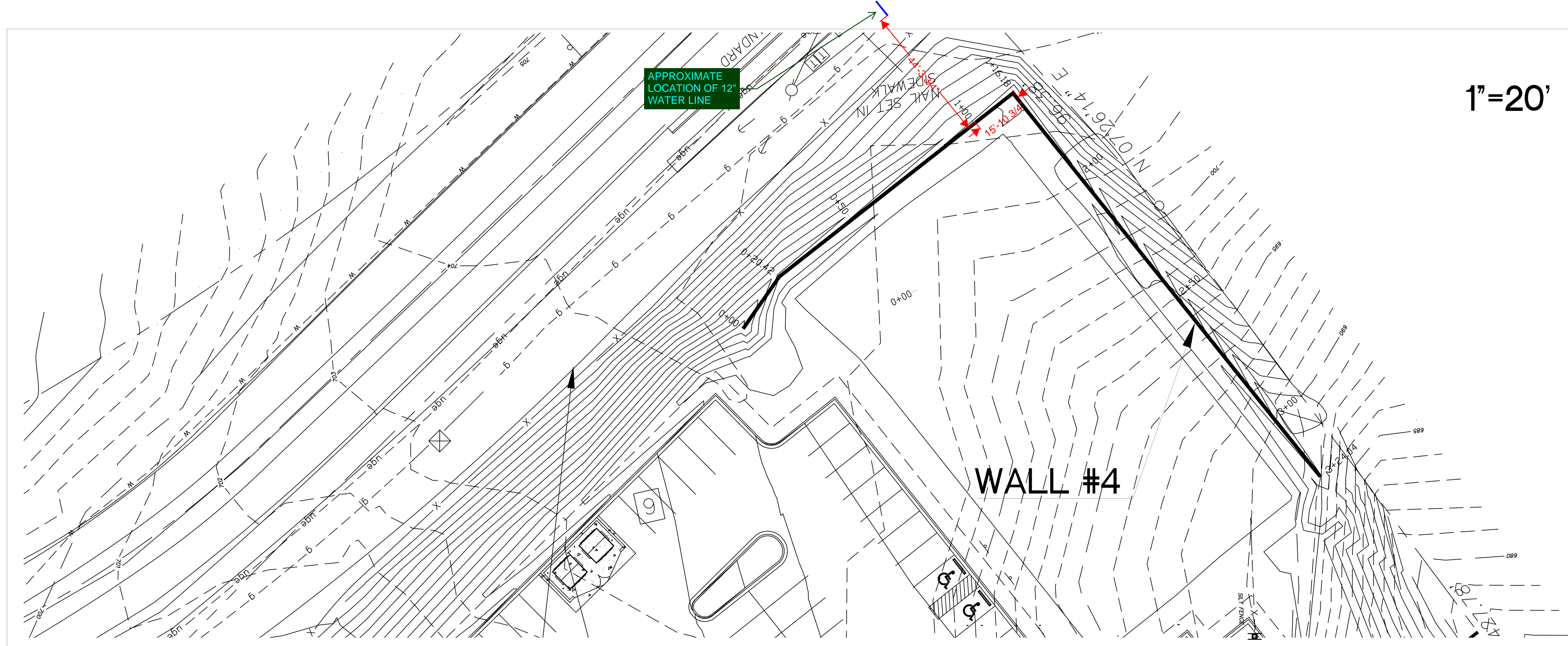
**KPLS, PLLC**  
 3300 SU SAN  
 FARMS ROAD  
 GASTONIA, NC 28056  
 LICENSE No.: P-2161

**EASEMENT EXHIBIT**  
 FOR  
 CHRISTENBURY VILLAGE  
 TAX PARCEL ID: 4589-27-3947  
 MAP BOOK 101, PG. 49,  
 IN THE CITY OF CONCORD,  
 CARRABUS COUNTY, NORTH CAROLINA

DRAWN BY: WAW

DATE: JANUARY 29, 2025

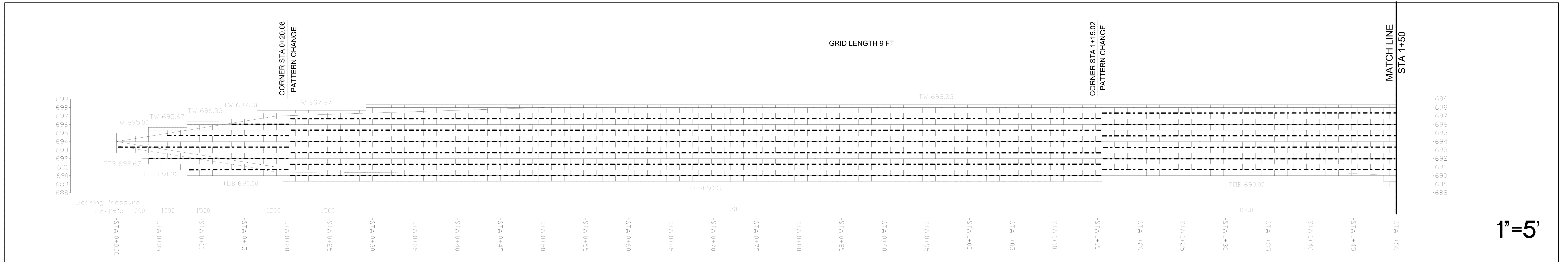




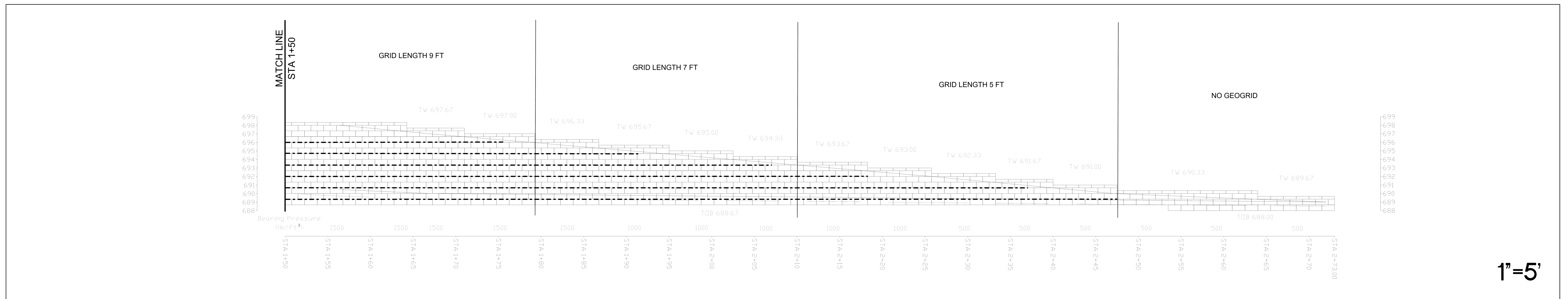
1"=20'

PLAN VIEW FOR WALL #4

GEOGRID: - - - - -  
 ALL GRIDS: GRIDLOK 270  
 TOB: TOP OF BASE  
 TW: TOP OF WALL



1"=5'



1"=5'

DATE	
REV	
PROJECT MANAGER	
PROJECT FILE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PROJECT	

**GEO SCIENCE GROUP**  
 5300 Clayton Road  
 Concord, NC 28027  
 Phone: 704.252.2000  
 Fax: 704.252.2001  
 www.geosciencegroup.com  
 NC REG. LICENSE # 22000

CHRISTENBURY VILLAGE  
 CONCORD, NORTH CAROLINA



RETAINING WALL PROFILES  
 WALL #4

RW  
 1.1

**Statement of Special Inspections**

Project: Christenbury Village  
 Location: Concord, Cabarrus County, N.C.  
 Owner: MPV Properties, LLC  
 Design Engineer of Record: Geoscience Group, Inc.

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection requirements of the North Carolina State Building Code. It includes a Schedule of Special Inspection Services applicable to this project.

The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Designer of Record. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Designer of Record. The Special Inspections program does not relieve the Contractor of his or her responsibilities.

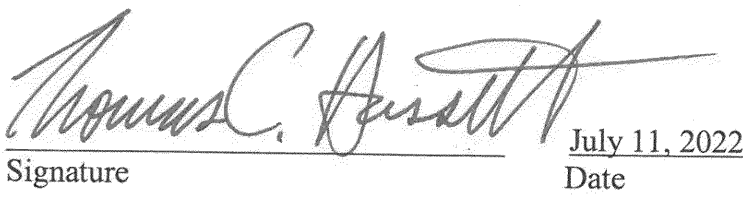
Interim reports shall be submitted to the Building Official, Owner, and the Designer of Record.

Interim Report Frequency: Monthly

A Final Report of Special Inspections documenting completion of all required Special Inspections and correction of any discrepancies should be submitted to the Building Official and the Registered Design Professional in Responsible Charge at the conclusion of the project.

Job Site safety and means and methods of construction are solely the responsibility of the Contractor.

Respectfully Submitted,  
 The Registered Design Professional in Responsible Charge,

  
 Signature Date July 11, 2022

Thomas C. Hassett, P.E.  
 Name



Licensed Professional Seal

**General Notes**

**Part 1: General**

- 1.01 Delivery, Storage and Handling  
 A. The Contractor shall inspect the materials upon delivery to assure that the proper material has been received.  
 B. The Contractor shall store and handle materials so as to protect materials from damage. Damaged material shall not be incorporated into the segmental retaining wall.  
 C. The Geosynthetic Reinforcement shall be stored and handled so as to prevent prolonged exposure to UV rays.

**Part 2: Materials**

- 2.01 Wall 3 Concrete Segmental Retaining Wall (SRW) Units  
 A. SRW units shall be Redi-Rock retaining wall units. Unit Sizes: 28" (710mm), 41" (1030 mm), or 60" (15620 mm) as noted on the plans.  
 B. Concrete segmental retaining wall units shall be wet-cast precast modular retaining wall units conforming to ASTM C1776 and have a minimum 28 days compressive strength strength of 4000 psi. The units shall have adequate freeze/thaw protection.  
 C. All SRW units shall be sound and free of cracks or other defects that would interfere with the placement or performance of the units.  
 D. The precast modular block units shall be manufactured with integrally cast shear knobs that establish a standard horizontal set-back for subsequent block courses. The precast modular block system shall be configured for the 5.2" batter option.
- 2.02 Wall 4 Concrete Segmental Retaining Wall (SRW) Units  
 A. SRW units shall be Ridgrock retaining wall units. Unit Size: 8" (203 mm) (H) x 12" (304 mm)(D) minimum x 18 inches (457 mm) (W).  
 B. Concrete segmental retaining wall units shall conform to the requirements of NCMA TEK 2-4 and have a minimum 28 days compressive strength strength of 3000 psi and a maximum absorption of 13 pct as determined in accordance with ASTM C140. The units shall have adequate freeze/thaw protection and meet the requirements of ASTM C1262.  
 C. All SRW units shall be sound and free of cracks or other defects that would interfere with the placement or performance of the units.  
 D. SRW unit dimensions shall not differ more than ±1/8 inch, except for height, which shall not differ more than ±1/16 inch, as measured in accordance with ASTM C140.  
 E. Retaining wall units shall be interlocked by means of integral concrete lugs or other mechanical connection.  
 F. Vertical setback: 1/2 inch ± per course per the design.  
 G. Cap adhesive shall meet the requirements of the retaining wall supplier.

- 2.03 Geosynthetic Reinforcement  
 A. Wall 3 Geosynthetic Reinforcement shall consist of Gridlok 540.  
 B. Wall 4 Geosynthetic Reinforcement shall consist of Gridlok 270.  
 C. The geosynthetic type, strength and placement shall be as shown on the plans.

- 2.04 Drainage Aggregate  
 A. Drainage aggregate shall be a clean crushed stone that meets the ASTM C33 criteria for No. 57 Stone.

- 2.05 Reinforced Backfill  
 A. Soils placed in the reinforced zone shall not contain organic matter or other deleterious materials. Frozen soils snow, ice, heavy clays, or wet soils shall not be allowed. Material passing the #40 sieve shall have a liquid limit of less than 40 and a plasticity index less than 20.  
 B. Fill material used to construct the reinforced zone shall consist of one of the following inorganic soil types according to their USCS designations (GP, GW, SW, SP, SM). The fill material must also meet the gradation below:
- | Sieve Size | Percent Passing |
|------------|-----------------|
| 3/4-inch   | 75-100          |
| No. 4      | 20-100          |
| No. 40     | 0-60            |
| No. 200    | 0-35            |
- C. The pH of the backfill soil shall be between 5 and 8 when tested in accordance with ASTM 651.

- 2.06 Soil Strength Properties  
 A. The Retaining Walls were designed assuming that the soils associated with the reinforced zone, the retained zone, and the foundation zone have the following properties:  
 Foundation Soils:  $\phi = 28^\circ$ , cohesion = 60 pcf, unit weight = 120 pcf (moist)  
 Retained Soils:  $\phi = 28^\circ$ , cohesion = 0 pcf, unit weight = 120 pcf (moist)  
 Reinforced Soils:  $\phi = 29^\circ$ , cohesion = 0 pcf, unit weight = 125 pcf (moist)  
 If the above information does not represent the actual soil conditions, Geoscience shall be notified immediately, the new soil parameters shall be submitted to Geoscience, and the wall or walls will be required to be redesigned. Payment for all design revisions is the responsibility of the Owner and/or General Contractor.

- 2.07 Drainage pipe  
 A. The drainage collection pipe shall be perforated or slotted, PVC or corrugated HDPE pipe.  
 B. Drainage pipe shall be manufactured in accordance with ASTM D 3034 and/or ASTM D 1248

**Part 3: Installation**

- 3.01 Excavation  
 A. Contractor shall excavate to the lines and grades shown on the grading plans.
- 3.02 Foundation Preparation  
 A. The foundation soil shall be excavated to the leveling pad dimensions indicated on the plans.  
 B. The foundation soil shall be evaluated by Geoscience to confirm the design bearing strength of the foundation soils. Soils not meeting the design bearing strength shall be replaced with suitable fill.
- 3.03 Leveling Pad Installation  
 A. A minimum 12 inch thick layer of compacted granular material shall be placed as shown on the construction drawings.  
 B. The granular base shall be compacted to 95% of the maximum Standard Proctor density. The base shall be capable of providing a firm level bearing pad on which to place the first course of Ridgrock Segmental Retaining Wall Units.  
 C. The leveling pads shall be prepared to insure full contact with the base surface of the concrete units.
- 3.04 Wall 3 Retaining Wall Unit Installation  
 A. The precast modular block structure shall be constructed in accordance with the construction drawings, these specifications and the recommendations of the retaining wall system component manufacturers. Where conflict exist between the manufacturer's recommendations and these specifications, these specifications shall prevail.  
 B. The first course of block units shall be placed with the front face edges tightly abutted together on adjacent blocks, on the prepared leveling pad at the locations and elevations shown on the construction drawings. The Contractor shall take special care to ensure that the bottom course of block units are in full contact with the leveling pad, are set level and true and are properly aligned according to the locations shown on the construction drawings.  
 C. Backfill shall be placed in front of the bottom course of blocks prior to placement of subsequent block courses. Nonwoven geotextile fabric shall be placed in the V-shaped joints between adjacent blocks. Drainage aggregate shall be placed in the V-shaped joints between adjacent blocks, and extend to a minimum distance of 12" (300 mm) behind the block unit.  
 D. Drainage aggregate shall be placed in 9 inch to 12 inch maximum lifts (as specified by the Engineer) and compacted by a minimum of three (3) passes of a vibratory plate compactor capable exerting a minimum of 2,000 lb (8.9 kN) of centrifugal force, or by other suitable compaction methods.  
 E. Nonwoven geotextile fabric shall be placed between the drainage aggregate and the retained soil (gravity wall design) if required on the retaining wall construction drawings.  
 F. Subsequent courses of block units shall be installed with a running bond (approximate half block horizontal course-to-course offset). With the exception of 90 degree corner units, the shear channel of the upper block shall be fully engaged with the shear knobs of the block course below. The upper block course shall be pushed forward to fully engage the interface shear key between the blocks and to ensure consistent face batter and wall alignment. Drainage aggregate, unit core fill, geotextile and properly compacted backfill shall be complete and in-place for each course of block units before the next course of blocks is stacked.
- 3.05 Wall 4 Retaining Wall Unit Installation  
 A. First course of units shall be placed on the leveling pad at the appropriate line and grade. Alignment and level shall be checked in all directions and insure that all units are in full contact with the base and properly seated.  
 B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.  
 C. Place and compact drainage fill within and behind wall units. Place and compact reinforced backfill soil behind drainage fill.  
 D. Extend the drainage aggregate a minimum of 12 inches behind the retaining wall units.  
 E. Maximum stacked vertical height of wall units, prior to drainage fill and backfill placement and compaction, shall not exceed one course.  
 F. Clean the top of the units so that they are free of aggregate.  
 G. Terminate the end of the wall by turning the units at a radius into the embankment or tapering the top of wall with the desired slope.

- 3.06 Cap Unit Installation  
 A. Prior to placement of the cap units, the upper surface of the top course of wall units shall be cleaned of soil and any other material.  
 B. Place the Cap Unit over the last course of retaining wall units.  
 C. Saw cut block as needed.  
 D. Cap units shall be adequately glued to the underlying wall units with an all-weather exterior construction adhesive.

- 3.07 Geosynthetic Installation  
 A. Geogrid shall be installed with the highest strength direction perpendicular to the wall alignment.  
 B. Geogrid reinforcement shall be placed at the strengths, lengths and elevations shown on the construction drawings, or as directed by the engineer.  
 C. The geosynthetic shall be installed by placing the primary strength direction of the product over the Ridgrock Unit (extended to the face of the unit), placing the next course of retaining wall units over the geosynthetic and pulling the geosynthetic taut. Anchor the end of the geosynthetic with pins or stakes to maintain tension prior to fill placement.  
 D. Geogrid reinforcements shall be continuous throughout their embedment lengths and placed side-by-side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps greater than 2 inches between adjacent pieces of geogrid are not permitted.
- 3.08 Backfill Placement  
 A. Reinforced backfill shall be placed, spread and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage to the geogrid.  
 B. Reinforced backfill shall be placed and compacted in lifts not to exceed 6 inches (150 mm) where hand operated compaction equipment is used, or 8 – 10 inches (200 to 250 mm) where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density, as needed.  
 C. Reinforced backfill shall be compacted to a minimum of 95% of Standard Proctor density per ASTM D697. The moisture content of the reinforced backfill material during compaction shall be uniformly distributed throughout each layer and shall be within 2 percentage points of optimum moisture.  
 D. Only hand operated compaction equipment shall be allowed within 3 feet (1 M) from the back of the Ridgrock units.  
 E. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches (150 mm) is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging or displacing the Ridgrock units or geogrid.  
 F. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH. Sudden braking and turning shall be avoided.  
 G. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from the wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.
- 3.09 Drainage Fill Placement  
 A. The drainage fill shall be placed as directed on the construction plans.  
 B. Install a minimum 4 inch drainage pipe behind the base of the wall to collect drainage from the drainage fill. The drainage collection pipe should daylight into a storm sewer manhole or along a slope at an elevation which is at a lower elevation than the lowest point within the aggregate drain.  
 C. Drainage laterals shall be placed at a maximum of 40 feet spacing along the wall face.

**Part 4: Special Provisions**

- 4.01 Soil Testing  
 A. Quality assurance shall include foundation soil inspection and testing and verification of the geotechnical design parameters and verification that the contractor's quality control testing is adequate as a minimum. Quality assurance shall also include observation of the construction for general compliance with the design drawings and project specifications.  
 B. Compaction testing shall be performed within the reinforced zone for every lift elevation requiring geogrid or every 3rd lift as a minimum. Tests shall be performed for at least every 100 linear feet of wall face.
- 4.02 Hydrostatic Pressure Potential  
 A. Geoscience shall be notified if any of the following should become evident: water or wetness from or in a cut bank; local springs, local storm drains, sewers, water lines under or behind the wall.
- 4.03 Other Provisions  
 A. General contractor shall coordinate upper geogrid layers installation with fence post foundation and utilities installation.  
 B. Maintain the direction of drainage away from the wall face at all times during construction of the wall and finish grading as shown on plans.

**Part 5: Qualifications Of Design**

- 5.01 Qualification of Design  
 A. Stability of any temporary slopes required by the installation of the segmental retaining wall shall be addressed by a qualified Geotechnical Engineer. Responsibility of these temporary slopes rests with the Owner and/or Architect of this project and the slopes shall meet all OSHA standards of maximum slope steepness. Handrail/guardrail requirements shall be determined by the Architect or General Contractor.

The following Special Inspections are required for this project: (C= continuous, P=periodic)

**SPECIAL CASES (Refer to NCBC Section 1705.1.1)**

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input type="checkbox"/>	Construction materials and systems that are alternatives to materials and systems prescribed by the 2018 NCBC	<input type="checkbox"/>	<input type="checkbox"/>	NCBC 1705.1.1, #1	
<input type="checkbox"/>	Unusual design applications of materials described in the 2018 NCBC	<input type="checkbox"/>	<input type="checkbox"/>	NCBC 1705.1.1, #2	
<input type="checkbox"/>	Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in this code or in standards referenced by this code	<input type="checkbox"/>	<input type="checkbox"/>	NCBC 1705.1.1, #3	
<input type="checkbox"/>	Special Events (as decided / required by Code Enforcement)	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Retaining Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

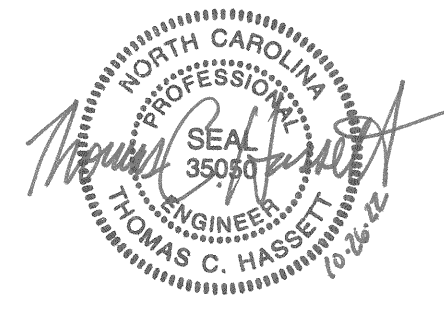
**SOILS (Refer to NCBC Table 1705.6 & Section 1705.6)**

Check if required	Inspection Task	C	P	Standard	Notes / Comments
<input checked="" type="checkbox"/>	1. Verify materials below shallow foundation are adequate to achieve the design bearing capacity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NCBC 1705.6; geotechnical report & construction documents from RDPIRC	See NCBC 1705.6 exception
<input checked="" type="checkbox"/>	2. Verify excavations are extended to proper depth and have reached proper material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NCBC 1705.6; geotechnical report & construction documents from RDPIRC	
<input checked="" type="checkbox"/>	3. Perform classification and testing of compacted fill materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NCBC 1705.6; geotechnical report & construction documents from RDPIRC	
<input checked="" type="checkbox"/>	4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NCBC 1705.6; geotechnical report & construction documents from RDPIRC	
<input checked="" type="checkbox"/>	5. Prior to placement of compacted fill, inspect sub-grade and verify that site has been prepared properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NCBC 1705.6; geotechnical report & construction documents from RDPIRC	

DATE	NO.	REVISION

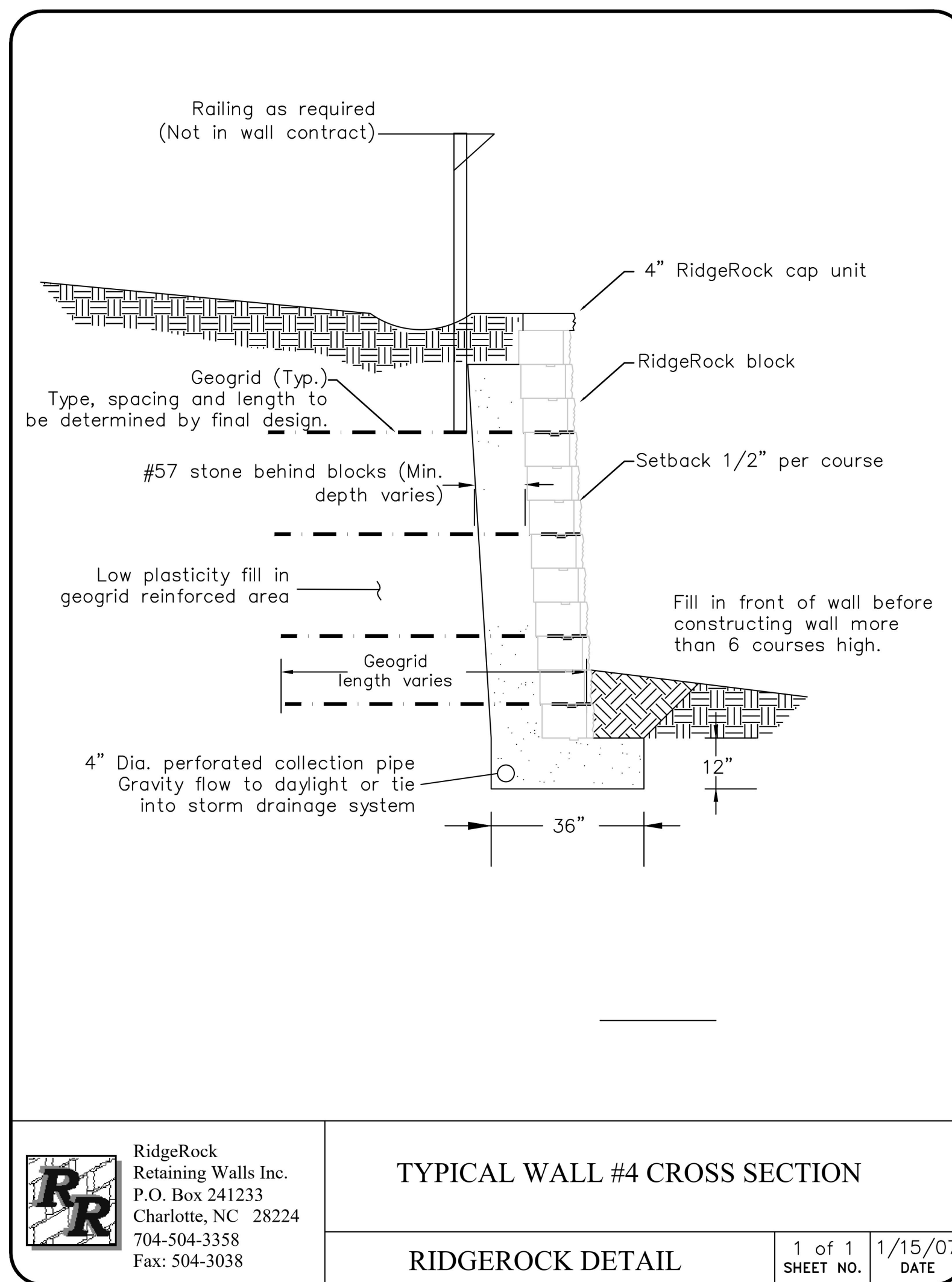


CHRISTENBURY VILLAGE  
 CONCORD, NORTH CAROLINA



RETAINING WALL NOTES

RW  
 2.0

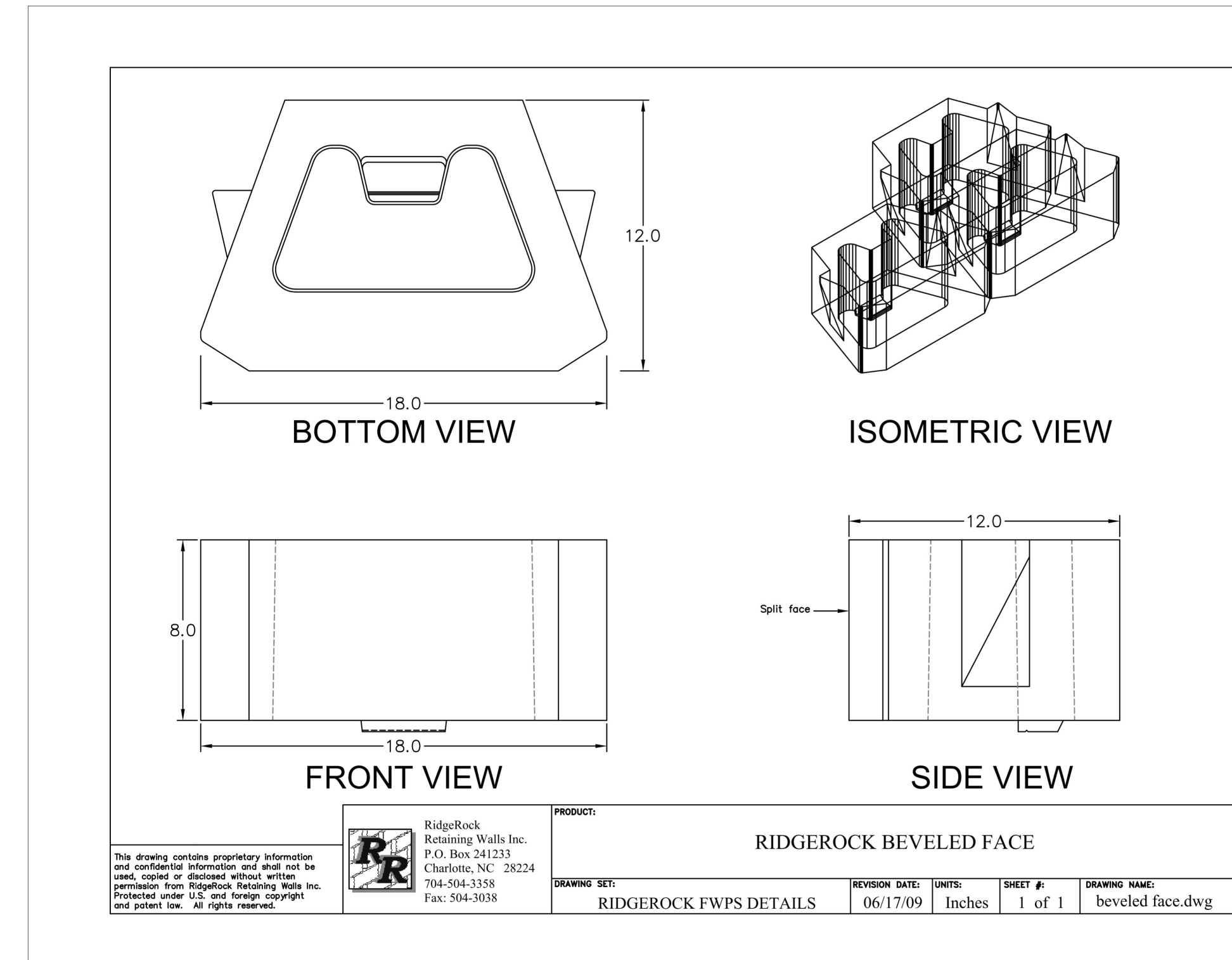


**RidgeRock**  
Retaining Walls Inc.  
P.O. Box 241233  
Charlotte, NC 28224  
704-504-3358  
Fax: 504-3038

TYPICAL WALL #4 CROSS SECTION

RIDGEROCK DETAIL

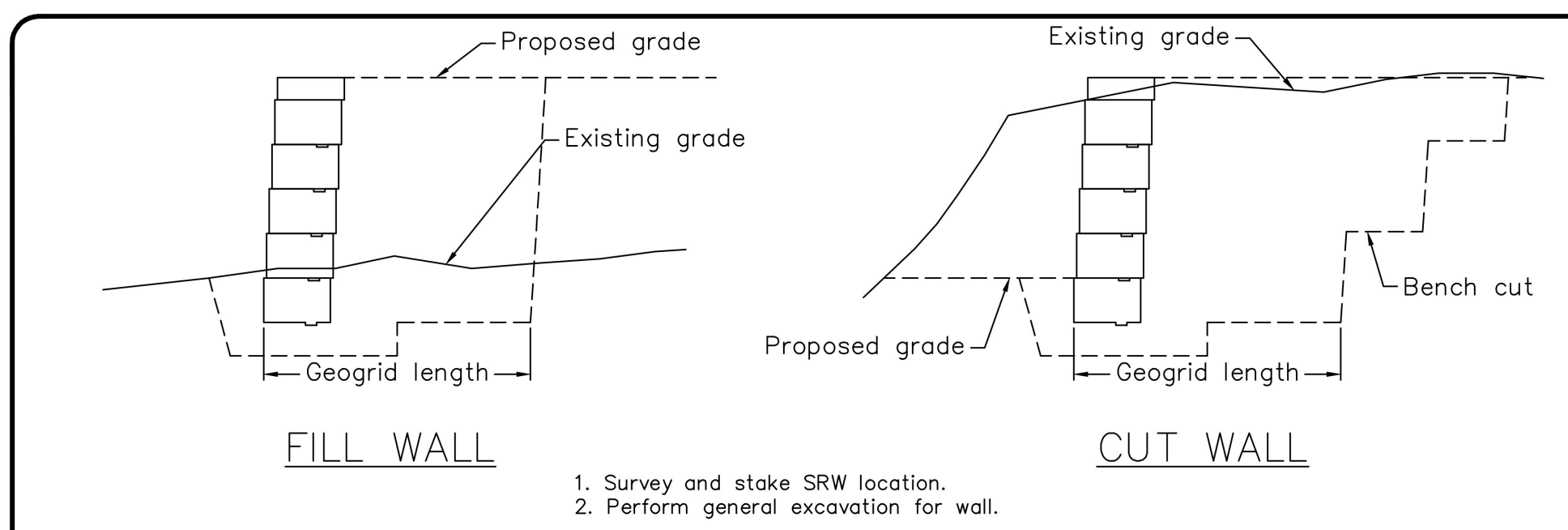
1 of 1  
SHEET NO. DATE



**RidgeRock**  
Retaining Walls Inc.  
P.O. Box 241233  
Charlotte, NC 28224  
704-504-3358  
Fax: 504-3038

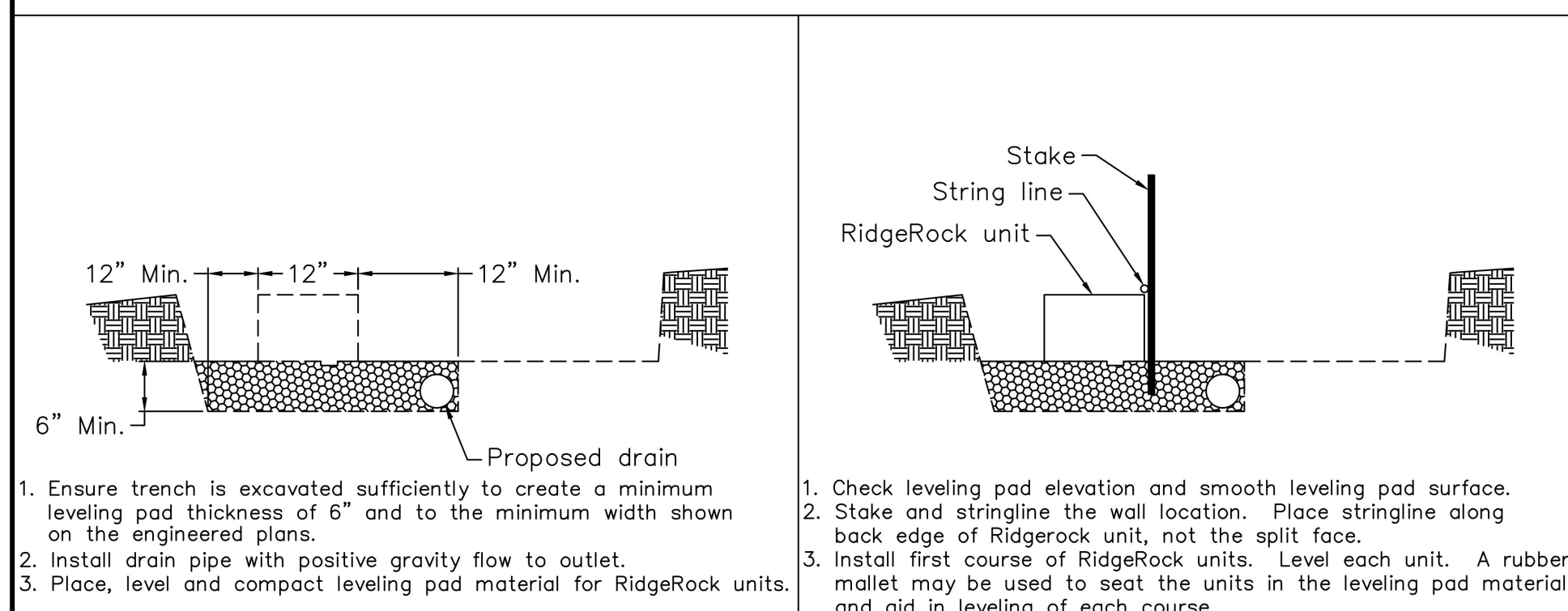
RIDGEROCK BEVELED FACE

RIDGEROCK FWPS DETAILS | 06/17/09 | 1 of 1 | beveled face.dwg



1. Survey and stake SRW location.
2. Perform general excavation for wall.

STEP 1, WALL LAYOUT AND GENERAL EXCAVATION

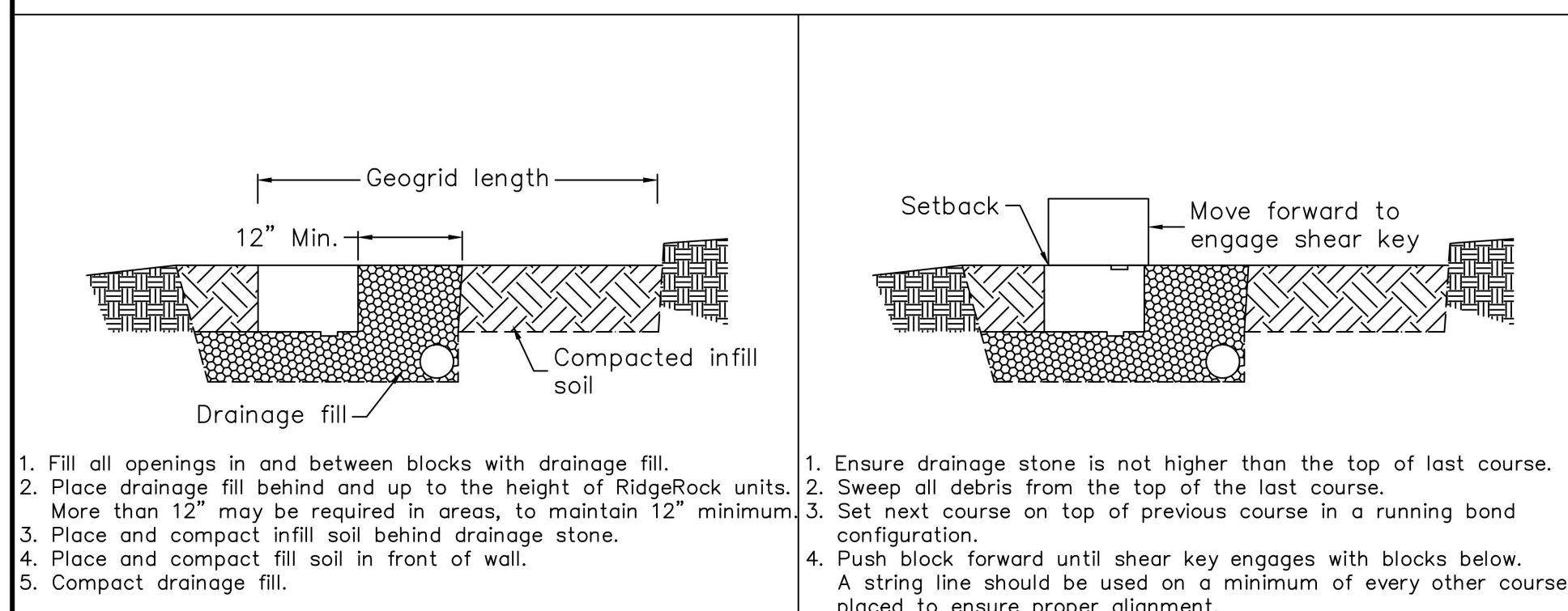


1. Ensure trench is excavated sufficiently to create a minimum leveling pad thickness of 6" and to the minimum width shown on the engineered plans.
2. Install drain pipe with positive gravity flow to outlet.
3. Place, level and compact leveling pad material for RidgeRock units.

1. Check leveling pad elevation and smooth leveling pad surface.
2. Stake and stringline the wall location. Place stringline along back edge of RidgeRock unit, not the split face.
3. Install first course of RidgeRock units. Level each unit. A rubber mallet may be used to seat the units in the leveling pad material and aid in leveling of each course.

STEP 2, LEVELING PAD

STEP 3, SETTING FIRST RIDGEROCK COURSE



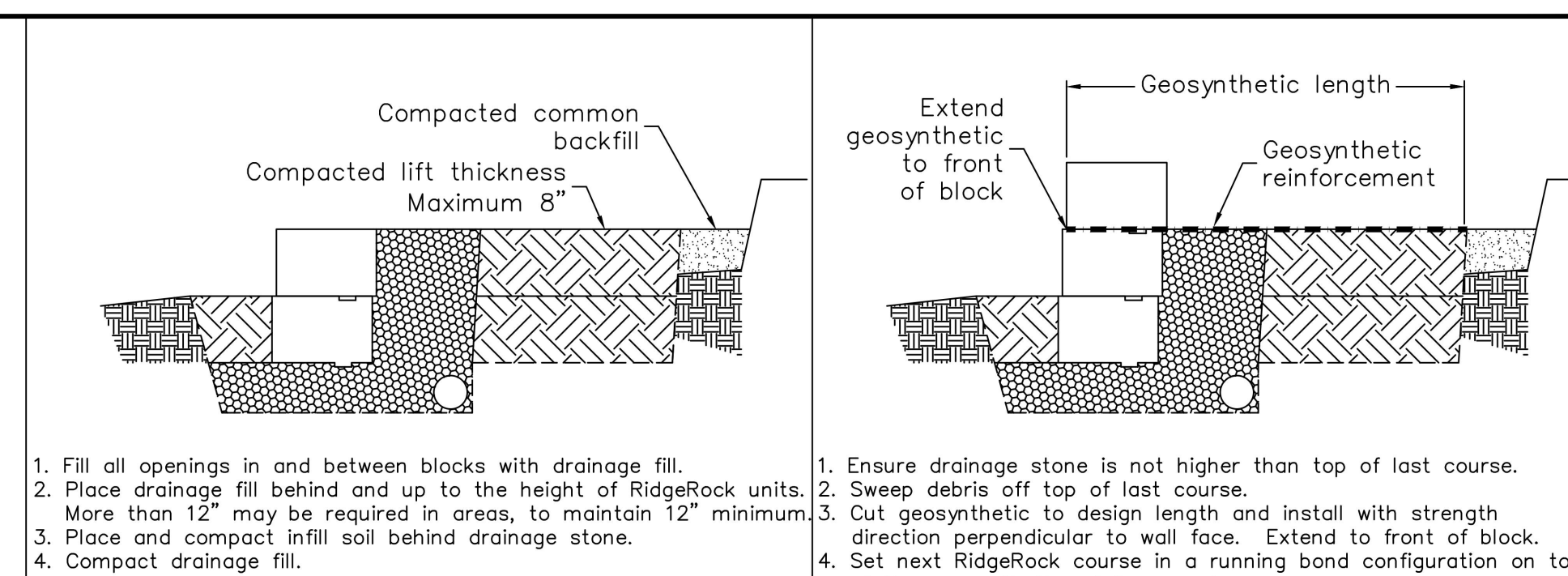
1. Fill all openings in and between blocks with drainage fill.
2. Place drainage fill behind and up to the height of RidgeRock units. More than 12" may be required in areas, to maintain 12" minimum.
3. Place and compact infill soil behind drainage stone.
4. Place and compact infill soil in front of wall.
5. Compact drainage fill.

1. Ensure drainage stone is not higher than the top of last course.
2. Sweep all debris from the top of the last course.
3. Set next course on top of previous course in a running band configuration.
4. Push block forward until shear key engages with blocks below. A string line should be used on a minimum of every other course placed to ensure proper alignment.

STEP 4, BACKFILLING FIRST COURSE

STEP 5, SETTING NEXT RIDGEROCK COURSES

Information contained herein is supplied for general use only. All walls should be designed by an engineer registered in the state of the project. Details provided in the final design should be used when available. RidgeRock Retaining Walls Inc. assumes no liability for the accuracy or completeness of this information. Users should satisfy themselves through independent investigation that materials and designs can be used safely.

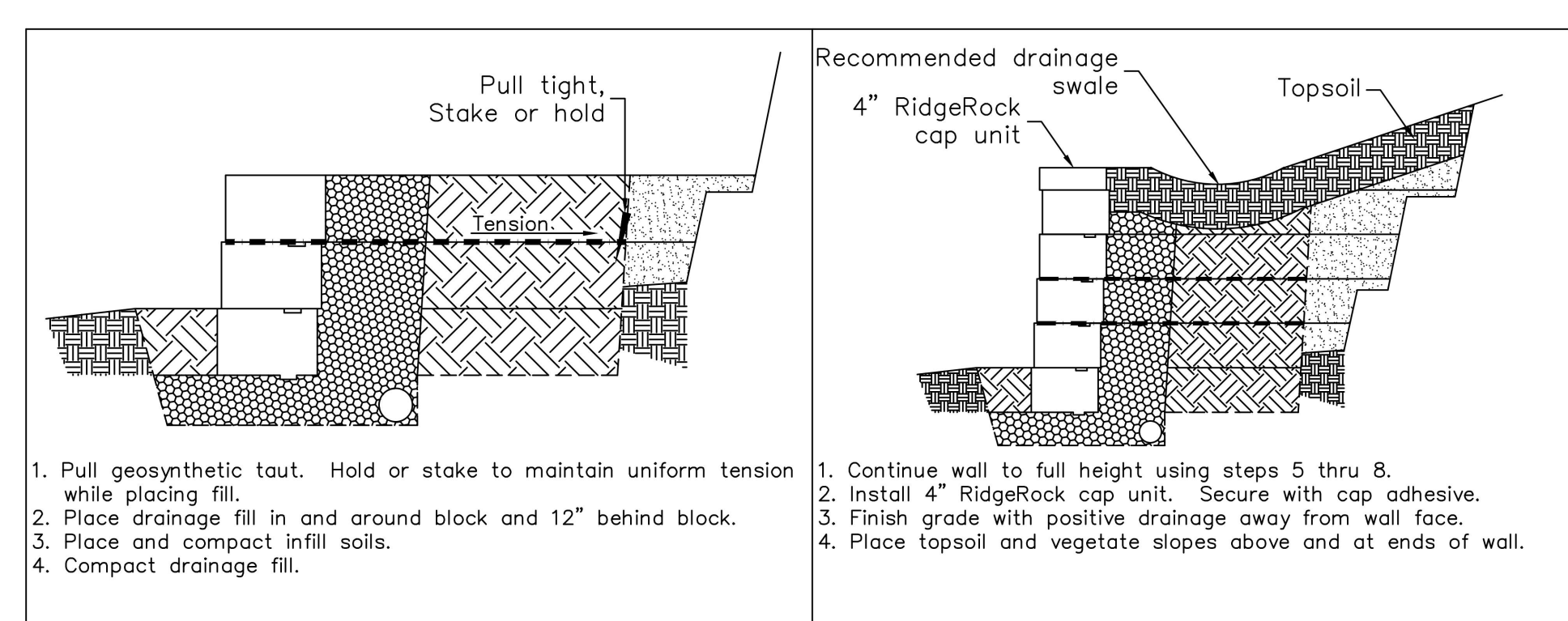


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2. Place drainage fill behind and up to the height of RidgeRock units. More than 12" may be required in areas, to maintain 12" minimum.
3. Place and compact infill soil behind drainage stone.
4. Compact drainage fill.

1. Ensure drainage stone is not higher than top of last course.
2. Sweep debris off top of last course.
3. Cut geosynthetic to design length and install with strength direction perpendicular to wall face. Extend to front of block.
4. Set next RidgeRock course in a running band configuration on top of the geosynthetic reinforcement.
5. Push block forward until shear key engages with blocks below.

STEP 6, FILL PLACEMENT ON NEXT COURSES

STEP 7, PLACEMENT OF GEOSYNTHETIC

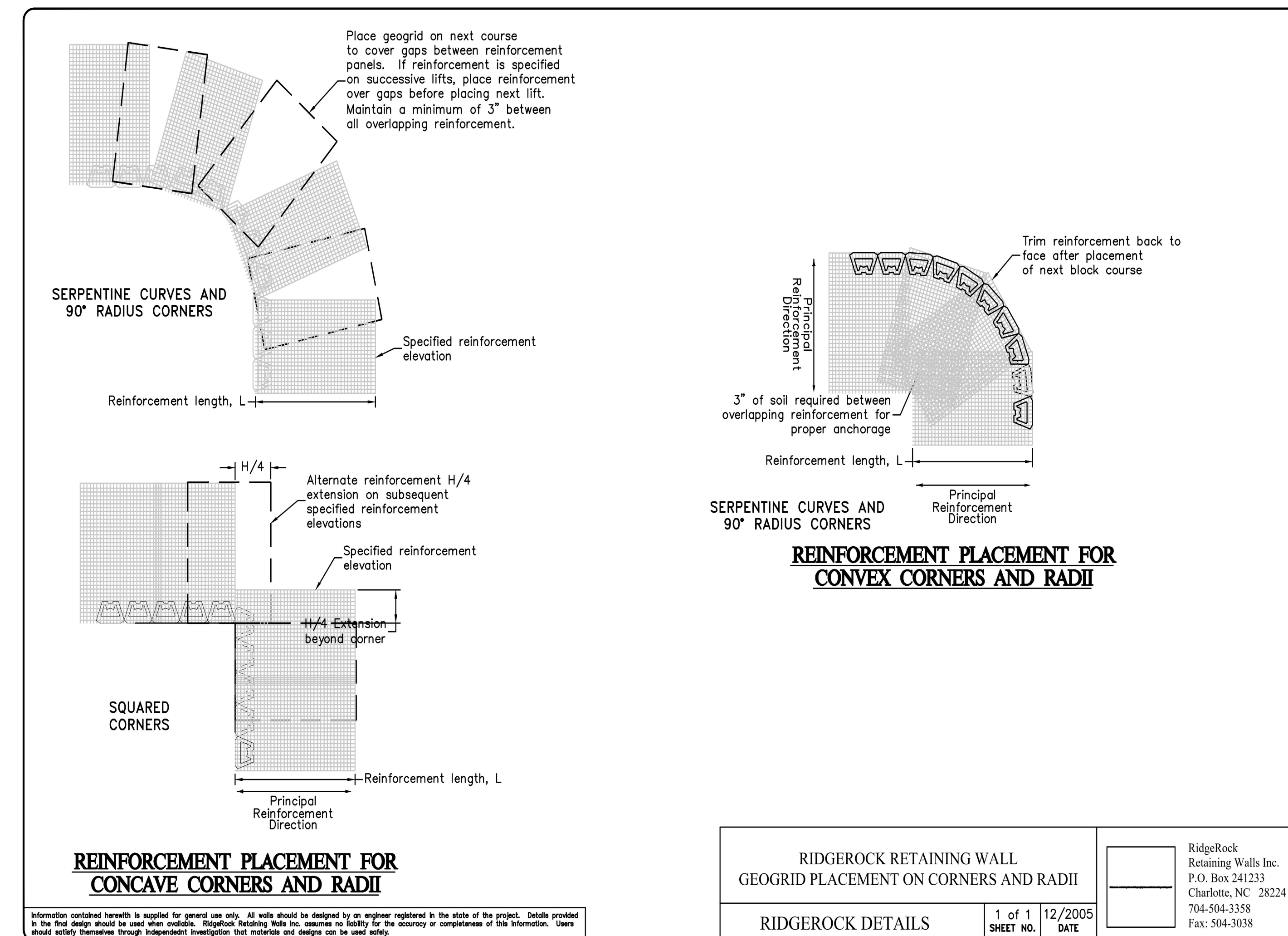


1. Pull geosynthetic taut. Hold or stake to maintain uniform tension while placing fill.
2. Place drainage fill in and around block and 12" behind block.
3. Place and compact infill soils.
4. Compact drainage fill.

1. Continue wall to full height using steps 5 thru 8.
2. Install 4" RidgeRock cap unit. Secure with cap adhesive.
3. Finish grade with positive drainage away from wall face.
4. Place topsoil and vegetate slopes above and at ends of wall.

STEP 8, BACKFILLING OVER GEOSYNTHETIC

STEP 9, COMPLETE THE WALL



REINFORCEMENT PLACEMENT FOR CONCAVE CORNERS AND RADII

RIDGEROCK RETAINING WALL  
GEOSYNETIC PLACEMENT ON CORNERS AND RADII

RidgeRock  
Retaining Walls Inc.  
P.O. Box 241233  
Charlotte, NC 28224  
704-504-3358  
Fax: 504-3038

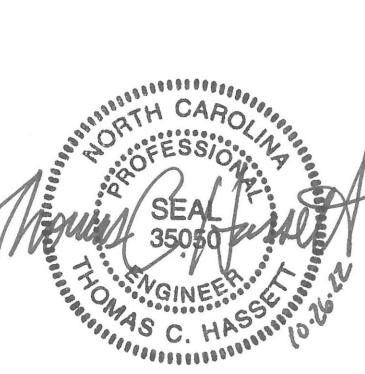
RIDGEROCK DETAILS | 1 of 1 | 12/2005 | SHEET NO. DATE

RIDGEROCK RETAINING WALL  
INSTALLATION PROCEDURE  
RIDGEROCK DETAILS | 1 of 1 | 7/2001 | SHEET NO. DATE

**RidgeRock**  
Retaining Walls Inc.  
P.O. Box 241233  
Charlotte, NC 28224  
704-504-3358  
Fax: 504-3038

DATE	
REV	
PROJECT NUMBER	
DRAWN BY	
CHECKED BY	
PROJECT MANAGER	
DATE	
SCALE	
BY	
DATE	

CHRISTENBURY VILLAGE  
CONCORD, NORTH CAROLINA



WALL #4 DETAILS

RW  
2.2



NORTH CAROLINA  
CABARRUS COUNTY

**STORMWATER CONTROL MEASURES (SCMs), ACCESS EASEMENT AND  
MAINTENANCE AGREEMENT**

THIS STORMWATER CONTROL MEASURES (SCMs), ACCESS EASEMENT AND MAINTENANCE AGREEMENT ("Agreement"), made this 10<sup>th</sup> day of February, 2025, by Hannah Meadows, LLC, a North Carolina limited liability company, whose principal address is 2208 Duxbak Lane, Waxhaw, NC 28173, (hereinafter referred to as "Grantor"), with, to, and for the benefit of the City of Concord, a municipal corporation of the State of North Carolina, whose address is P.O. Box 308, Concord North Carolina 28026-0308, (hereinafter "Grantee" or "City").

**WITNESSETH:**

**WHEREAS**, THE CITY COUNCIL ACCEPTED THIS STORMWATER CONTROL MEASURES (SCMs), ACCESS EASEMENT AND MAINTENANCE AGREEMENT ON \_\_\_\_\_

**WHEREAS**, Grantor is the owner in fee simple of certain real property situated in the City of Concord, County of Cabarrus, North Carolina, and more particularly described as follows: 201 Pitts School Road, Concord, NC, Cabarrus County Property Identification Number (PIN): 5509-51-6333. Being the land conveyed to Grantor by deed recorded in Book and Page 13496/304 in the Office of the Register of Deeds for Cabarrus County (hereinafter referred to as the "Property"); and

**WHEREAS**, Grantor desires to develop and/or redevelop all or portions of the Property; and

**WHEREAS**, the Property is located within the planning jurisdiction of the City of Concord, and is subject to certain requirements set forth in the City of Concord Code of Ordinances Chapter 60, the Concord Development Ordinance, (hereafter "CCDO"), and the Concord Technical Standards Manual (hereafter "Concord Manual"); and

**WHEREAS**, conditions for development and/or redevelopment of the Property include (i) the construction, operation and maintenance of two (2) engineered stormwater control structures, namely a Dry Detention Basin and a Grassed Swale, as provided in the CCDO and the Concord Manual (the "Stormwater Control Measures" or "SCMs"), (ii) Grantor's dedication of non-exclusive access easements to the City, as



**MEMORADUM**

DATE: Friday, March 14, 2025  
 TO: Jackie Deal, Dir. of Engineering  
 FROM: Veronika Galitsky, Const. Mgr.  
 SUBJECT: Roadway Acceptance  
 PROJECT NAME: Haven at Rocky River Subdivision  
 PROJECT NUMBER: 2018-054  
 DEVELOPER: True Homes  
 COUNCIL ACCEPTANCE DATE Thursday, March 13, 2025  
 ONE-YEAR WARRANTY DATE Thursday, March 12, 2026

Street	Length in LF	ROW in FT	Plat
Clarisse DR SW	686.00	50.00	PH 1 MP 4
Rocky Wagon LN SW	1295.00	50.00	PH 1 MP 4
Total	1981.00		



**MEMORADUM**

DATE: Friday, March 14, 2025  
 Jackie Deal, Director. of  
 TO: Engineering  
 FROM: Veronika Galitsky, Const. Mgr.  
 SUBJECT: Roadway Acceptance Piper Landing  
 PROJECT NAME: Subdivision Ph 1 MPs 1,2 and 3  
 PROJECT NUMBER: 2020-017  
 DEVELOPER: M/I Homes of Charlotte, LLC

COUNCIL ACCEPTANCE DATE Thursday, March 14, 2025 ONE-  
 YEAR WARRANTY DATE Thursday, March 12, 2026

Street	Length in LF	ROW in FT	Plat
Piper Landing Drive NW	1,426.00	60.00	PH 1, MP 1
Yeager Drive NW	2,928.00	50.00	PH 1, MP 1, 2, 3
Earhart Street NW	1,312.00	50.00	PH 1, MP 1, 3
Lock heaven Drive NW	1,000.00	50.00	PH 1, MP 3
Kitfox Drive NW	2,372.00	50.00	PH 1, MP 1, 3
Clipper Court NW	1,017.00	50.00	PH 1, MP 2
Total	10,055.00		

NORTH CAROLINA  
CABARRUS COUNTY

**STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND  
MAINTENANCE AGREEMENT**

THIS STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND MAINTENANCE AGREEMENT ("Agreement"), made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by **MINI STORAGE DEPOT ON HWY 29A, LLC**, a North Carolina limited liability company, whose principal address is 3900 Edison Lakes Parkway, Suite 201, Mishawaka, IN 46545 (hereinafter "Grantor"), with, to, and for the benefit of the **CITY OF CONCORD**, a municipal corporation of the State of North Carolina, whose address is P.O. Box 308, Concord North Carolina 28026-0308, (hereinafter "Grantee" or "City").

**WITNESSETH:**

**WHEREAS**, THE CITY COUNCIL ACCEPTED THIS STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND MAINTENANCE AGREEMENT ON \_\_\_\_\_

**WHEREAS**, Grantor is the owner in fee simple of certain real property situated in the City of Concord, County of Cabarrus, North Carolina and more particularly described as follows: 2515 Kannapolis Highway, Concord, Cabarrus County, North Carolina, Property Identification Number (PIN): 5621-08-8143. It being the land conveyed to Grantor by Special Warranty Deed recorded in Book 16397, Page 27 and by Non-Warranty Deed recorded in Book 16397, Page 32, in the Office of the Register of Deeds for Cabarrus County (hereinafter referred to as the "Property"); and

**WHEREAS**, Grantor desires to develop or redevelop all or portions of the Property; and

**WHEREAS**, the Property is located within the planning jurisdiction of the City of Concord, and is subject to certain requirements set forth in the City of Concord Code of Ordinances Chapter 60, the Concord Development Ordinance, (hereafter "CCDO"), and the Concord Technical Standards Manual (hereafter "Concord Manual"); and

**WHEREAS**, conditions for development and/or redevelopment of the Property includes (i) the construction, operation and maintenance of an engineered stormwater control structure, namely a Sand Filter, as provided in the CCDO and the Concord Manual (the “Stormwater Control Measure” or “SCM”), (ii) Grantor’s dedication of a non-exclusive access easement to the City, as described in this Agreement, for inspection and maintenance of the Stormwater Control Measure; and (iii) the assumption by Grantor of certain specified maintenance and repair responsibilities; and

**WHEREAS**, this Agreement and the easements created herein are established in accordance with the requirements of N.C.G.S. Sec 143-211 *et. seq.*, Article 4 of the CCDO and Article I of the Concord Manual; and

**WHEREAS**, Grantor has full authority to execute this Agreement so as to bind the Property and all current and future owners and/or assigns.

**NOW, THEREFORE**, for valuable consideration, including the benefits Grantor may derive therefrom, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby dedicates, bargains, grants and conveys unto Grantee, and its successors and assigns, a perpetual, and irrevocable right and non-exclusive easement in gross (of the nature and character and to the extent hereinafter set forth) in, on, over, under, through and across those portions of the Property shown on the attached **Exhibit “A” titled “New SCM Access & Maintenance Easement Survey” and labeled “Stormwater Control Measure Access & Maintenance Easement 0.411 Acre [17,887 SQ.FT.]”** for the purpose of inspection and maintenance of the Stormwater Control Measure (hereinafter referred to as “SCM Easement”). Within the SCM Easement Grantor shall conduct best management practices as more fully set forth herein and in the CCDO and Concord Manual. Also within the SCM Easement, Grantor shall construct, maintain, repair and reconstruct the Stormwater Control Measure or SCM, which include (i) the SCM and any other stormwater quantity and/or quality control devices and/or structures, described on the plans approved by the City of Concord and filed at the A.M. Brown Operations Center, 850 Warren Coleman Blvd., Concord, NC 28025; and (ii) access to the aforesaid SCM as shown on the attached **Exhibit “A” titled “New SCM Access & Maintenance Easement Survey” and labeled “Stormwater Control Measure Access & Maintenance Easement 0.411 Acre [17,887 SQ.FT.]” and access from U.S. Highway 29A Kannapolis Highway Public Right-of-Way**, for the purpose of permitting City access, inspection and, in accordance with the terms of paragraph 4 of this Agreement, maintenance and repair of the SCM, as more fully set forth herein and in the CCDO and Concord Manual. Except as set forth herein, nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of Grantor’s Property to the general public or for any public use or purpose whatsoever, and further except as specifically provided herein for the benefit of the City, no rights, privileges or immunities of Grantor shall inure to the benefit of any third-party, nor shall any third-party be deemed to be a beneficiary of any of the provisions contained herein.

The additional terms, conditions, and restrictions of this Agreement are:

1. The requirements pertaining to the SCM Easement are more fully set forth in the current adopted and published editions of the following four (4) documents: (i) Article 4 of the CCDO, (ii) Article I, Section 1 of the Concord Manual, (iii) the Sand Filter Inspection and Maintenance Plan attached hereto as **Exhibit “B”** (the “Inspection and Maintenance Plan”), and (iv) as provided in the North Carolina Department of Environmental Quality (DEQ) Stormwater Design Manual (the “NCDEQ Manual”), all of which are incorporated herein by reference as if set forth in their entirety below.

Grantor agrees to abide by all applicable codes including, but not limited to, those set forth above. All provisions required by the CCDO Section 4.4.6.B.1 are incorporated herein by reference, and Grantor agrees to abide by said provisions. Grantor further agrees that Grantor shall perform the following, all at its sole cost and expense:

- a. All components of the SCM and related improvements within the SCM Easement are to be kept in good working order.
- b. The components of the SCM and related improvements within the SCM Easement shall be maintained by Grantor as described in the attached Inspection and Maintenance Plan.

2. Upon completion of the construction of the SCM, Grantor's N.C. registered professional engineer shall certify in writing to the Concord Director of Water Services that the SCM and all components are constructed and initially functioning as designed. Annual inspection reports (hereinafter referred to as "Annual Report(s)") are required each year and shall be made by Grantor on the written schedule provided to Grantor in advance by the City. The Annual Report(s) shall describe the condition and functionality of the SCM, and shall describe any maintenance performed thereon during the preceding year. The Annual Report(s) shall be submitted with the signature and seal of Grantor's N.C. registered professional engineer conducting the inspection. If necessary, the City will provide a letter describing the maintenance necessary to keep the SCM and all components and structures related to the SCM functioning as designed and with reasonable timeframes in which to complete the maintenance. If the Annual Report(s) recommends maintenance actions, the repairs shall be made within a commercially reasonable time.

Grantor and Grantee understand, acknowledge and agree that the attached Inspection and Maintenance Plan describes the specific actions needed to maintain the SCM.

3. Grantor represents and warrants that Grantor is financially responsible for construction, maintenance, repair and replacement of the SCM, its appurtenances and vegetation, including impoundment(s), if any. Grantor agrees to perform or cause to be performed the maintenance as outlined in the attached Inspection and Maintenance Plan and as provided in the NCDEQ Manual. Grantor and any subsequent transferee of Grantor or succeeding owner of the Property shall give the City written notice of the transfer of a fee or possessory interest in the Property listing the transferee's name, address of the Property, transferee's mailing address and other contact information. Grantor shall not be responsible for errors or omissions in the information about the transferee provided to the City caused by acts or omissions of the transferee. The transferee shall give the City written notice of the acceptance and any future transfer of an interest in the Property listing the transferee's name, address of the Property; transferee's mailing address and other contact information. Upon the conveyance of the Property by Grantor to any transferee acquiring fee simple title to the Property by means of a conveyance document, Grantor is released from any further covenants or other obligations set forth in this Agreement.

4. If Grantor fails to comply with these requirements, or any other obligations imposed herein, in the City of Concord Code of Ordinances, CCDO, the Concord Manual or approved Inspection and Maintenance Plan within thirty (30) days after written notice received by the City detailing such failure(s), the City may perform (but is not obligated to perform) such work as Grantor is responsible for and recover the costs thereof from Grantor.

5. This Agreement gives Grantee the following affirmative rights:

Grantee, its officers, employees, and agents may, but is not obligated, to enter the SCM Easement whenever reasonably necessary for the purpose of inspecting same to determine compliance herewith, to maintain same and make repairs or replacements to the SCM, their appurtenances and condition(s) as may be necessary or convenient thereto in the event Grantor defaults in its obligations and to recover from Grantor the cost thereof, and in addition to other rights and remedies available to it, to enforce by proceedings at law or in equity the rights, covenants, duties, and other obligations herein imposed in this Agreement, subject to paragraph 4 hereof.

6. Grantor shall provide passage to Grantee of vehicular traffic and pedestrians within the paved portion of the SCM Easement granted herein by Grantor to Grantee. Grantor shall provide such passage within a reasonable time, not to exceed twenty-four (24) hours, when requested by Grantee.

7. Grantor shall, in all other respects, remain the fee owner of the Property and areas subject to the SCM Easement, and may make all lawful uses of the Property not inconsistent with this Agreement and the SCM Easement granted herein.

8. Grantee neither waives nor forfeits the right to act to ensure compliance with the terms, conditions and purposes of the SCM Easement and this Agreement by a prior failure to act.

TO HAVE AND TO HOLD the aforesaid rights, privileges, and easements herein granted to Grantee, its successors and assigns forever and Grantor does covenant that Grantor is seized of the Property in fee simple and has the right to convey the same, that except as set forth below the same are free from encumbrances and that Grantor will warrant and defend the said title to the same against claims of all persons whosoever.

Title to the Property hereinabove described is subject to all enforceable deeds of trust, liens, easements, covenants and restrictions of record.

The covenants agreed hereto and the conditions imposed herein shall be binding upon Grantor and their personal representatives, heirs and assigns and all other successors in interest to Grantor and shall continue as a servitude running in perpetuity with the above-described land.

THE CONCORD CITY COUNCIL APPROVED THIS AGREEMENT AND SCM EASEMENT AND ACCEPTED THE SCM EASEMENT AT THEIR MEETING OF \_\_\_\_\_, 2025 AS ATTESTED TO BELOW BY THE CITY CLERK. CONCORD CITY COUNCIL APPROVAL OF THIS AGREEMENT AND SCM EASEMENT IS A CONDITION PRECEDENT TO ACCEPTANCE BY THE CITY.

*[SIGNATURE PAGES FOLLOW]*

IN WITNESS WHEREOF, the parties have caused this instrument to be duly executed and made effective as of the day and year first above written.

**GRANTOR:**

MINI STORAGE DEPOT ON HWY 29A, LLC,  
a North Carolina limited liability company

By:   
Lance A. Swank, Manager

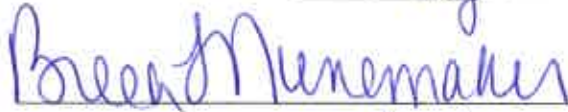
STATE OF INDIANA  
COUNTY OF ST. JOSEPH

I, Brea L Nunemaker, a Notary Public of the aforesaid County and State, do hereby certify that Lance A. Swank personally appeared before me this day and acknowledged that he is the Manager of Mini Storage Depot on Hwy 29A, LLC, a North Carolina limited liability company, and that he being authorized to do so, executed the foregoing on behalf of the company.

WITNESS my hand and Notarial Seal this the 20 day of February, 2025



Brea L Nunemaker  
Notary Public, State of Indiana  
Marshall County  
Commission No: NP0666973  
My Commission Exp 04/21/2031

  
Notary Public  
My commission expires: 4/21/2031



**GRANTEE:**

City of Concord, a municipal corporation

By: \_\_\_\_\_  
Lloyd Wm. Payne, Jr., City Manager

ATTEST:

\_\_\_\_\_  
Kim J. Deason, City Clerk  
[SEAL]

APPROVED AS TO FORM

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

**STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS**

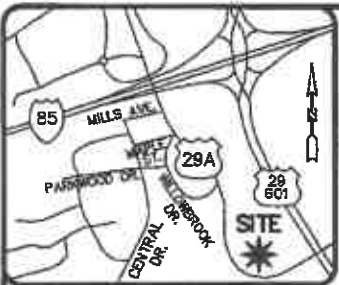
I, \_\_\_\_\_, a Notary Public of the aforesaid County and State, do hereby certify that Kim J. Deason personally appeared before me this day and acknowledged that she is the City Clerk of the City of Concord and that by authority duly given and as the act of the municipal corporation, the foregoing STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND MAINTENANCE AGREEMENT was approved by the Concord City Council at its meeting held on \_\_\_\_\_ and was signed in its name by its City Manager, sealed with its corporate seal and attested by her as its City Clerk.

WITNESS my hand and notarial seal, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

**Exhibit "A"**  
**New SCM Access & Maintenance Easement Survey**

[See attached.]



VICINITY MAP  
NOT TO SCALE

- LEGEND**
- EXISTING IRON AS DESCRIBED
  - SIP (SET #5 REBAR W/CAP)
  - ⊗ NPS (NO POINT SET)
  - POWER POLE
  - TR TRANSFORMER
  - BOUNDARY LINE (AS SURVEYED)
  - - - BOUNDARY LINE (BY DEED OR MAP)
  - - - PUBLIC RIGHT-OF-WAY LINE
  - - - NEW UTILITY EASEMENT LINE
  - - - EXISTING EASEMENT LINE
  - P - OVERHEAD POWER LINE
  - - - P - BURIED POWER LINE

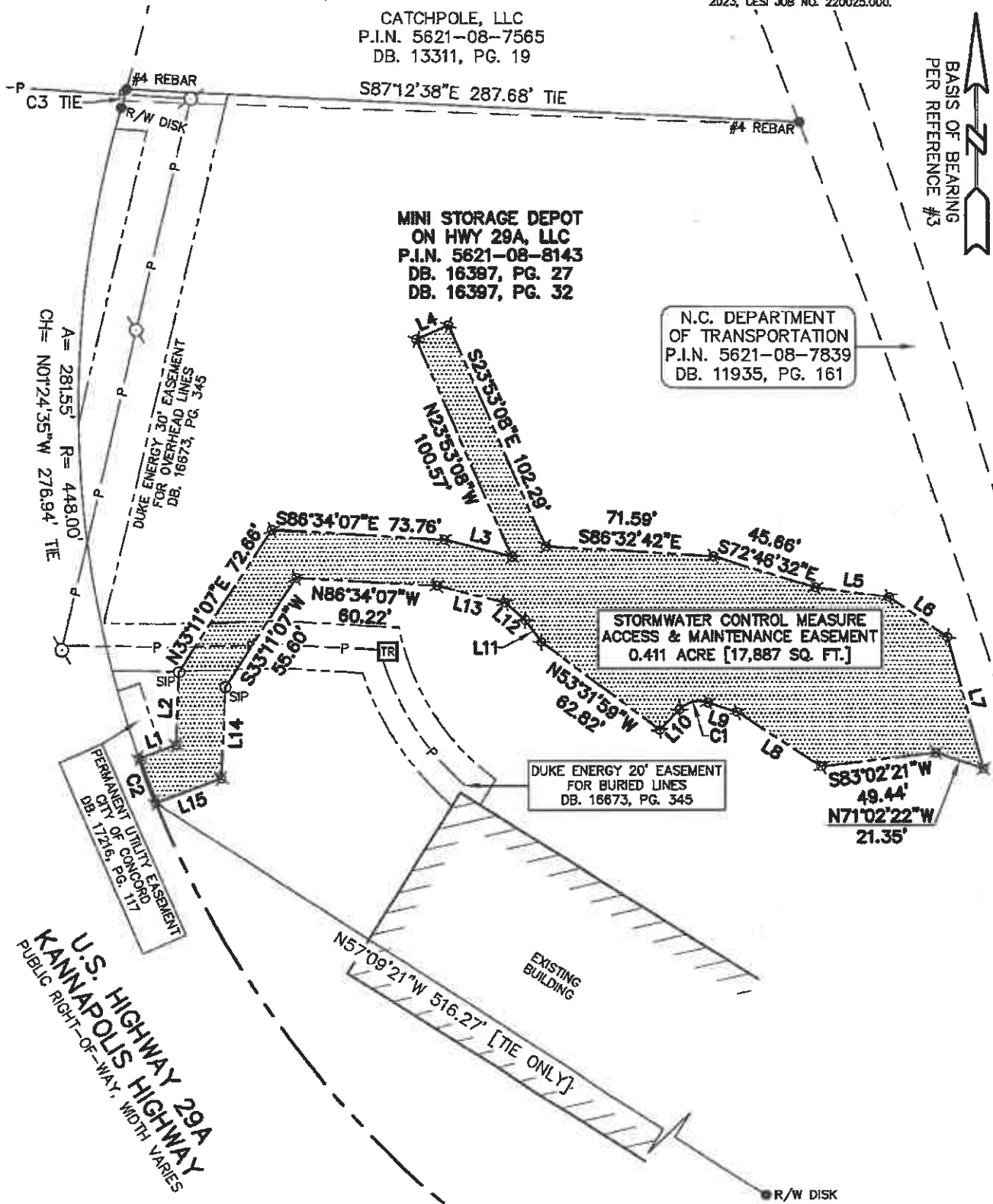
- NOTES:**
1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE IS 1:32,500.
  2. AREA COMPUTED BY COORDINATE COMPUTATIONS.
  3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  4. SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M. PANEL 3710582100K, EFFECTIVE DATE NOVEMBER 16, 2010.
  5. THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH G. S. 47-30(M) AS REVISED.

- REFERENCES:**
1. ALL DEEDS AND MAPS SHOWN HEREON;
  2. CABARRUS COUNTY ON-LINE G.I.S. TAX MAP;
  3. UNRECORDED MAP TITLED "ALTA/NSPS LAND TITLE SURVEY FOR PROPERTY OF: ROBERT F. LOWRANCE and RALPH E. LOWRANCE", BY CESI, DATED MARCH 1, 2023, CESI JOB NO. 220025.000.

CATCHPOLE, LLC  
P.I.N. 5621-08-7565  
DB. 13311, PG. 19

MINI STORAGE DEPOT  
ON HWY 29A, LLC  
P.I.N. 5621-08-8143  
DB. 16397, PG. 27  
DB. 16397, PG. 32

N.C. DEPARTMENT  
OF TRANSPORTATION  
P.I.N. 5621-08-7839  
DB. 11935, PG. 161



SHEET 1 OF 2

**PLAT CERTIFICATION**

I, MARION L. SANDLIN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN REFERENCES AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:32,500; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1800); AND THAT  D. THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF JANUARY, 2025 A.D.

*Marion L. Sandlin, Jr.*  
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-2941

**NEW SCM ACCESS & MAINTENANCE EASEMENT SURVEY**

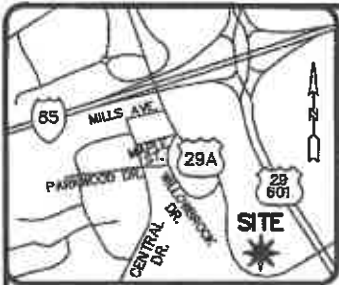
PROPERTY OF **MINI STORAGE DEPOT ON HWY 29A, LLC**

NUMBER 4 TOWNSHIP CABARRUS CO., NC  
ADDRESS: 2515 KANNAPOLIS HIGHWAY CONCORD, NC

DEED RECORDED IN DB. 16397, PG. 27/32  
FOR CLIENT, **MINI STORAGE DEPOT ON HWY 29A, LLC**

SCALE: 1 IN. = 80 FT. DATE: JANUARY 23, 2025

**CESI**  
CIVIL - GEOTECHNICAL - SURVEYING  
N.C. FIRM LICENSE NO. C-0269  
45 SPRING STREET SW CONCORD 7040 786-8404  
CONCORD, NC 28025  
ACAD FILE: 220041.100 SCM Easmt.DWG



VICINITY MAP  
NOT TO SCALE

**LEGEND**

- EXISTING IRON AS DESCRIBED
- SIP (SET #5 REBAR W/CAP)
- ⊗ NPS (NO POINT SET)
- ⊙ POWER POLE
- ⊕ TRANSFORMER
- BOUNDARY LINE (AS SURVEYED)
- - - - BOUNDARY LINE (BY DEED OR MAP)
- PUBLIC RIGHT-OF-WAY LINE
- - - - NEW UTILITY EASEMENT LINE
- - - - EXISTING EASEMENT LINE
- P —— OVERHEAD POWER LINE
- - - - P - - - - BURIED POWER LINE

**NOTES:**

1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE IS 1:32,500.
2. AREA COMPUTED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M. PANEL 3710562100K, EFFECTIVE DATE NOVEMBER 16, 2018.
5. THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH G. S. 47-30(M) AS REVISED.

**REFERENCES:**

1. ALL DEEDS AND MAPS SHOWN HEREON;
2. CABARRUS COUNTY ON-LINE G.I.S. TAX MAP.
3. UNRECORDED MAP TITLED "ALTA/NSPS LAND TITLE SURVEY FOR PROPERTY OF: ROBERT F. LOWRANCE and RALPH E. LOWRANCE", BY CESI, DATED MARCH 1, 2023, CESI JOB NO. 220025.000.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	13.28'	12.00'	S76°12'48"W	12.62'
C2	20.00'	448.00'	N20°41'34"W	20.00'
C3 TIE	8.23'	985.00'	N16°18'42"E	8.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N70°20'03"E	16.82'
L2	N02°38'12"E	30.90'
L3	S75°30'35"E	29.97'
L4	N66°06'52"E	15.00'
L5	S82°11'33"E	31.68'
L6	S55°29'54"E	30.13'
L7	S15°18'14"E	58.05'
L8	N57°03'44"W	42.65'
L9	N72°04'19"W	13.00'
L10	S44°29'55"W	11.92'
L11	N36°12'13"W	11.62'
L12	N49°10'22"W	11.46'
L13	N75°30'35"W	30.02'
L14	S02°38'12"W	38.85'
L15	S70°20'03"W	29.87'

**CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION**

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, SIDEWALKS, GREENWAYS, RIGHTS OF WAY, EASEMENTS, AND/OR OPEN SPACE AND/OR PARKS, EXCEPT ANY OF THOSE USES SPECIFICALLY INDICATED AS PRIVATE, AND I FURTHER DEDICATE ALL SANITARY SEWER, STORMWATER DRAINAGE AND WATER LINES THAT ARE LOCATED IN ANY PUBLIC UTILITY EASEMENT OR RIGHT OF WAY AND CERTIFY THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS. ANY STREETS INDICATED AS PRIVATE SHALL BE OPEN TO PUBLIC USE, BUT SHALL BE PRIVATELY MAINTAINED. SAID DEDICATION SHALL BE IRREVOCABLE PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE, WHETHER INDICATED AS PRIVATE OR PUBLIC, ARE NOT MADE TO THE CITY OF CONCORD BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT UNLESS SPECIFICALLY DESIGNATED A DRAINAGE EASEMENT TO THE CITY OF CONCORD.

BY: OWNER Lance A. Swank, Manager DATE

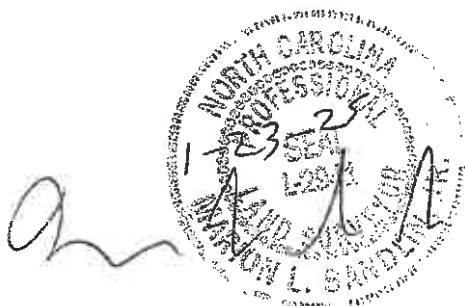
Indiana  
St. Joseph COUNTY

I, \_\_\_\_\_ A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Lance A. Swank PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

SHEET 2 OF 2



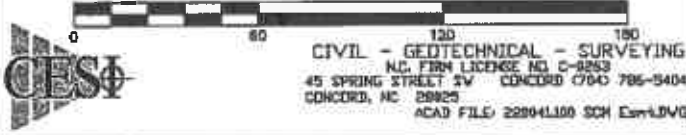
**NEW SCM ACCESS & MAINTENANCE EASEMENT SURVEY**

PROPERTY OF **MINI STORAGE DEPOT ON HWY 29A, LLC**

NUMBER 4 TOWNSHIP, CABARRUS CB, NC  
ADDRESS: 2515 KANNAPOLIS HIGHWAY, CONCORD, NC

DEED RECORDED IN DB 15397, PG. 27/32  
FOR CLIENT: **MINI STORAGE DEPOT ON HWY 29A, LLC**

SCALE: 1 IN. = 60 FT. DATE: JANUARY 23, 20 25



**Exhibit "B"**  
**Sand Filter Inspection and Maintenance Plan**

[See attached.]



## Sand Filter Inspection and Maintenance Plan

Grantor agrees to keep a maintenance record on this SCM. This maintenance record will be kept in a log in a known set location. Any deficient SCM elements noted in the inspection will be corrected, repaired or replaced immediately. These deficiencies can affect the integrity of structures, safety of the public, and the removal efficiency of the SCM.

Important maintenance procedures:

- The drainage area will be carefully managed to reduce the sediment load to the sand filter.
- Once a year, sand media will be skimmed.
- The sand filter media will be replaced whenever it fails to function properly after vacuuming.

The sand filter will be inspected **quarterly and within 24 hours after every storm event greater than 1.0 inches**. Records of inspection and maintenance will be kept in a known set location and will be available upon request.

Inspection activities shall be performed as follows. Any problems that are found shall be repaired immediately.

SCM element:	Potential problem:	How I will remediate the problem:
The entire SCM	Trash/debris is present.	Remove the trash/debris.
The adjacent pavement (if applicable)	Sediment is present on the pavement surface.	Sweep or vacuum the sediment as soon as possible.
The perimeter of the sand filter	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
	Vegetation is too short or too long.	Maintain vegetation at a height of approximately six inches.
The flow diversion structure	The structure is clogged.	Unclog the conveyance and dispose of any sediment off-site.
	The structure is damaged.	Make any necessary repairs or replace if damage is too large for repair.

<b>The pretreatment area</b>	Sediment has accumulated to a depth of greater than six inches.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If a pesticide is used, wipe it on the plants rather than spraying.

<b>SCM element:</b>	<b>Potential problem:</b>	<b>How I will remediate the problem:</b>
<b>The filter bed and underdrain collection system</b>	Water is ponding on the surface for more than 24 hours after a storm.	Check to see if the collector system is clogged and flush if necessary. If water still ponds, remove the top few inches of filter bed media and replace. If water still ponds, then consult an expert.
<b>The outflow spillway and pipe</b>	Shrubs or trees have started to grow on the embankment.	Remove shrubs and trees immediately.
	The outflow pipe is clogged.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	The outflow pipe is damaged.	Repair or replace the pipe.
<b>The receiving water</b>	Erosion or other signs of damage have occurred at the outlet.	Contact Stormwater Services at 704-920-5360.

**Consent of Lienholder**

United Bank, Inc. (aka United Bank), a Virginia corporation (“Lienholder”), hereby consents to the grant of the foregoing STORMWATER CONTROL MEASURES (SCM), ACCESS EASEMENT AND MAINTENANCE AGREEMENT by Mini Storage Depot on Hwy 29A, LLC, a North Carolina limited liability company, to the City of Concord, a North Carolina municipal corporation, filed in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_ of the Cabarrus County Registry and joins in the execution hereof solely as Lienholder and hereby does agree that in the event of the foreclosure of that certain Deed of Trust recorded in Deed Book 16445, at Page 314, Assignment of Rents and Security Agreement recorded in Deed Book 16445, at Page 334, UCC as recorded in Deed Book 16445, at Page 347, all of the Cabarrus County Registry and any amendments recorded thereto or other sale of said property described in the aforesaid documents under judicial or non-judicial proceedings, the same shall be sold subject to said Agreement and Easement.

SIGNED AND EXECUTED this 14 day of February, 2025.

United Bank, Inc.,  
a Virginia corporation

By: C Ryan Borst  
C. Ryan Borst, SVP

STATE OF North Carolina  
COUNTY OF Mecklenburg

I, Eva Villegas Avalos, a Notary Public in and for Mecklenburg County and State of North Carolina, do hereby certify that C. Ryan Borst, as SVP of United Bank, Inc., a Virginia corporation, personally appeared before me this day and acknowledged to me voluntarily signed the foregoing document for the purpose stated therein.

WITNESS my hand and Notarial Seal this the 14 day of February, 2025.

My Commission Expires: 11-14-2027

Eva Villegas Avalos  
Notary Public  
Eva Villegas Avalos  
Printed



ORD. #

AN ORDINANCE TO AMEND FY 2024-2025 BUDGET ORDINANCE

WHEREAS, the City Council of the City of Concord, North Carolina did on the 13<sup>th</sup> day of June, 2024, adopt a City budget for the fiscal year beginning July 1, 2024 and ending on June 30, 2025, as amended; and

WHEREAS, it is appropriate to amend the expense/expenditures and the revenue accounts in the funds listed for the reason stated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord that in accordance with the authority contained in G.S. 159-15, the following accounts are hereby amended as follows:

Account	Title	<u>Revenues</u>		(Decrease) Increase
		Current Budget	Amended Budget	
100-4370000	Fund Balance Appropriated	6,080,830	6,082,330	1,500
<b>Total</b>				<b>1,500</b>

Account	Title	<u>Expenses/Expenditures</u>		(Decrease) Increase
		Current Budget	Amended Budget	
4190-5470043	Golf Tournaments	12,885	14,385	1,500
<b>Total</b>				<b>1,500</b>

Reason: To appropriate Mayor Golf Tournament reserves for a donation to Big Brothers Big Sisters Central Carolinas for the Founder of My Future II program.

Adopted this 13th day of March 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

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		Current Budget	Amended Budget	
100-4370000	Fund Balance Appropriated	6,078,330	6,080,830	2,500
<b>Total</b>				<b>2,500</b>

Account	Title	<u>Expenses/Expenditures</u>		(Decrease) Increase
		Current Budget	Amended Budget	
4190-5470043	Golf Tournaments	10,385	12,885	2,500
<b>Total</b>				<b>2,500</b>

Reason: To appropriate Mayor Golf Tournament reserves for a donation to The Academic Learning Center for the Books for All program.

Adopted this 13th day of March 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

ORD.

GRANT PROJECT ORDINANCE  
FY 2024 CAPITAL FUND GRANT  
PROJECT NC19P00850124

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby ordained:

SECTION 1. The project authorized is the Capital Fund grant, which is a program to assist the Housing Department in carrying out development, capital and management activities in order to ensure that the program continues to service low-income families.

SECTION 2. The City Manager is hereby authorized to proceed with the implementation of the project within terms of a grant agreement with the U.S. Department of Housing and Urban Development.

SECTION 3. The following revenues are anticipated to be available to the City of Concord for the project:

2024CFP Revenue	692-4703312	\$ 491,368
	692-4703312	

SECTION 4. The following amounts are appropriated to the project:

General Capital Activity	9224-5800290	341,500
	9224-5800290	
Operations	9224-5800250	149,868
	9224-5800250	
Total		\$ 491,368

SECTION 5. Accounting records are to be maintained by the Finance Department of the City of Concord in such a manner as (1) to provide all information required by the grant agreement and other agreements executed or to be executed with the various parties involved with the project; and (2) to comply with the Local Government Budget and Fiscal Control Act of the State of North Carolina.

SECTION 6. Within five (5) days after adopted, copies of this grant project amendment shall be filed with the City Manager, Finance Director, and City Clerk for directions in carrying out this project.

SECTION 7. The Finance Director is directed to report on the financial status of this project in accordance with the existing City policy. She shall also report to the City Manager any unusual occurrences.

Duly adopted by the City Council of the City of Concord, North Carolina this 13<sup>th</sup> day of March 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

ORD. #

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NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord that in accordance with the authority contained in G.S. 159-15, the following accounts are hereby amended as follows:

Account	Title	<u>Revenues</u>		(Decrease) Increase
		Current Budget	Amended Budget	
<b>Total</b>				
Account	Title	<u>Expenses/Expenditures</u>		(Decrease) Increase
		Current Budget	Amended Budget	
4190-5194000	Contract Services	85,050	37,050	(48,000)
6120-5282000	Public Art Commission	0	48,000	48,000
<b>Total</b>				<b>0</b>

Reason: To move funds budgeted for public art commission expenses to a new account for easier tracking.

Adopted this 13th day of March 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

**Tax Report for Fiscal Year 2024-2025**

**FINAL REPORT**

**January**

**Property Tax Receipts- Munis**

2024 BUDGET YEAR	17460606.78
2023	4679.05
2022	474.52
2021	32.31
2020	113.44
2019	30.79
2018	10.08
2017	10.08
2016	10.08
2015	12.58
Prior Years	55.63
Interest	29,754.25
Refunds	
	<u>17,495,789.59</u>

**Vehicle Tax Receipts- County**

2024 BUDGET YEAR	556,182.57
2023	
2022	
2021	
2020	
2019	
2018	
Prior Years	
Penalty & Interest	9,170.16
Refunds	
	<u>565,352.73</u>

**Fire District Tax - County**

2024 BUDGET YEAR	47,387.68
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Less: Collection Fee from County

<b>Net Ad Valorem Collections</b>	<u>18,108,530.00</u>
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423:Vehicle Tag Fee-Transportation Impr Fund	37,214.10
100:Vehicle Tag Fee	151,111.80
630:Vehicle Tag Fee-Transportation Fund	37,214.10
Less Collection Fee - Transit	
<b>Net Vehicle Tag Collection</b>	<u>225,540.00</u>

Privilege License	-
Prepaid Privilege Licenses	
Privilege License interest	
<b>Total Privilege License</b>	<u>-</u>

Oakwood Cemetery current	3,325.00
Oakwood Cemetery endowment	-
Rutherford Cemetery current	7,216.69
Rutherford Cemetery endowment	1,833.31
West Concord Cemetery current	525.00
West Concord Cemetery endowment	-
<b>Total Cemetery Collections</b>	<u>12,900.00</u>

<b>Total Collections</b>	<u><u>\$ 18,346,970.00</u></u>
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<b>Current Year</b>	
<b>Original Scroll</b>	
Levy	
Penalty	
Adjustments	
Public Service	
Levy	
Penalty	
Discoveries/Annex	318.71
Discovery Penalty	59.78
<b>Total Amount Invoiced - Monthly</b>	<u>378.49</u>
<b>Total Amount Invoiced - YTD</b>	94,436,616.23

<b>Current Year</b>	
<b>Less Abatements (Releases)</b>	
Real	2,771.07
Personal	
Discovery	
Penalty - all	
<b>Total Abatements</b>	<u>2,771.07</u>

<b>Adjusted Amount Invoiced - monthly</b>	<b>(2,392.58)</b>
<b>Adjusted Amount Invoiced - YTD</b>	93,864,024.97

Current Levy Collected	17,460,606.78
Levy Collected from previous years	5,428.56
Penalties & Interest Collected	29,754.25
Current Month Write Off - Debit/Credit	0.00
<b>Total Monthly Collected</b>	<u>17,495,789.59</u>
<b>Total Collected - YTD</b>	91,737,843.71

**Total Collected - net current levy -YTD** 91,443,407.91

Percentage of Collected -current levy 97.42%

Amount Uncollected - current year levy 2,420,617.06

Percentage of Uncollected - current levy 2.58%

100.00%

**CITY OF CONCORD**

**Summary of Releases, Refunds and Discoveries for the Month of January 2025**

<b>RELEASES</b>		
CITY OF CONCORD	\$	<b>2,771.07</b>
CONCORD DOWNTOWN	\$	-

<b>REFUNDS</b>		
CITY OF CONCORD	\$	<b>90.30</b>
CONCORD DOWNTOWN	\$	-

<b>DISCOVERIES</b>							
CITY OF CONCORD							
TaxYear	Real	Personal	Total	Rate	Calculated	Penalties	
2019	0	0	0	0.0048	0.00	0.00	
2020	0	0	0	0.0048	0.00	0.00	
2021	0	6,910	6,910	0.0048	33.17	16.59	
2022	0	9,330	9,330	0.0048	44.78	17.91	
2023	0	11,560	11,560	0.0048	55.49	16.65	
2024	0	10,280	10,280	0.0042	43.18	8.63	
2025	33,833	0	33,833	0.0042	142.10	0.00	
<b>Total</b>	<b>33,833</b>	<b>38,080</b>	<b>71,913</b>		<b>\$ 318.71</b>	<b>\$ 59.78</b>	
DOWNTOWN							
TaxYear	Real	Personal	Total	Rate	Calculated	Penalties	
2019	0	0	0	0.0023	0.00	0.00	
2020	0	0	0	0.0023	0.00	0.00	
2021	0	0	0	0.0023	0.00	0.00	
2022	0	0	0	0.0023	0.00	0.00	
2023	0	0	0	0.0023	0.00	0.00	
2024	0	0	0	0.0016	0.00	0.00	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>\$ -</b>	<b>\$ -</b>	

City of Concord  
Portfolio Holdings  
Monthly Investments to Council  
Report Format: By Transaction  
Group By: Security Type  
Average By: Cost Value  
Portfolio / Report Group: All Portfolios  
As of 1/31/2025

Description	CUSIP/Ticker	Face Amount/Shares	Cost Value	Maturity Date	YTM @ Cost	% of Portfolio	Settlement Date	Cost Price	Days To Maturity
<b>Commercial Paper</b>									
CP JOHN DEERE FINANCIAL 0 2/7/2025	24422CP72	5,000,000.00	4,967,831.94	2/7/2025	4.398	1.07	12/16/2024	99.356639	7
CP MOUNTCLIFF FUNDING 0 2/21/2025	62455FPM2	5,000,000.00	4,876,220.85	2/21/2025	4.994	1.05	8/22/2024	97.524417	21
CP NATIXIS NY 0 5/9/2025	63873JS92	5,000,000.00	4,872,394.44	5/9/2025	4.577	1.05	10/15/2024	97.447889	98
CP TORONTO DOMINION BANK 0 5/16/2025	89119ASG4	5,000,000.00	4,871,775.00	5/16/2025	4.577	1.05	10/21/2024	97.4355	105
CP BNP PARIBAS NY 0 5/23/2025	09659BSP6	5,000,000.00	4,832,995.85	5/23/2025	4.624	1.04	8/27/2024	96.659917	112
CP SALVATION ARMY 0 6/3/2025	79583RT3	5,000,000.00	4,872,227.78	6/3/2025	4.474	1.05	11/4/2024	97.444556	123
CP TOYOTA MTR CR CORP 0 6/6/2025	89233GT63	5,000,000.00	4,836,358.35	6/6/2025	4.528	1.04	9/10/2024	96.727167	126
CP ROYAL BANK OF CP 0 7/18/2025	78013VUJ9	5,000,000.00	4,851,638.89	7/18/2025	4.493	1.04	11/15/2024	97.032778	168
CP MUFGBK LTD NY 0 8/22/2025	62479LVN2	5,000,000.00	4,840,008.33	8/22/2025	4.525	1.04	12/2/2024	96.800167	203
CP CREDIT AGRICOLE CIB NY 0 9/12/2025	22533TWC6	5,000,000.00	4,837,813.89	9/12/2025	4.537	1.04	12/20/2024	96.756278	224
CP PURE GROVE FDG 0 10/14/2025	74625TXE1	5,000,000.00	4,843,638.90	10/14/2025	4.470	1.04	1/27/2025	96.872778	256
Sub Total / Average Commercial Paper		55,000,000.00	53,502,904.22		4.563	11.51		97.283496	131
<b>FFCB Bond</b>									
FFCB 5 3/10/2025	3133EPCW3	5,000,000.00	5,000,989.35	3/10/2025	4.984	1.08	8/10/2023	100.019787	38
FFCB 0.71 4/21/2025-22	3133EMWH1	5,000,000.00	5,000,000.00	4/21/2025	0.710	1.08	4/21/2021	100	80
FFCB 0.53 9/29/2025-21	3133EMBH4	5,000,000.00	5,000,000.00	9/29/2025	0.530	1.08	9/29/2020	100	241
FFCB 1.21 12/22/2025-22	3133ENHU7	5,000,000.00	5,000,000.00	12/22/2025	1.210	1.08	12/22/2021	100	325
FFCB 4.625 3/5/2026	3133EP4K8	5,000,000.00	4,999,610.20	3/5/2026	4.628	1.08	3/22/2024	99.992204	398
FFCB 0.625 6/16/2026-21	3133EMKV3	5,000,000.00	5,000,000.00	6/16/2026	0.625	1.08	12/17/2020	100	501
FFCB 4.75 9/1/2026	3133EPUW3	5,000,000.00	4,971,300.00	9/1/2026	4.961	1.07	9/22/2023	99.426	578
FFCB 0.94 9/28/2026-22	3133EM6E7	5,000,000.00	5,000,000.00	9/28/2026	0.940	1.08	9/28/2021	100	605
FFCB 1.55 3/30/2027-23	3133ELUN2	5,000,000.00	5,000,000.00	3/30/2027	1.550	1.08	3/30/2020	100	788
FFCB 4.48 4/6/2027-26	3133ERR78	5,000,000.00	4,995,500.00	4/6/2027	4.514	1.07	1/10/2025	99.91	795
FFCB 4.58 8/27/2027-25	3133ERRA1	5,000,000.00	5,000,000.00	8/27/2027	4.580	1.08	8/27/2024	100	938
FFCB 4.4 10/4/2027-25	3133ERVZ1	5,000,000.00	5,000,000.00	10/4/2027	4.400	1.08	10/4/2024	100	976
FFCB 1.4 3/10/2028-22	3133EMSW3	5,000,000.00	5,000,000.00	3/10/2028	1.400	1.08	3/10/2021	100	1,134
FFCB 1.5 3/23/2028-22	3133EMUB6	5,000,000.00	5,000,000.00	3/23/2028	1.500	1.08	3/23/2021	100	1,147
FFCB 1.04 1/25/2029-22	3133EMNL2	5,000,000.00	4,986,250.00	1/25/2029	1.076	1.07	2/16/2021	99.725	1,455
FFCB 1.55 3/15/2029-22	3133EMSX1	5,000,000.00	4,960,000.00	3/15/2029	1.658	1.07	3/24/2021	99.2	1,504
Sub Total / Average FFCB Bond		80,000,000.00	79,913,649.55		2.454	17.19		99.892605	718
<b>FHLB Bond</b>									
FHLB 0 6/20/2025	313385HC3	5,000,000.00	4,864,730.55	6/20/2025	4.296	1.05	10/30/2024	97.294611	140
FHLB 0.4 7/15/2025-21	3130AKM29	5,000,000.00	4,999,000.00	7/15/2025	0.405	1.08	1/29/2021	99.98	165
FHLB 0.5 10/20/2025-21	3130AKNK8	5,000,000.00	4,999,000.00	10/20/2025	0.504	1.08	1/20/2021	99.98	262
FHLB Step 12/30/2025-21	3130AKLH7	5,000,000.00	5,000,000.00	12/30/2025	0.636	1.08	12/30/2020	100	333
FHLB Step 1/29/2026-21	3130AKRA6	5,000,000.00	5,000,000.00	1/29/2026	1.002	1.08	1/29/2021	100	363
FHLB 0.53 2/17/2026-21	3130AKWS1	5,000,000.00	4,995,000.00	2/17/2026	0.550	1.07	2/17/2021	99.9	382
FHLB 0.8 3/10/2026-21	3130ALFS8	5,000,000.00	5,000,000.00	3/10/2026	0.800	1.08	3/10/2021	100	403
FHLB Step 4/29/2026-21	3130ALZA5	5,000,000.00	5,000,000.00	4/29/2026	1.432	1.08	4/29/2021	100	453
FHLB 4.67 5/21/2026-25	3130B3V26	5,000,000.00	5,000,000.00	5/21/2026	4.670	1.08	11/22/2024	100	475
FHLB 1 5/26/2026-23	3130AMME9	5,000,000.00	4,769,250.00	5/26/2026	4.356	1.03	12/20/2024	95.385	480
FHLB 4.36 10/15/2026-25	3130B3BS1	5,000,000.00	5,000,000.00	10/15/2026	4.360	1.08	10/15/2024	100	622
FHLB 4.4 11/13/2026-25	3130G3PG2	5,000,000.00	5,000,000.00	11/13/2026	4.400	1.08	11/18/2024	100	651
FHLB 3.86 12/18/2026-25	3130B2W68	4,985,000.00	4,985,000.00	12/18/2026	3.860	1.07	9/30/2024	100	686
FHLB 4.375 1/8/2027-26	3130B4GP0	5,000,000.00	5,000,000.00	1/8/2027	4.375	1.08	1/8/2025	100	707
FHLB 0.825 8/17/2027-21	3130AJXH7	5,000,000.00	4,986,250.00	8/17/2027	0.866	1.07	8/28/2020	99.725	928
FHLB 4.8 7/24/2028-25	3130B4GL9	5,000,000.00	5,000,000.00	7/24/2028	4.800	1.08	1/24/2025	100	1,270



FHLB 4.45 12/4/2028-26	3130B3XH1	5,000,000.00	5,000,000.00	12/4/2028	4.450	1.08	12/4/2024	100	1,403	
FHLB 4.25 9/10/2029-25	3130B2TX3	5,000,000.00	5,000,000.00	9/10/2029	4.250	1.08	9/23/2024	100	1,683	
FHLB 2.32 11/1/2029-22	3130AHEU3	5,000,000.00	5,000,000.00	11/1/2029	2.320	1.08	11/1/2019	100	1,735	
Sub Total / Average FHLB Bond		94,985,000.00	94,598,230.55		2.748	20.35		99.606317	693	
FHLMC Bond										
FHLMC 1.5 2/12/2025	3137EAEP0	1,305,000.00	1,296,987.51	2/12/2025	1.715	0.28	3/4/2022	99.386016	12	
FHLMC 0.375 7/21/2025	3137EAEU9	1,315,000.00	1,215,559.70	7/21/2025	3.063	0.26	8/4/2022	92.438	171	
FHLMC 0.375 9/23/2025	3137EAEX3	1,570,000.00	1,405,668.10	9/23/2025	4.166	0.30	10/6/2022	89.533	235	
FHLMC 0.375 9/23/2025	3137EAEX3	1,010,000.00	893,535.53	9/23/2025	4.694	0.19	11/4/2022	88.468864	235	
FHLMC 0.375 9/23/2025	3137EAEX3	560,000.00	504,624.88	9/23/2025	4.156	0.11	12/6/2022	90.111586	235	
FHLMC 0.8 7/14/2026-21	3134GV5T1	5,000,000.00	5,000,000.00	7/14/2026	0.800	1.08	7/14/2020	100	529	
FHLMC 3.75 8/28/2026-25	3134HAHZ9	5,000,000.00	4,966,150.00	8/28/2026	4.095	1.07	8/30/2024	99.323	574	
FHLMC 4.25 2/22/2027-24	3134H1SN4	5,000,000.00	4,952,500.00	2/22/2027	4.593	1.07	2/22/2024	99.05	752	
FHLMC 2.67 3/25/2027-24	3134GXNM2	5,000,000.00	4,745,882.69	3/25/2027	4.500	1.02	3/25/2024	94.917654	783	
FHLMC 4.1 5/20/2027-25	3134GAD91	5,000,000.00	4,977,705.00	5/20/2027	4.290	1.07	11/20/2024	99.5541	839	
FHLMC 5.25 6/17/2027-25	3134H12Q5	5,000,000.00	5,000,000.00	6/17/2027	5.250	1.08	6/21/2024	100	867	
FHLMC 4.375 6/25/2027-25	3134H13G6	5,000,000.00	4,961,910.00	6/25/2027	4.650	1.07	6/25/2024	99.2382	875	
FHLMC 3.5 7/1/2027-25	3134HAPH0	5,000,000.00	4,972,500.00	7/1/2027	3.713	1.07	9/27/2024	99.45	881	
FHLMC 4.5 7/9/2027-25	3134H14T7	5,000,000.00	4,967,500.00	7/9/2027	4.736	1.07	7/15/2024	99.35	889	
FHLMC 3.375 9/23/2027-25	3134HALQ4	5,000,000.00	4,964,770.00	9/23/2027	3.624	1.07	9/23/2024	99.2954	965	
FHLMC 3.625 10/15/2027-25	3134HASE4	5,000,000.00	4,962,500.00	10/15/2027	3.892	1.07	10/15/2024	99.25	987	
FHLMC 4.65 11/12/2027-25	3134HAZQ9	5,000,000.00	5,000,000.00	11/12/2027	4.650	1.08	11/14/2024	100	1,015	
FHLMC 4 12/9/2027-25	3134GAL35	5,000,000.00	4,967,900.00	12/9/2027	4.230	1.07	12/9/2024	99.358	1,042	
FHLMC 4.4 12/16/2027-25	3134HAP80	5,000,000.00	4,991,250.00	12/16/2027	4.463	1.07	12/20/2024	99.825	1,049	
FHLMC 4.25 1/10/2028-25	3134HAZ48	5,000,000.00	4,986,100.00	1/10/2028	4.350	1.07	1/10/2025	99.722	1,074	
FHLMC Step 7/10/2029-25	3134HAZ55	5,000,000.00	5,000,000.00	7/10/2029	4.577	1.08	1/13/2025	100	1,621	
FHLMC Step 8/20/2029-25	3134HAGE7	5,000,000.00	5,000,000.00	8/20/2029	4.286	1.08	8/20/2024	100	1,662	
Sub Total / Average FHLMC Bond		90,760,000.00	89,733,043.41		4.113	19.30		98.921084	918	
FNMA Bond										
FNMA 0.625 4/22/2025	3135G03U5	1,360,000.00	1,268,407.71	4/22/2025	3.017	0.27	5/5/2022	93.265273	81	
FNMA 0.625 4/22/2025	3135G03U5	5,000,000.00	4,761,950.00	4/22/2025	4.500	1.02	1/12/2024	95.239	81	
FNMA 0.5 6/17/2025	3135G04Z3	925,000.00	861,249.00	6/17/2025	2.892	0.19	6/6/2022	93.108	137	
FNMA 0.5 6/17/2025	3135G04Z3	1,365,000.00	1,271,599.52	6/17/2025	2.943	0.27	7/7/2022	93.157474	137	
FNMA 0.7 7/14/2025-21	3136G4YH0	5,000,000.00	5,000,000.00	7/14/2025	0.700	1.08	7/14/2020	100	164	
FNMA 0.55 8/19/2025-22	3136G4H63	5,000,000.00	5,000,000.00	8/19/2025	0.550	1.08	8/19/2020	100	200	
FNMA 0.58 8/25/2025-22	3136G4J20	5,000,000.00	5,000,000.00	8/25/2025	0.580	1.08	8/25/2020	100	206	
FNMA 0.375 8/25/2025	3135G05X7	920,000.00	839,132.00	8/25/2025	3.521	0.18	9/7/2022	91.21	206	
FNMA 0.5 11/7/2025	3135G06G3	1,295,000.00	1,169,555.72	11/7/2025	4.152	0.25	1/5/2023	90.313183	280	
FNMA 0.5 11/7/2025	3135G06G3	830,000.00	743,924.04	11/7/2025	4.682	0.16	3/7/2023	89.629402	280	
FNMA 0.5 11/7/2025	3135G06G3	885,000.00	815,301.29	11/7/2025	3.719	0.18	4/5/2023	92.12444	280	
FNMA 0.57 12/29/2025-21	3135GABS9	5,000,000.00	4,563,350.00	12/29/2025	4.967	0.98	11/17/2023	91.267	332	
FNMA 2.125 4/24/2026	3135G0K36	545,000.00	519,466.75	4/24/2026	3.805	0.11	5/3/2023	95.315	448	
FNMA 0.75 7/30/2026-20	3136G4D91	1,000,000.00	888,980.00	7/30/2026	5.116	0.19	10/27/2023	88.898	545	
FNMA 0.73 10/29/2026-21	3136G46F5	5,000,000.00	5,000,000.00	10/29/2026	0.730	1.08	10/29/2020	100	636	
FNMA 5.3 3/4/2027-25	3135GAPU9	5,000,000.00	5,000,000.00	3/4/2027	5.300	1.08	3/4/2024	100	762	
FNMA 4.25 4/9/2027-25	3135GAQU8	5,000,000.00	4,951,479.86	4/9/2027	4.600	1.06	4/9/2024	99.029597	798	
FNMA 3.5 9/24/2027-25	3135GAVE8	5,000,000.00	4,932,000.00	9/24/2027	3.997	1.06	10/21/2024	98.64	966	
FNMA 0.8 11/4/2027-22	3135GA2L4	5,000,000.00	5,000,000.00	11/4/2027	0.800	1.08	11/4/2020	100	1,007	
FNMA 4.85 1/21/2028-25	3136GA6E4	5,000,000.00	5,000,000.00	1/21/2028	4.850	1.08	1/21/2025	100	1,085	
Sub Total / Average FNMA Bond		64,125,000.00	62,586,395.89		2.957	13.46		97.725397	527	
Local Government Investment Pool										
NC CLASS LGIP	NCCLASS	46,982,235.71	46,982,235.71	N/A	4.455	10.10	5/24/2024	100	1	
NCCMT LGIP	NCCMT481	6,467,791.19	6,467,791.19	N/A	4.290	1.39	12/31/2005	100	1	
Sub Total / Average Local Government Investment Pool		53,450,026.90	53,450,026.90		4.435	11.50		100	1	
Money Market										
PINNACLE BANK MM	PINNACLE	21,415,783.77	21,415,783.77	N/A	4.400	4.61	3/31/2019	100	1	
Sub Total / Average Money Market		21,415,783.77	21,415,783.77		4.400	4.61		100	1	
Treasury Bill										

T-Bill 0 3/20/2025	912797KJ5	5,000,000.00	4,897,533.35	3/20/2025	4.389	1.05	9/27/2024	97.950667	48
Sub Total / Average Treasury Bill		5,000,000.00	4,897,533.35		4.389	1.05		97.950667	48
Treasury Note									
T-Note 0.25 10/31/2025	91282CAT8	5,000,000.00	4,845,689.50	10/31/2025	4.194	1.04	1/10/2025	96.91379	273
Sub Total / Average Treasury Note		5,000,000.00	4,845,689.50		4.194	1.04		96.91379	273
Total / Average		469,735,810.67	464,943,257.14		3.500	100		99.020676	531