



# City Council Agenda

Thursday, August 10, 2023

6:00 PM

3rd floor Council Chambers at 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

June 20, July 11, and July 13, 2023

## IV. Presentations

### 1. Presentation of the 2023 Jo Atwater Continuous Core Values Award.

The Jo Atwater Continuous Core Values Award is the highest award presented to a City of Concord co-worker. Jo Atwater's life was synonymous with heartfelt service to others in our community and the highest dedication to our organizational core values. Jo worked for the City from 1994 until her passing in 2004. During this time, she became a respected friend and inspirational teammate to all coworkers. This award continues Jo's vibrant spirit and valued legacy by annually recognizing one coworker that best embodies our organizational core values and commitment to serving others in the community.

## V. Unfinished Business

### 1. Continue a public hearing and consider adopting a resolution of intent in the matter of closing the right-of-way of an unopened +/- 15-foot-wide alley running parallel to Corban Ave SE including the abandonment of the right-of-way for a +/- 225-foot-long alley that runs behind 125 Corban Ave SE.

At their July 13, 2023 meeting, the Council voted to continue the public hearing after hearing testimony from an adjacent owner.

The proposal includes the abandonment of the right-of-way for a +/- 225-foot long alley that runs behind 125 Corban Ave SE. This alley was originally part of the M.L. Widenhouse Subdivision, which was platted in 1914. The alley was never opened and is unimproved.

Charles Stapleton and Stephanie Stapleton filed the application, and they are the owners/developers of Greenway Village Park, an eight-unit single family development proposed on adjacent land at 164 Wilkinson Court, SE. The applicant owns a majority of the property adjacent of the alley and each property owner adjacent to the alley will receive half of the portion of the alley being abandoned. However, the General Statutes have a provision to alter the division of the abandoned right-of-way by the filing of a plat, signed by all adjacent owners.

Staff has noticed the petitioner and all adjacent property owners in accordance with the requirements of the General Statutes. All City departments have reviewed the petition and there is no objections to the petition.

**Recommendation:** Consider adopting a resolution of intent to close the right-of-way of an unopened +/- 15-foot -wide alley running parallel to Corban Ave SE and the abandonment of the right of way for a +/- 225-foot long alley that lies within the M.L. Widenhouse Subdivision.

### 2. Continue a public hearing and consider adopting an ordinance annexing +/- 47.52 acres at 1085 Copperfield Blvd, p/o PIN 5622-65-8770, owned by Copperfield, Inc.

The request is or voluntary annexation of +/- 47.52 acres of property on Copperfield Blvd. The property is currently zoned C-2 (General Commercial) and I-1 (Light Industrial) in the City of Concord ETJ. If approved, a rezoning hearing will not be required as this parcel is located in the ETJ.

The subject parcel is located within the Mixed Use Activity Centers (MUAC) Land Use Category of the 2030 Land Use Plan. As a request from the petitioner at the June 8, 2023 City Council meeting, the City Council continued this matter until the July 13, 2023 City Council meeting. The petitioner again requested a continuance of this request until the August 10, 2023 City Council meeting.

**Recommendation:** Consider adopting the annexation ordinance.

## **VI. New Business**

### **A. Informational Items**

### **B. Departmental Reports**

1. Downtown Streetscape update

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

### **D. Public Hearings**

**1. Conduct a Public Hearing for case Z -11-23 and consider adopting an ordinance amending the official zoning map for +/- 0.17 acres located at 239 Brookwood Ave NW from C-2 (General Commercial) to RV (Residential Village) and to amend the 2030 Land Use Plan to modify the future land use designation of the parcel from “Commercial” to “Urban Neighborhoods.”**

The Planning and Zoning Commission heard the above referenced petition at their July 18, 2023 meeting and voted to forward the request to City Council with a recommendation that the zoning map be amended from C-2 (General Commercial) to RV (Residential Village) and to amend the 2030 Land Use Plan to designate the parcel as “Urban Neighborhoods.”

**Recommendation:** Consider adopting an ordinance amending the official zoning map from C-2 (General Commercial) to RV (Residential Village) and to amend the 2030 Land Use Plan to designate the parcel as “Urban Neighborhoods.”

### **E. Presentations of Petitions and Requests**

**1. Consider adopting a resolution to sell 314 Sycamore Avenue SW to homebuyer Roxanne Stanard for \$232,800.**

HUD has designed the HOME program to create strong, sustainable, inclusive communities with quality affordable homes for all. Concord follows this mission with the creation of each new home. Community Development built 314 Sycamore Avenue SW with the vision to improve the lives of the homeowners while also strengthening the community, or “High Performance Housing.” Each home is planned to not just be affordable initially, but for the life of the home.

Built with energy efficiency in mind, all homes are constructed with energy efficient windows and doors along with R-15 wall insulation in the exterior wall cavities and R-3 rigid foam board under the hardy plank siding for added insulation. Roof trusses are selected to allow optimal attic insulation coverage while reflected roof sheathing helps lowers the cost to heat and cool the home. The conditioned crawlspace along with a passive radon system will prevent future air quality issues for occupants. For the interior; higher grade cabinets are selected with granite countertops, energy star rated appliances are installed throughout, and high efficiency HVAC systems and controls are selected to ensure limited maintenance cost for the homeowner. These efforts meet and exceed SystemVision requirements.

Another key feature of the home is the outbuilding constructed by the carpentry class at Concord High School. Community Development provided the materials and the students received hands-on experience in construction. The building is designed to give the homeowner a safe place to store lawn equipment or others items without compromising the conditioned crawlspace.

In 2022, Council approved the construction of 314 Sycamore Avenue SW. The home is 1,080 sq ft with three (3) bedrooms and two (2) baths. Staff received 78 applications for both 314 Sycamore Avenue SW and 318 Sycamore Avenue SW. Roxanne Stanard was the highest scoring applicant as she is a first-time homebuyer, under 80% of area median income, and has completed her homebuyer education class, all of which are required by HUD to be eligible to purchase. In addition, Ms. Stanard also completed additional education classes related to homebuying as she seeks to be as successful a homeowner as possible. The listed purchase price was \$232,800 and the City received the full asking price.

**Recommendation:** Motion to adopt a resolution to sell 314 Sycamore Avenue SW to homebuyer Roxanne Stanard for \$232,800.

**2. Consider adopting a resolution to sell 318 Sycamore Avenue SW to homebuyer Tyler J. Gacek for \$220,550.**

HUD has designed the HOME program to create strong, sustainable, inclusive communities with quality affordable homes for all. Concord follows this mission with the creation of each new home. Community Development built 318 Sycamore Avenue SW with the vision to improve the lives of the homeowners while also strengthening the community; "High Performance Housing." Each home is planned to not just be affordable initially but for the life of the home. Built with energy efficiency in mind, all homes are constructed with energy efficient windows and doors along with R-15 wall insulation in the exterior wall cavities and R-3 rigid foam board under the hardy plank siding for added insulation. Roof trusses are selected to allow optimal attic insulation coverage while reflected roof sheathing helps lowers the cost to heat and cool the home. The passive radon system will prevent future air quality issues for occupants. For the interior; higher grade cabinets are selected with granite countertops, energy star rated appliances are installed throughout, and high efficiency HVAC systems and controls are selected to ensure limited maintenance cost for the homeowner. These efforts meet and exceed SystemVision requirements.

Another key feature of the home is the outbuilding constructed by the carpentry class at Concord High School. Community Development provided the materials and the students received hands-on experience in construction. The building is designed to give the homeowner a safe place to store lawn equipment or others items without compromising the attached storage area and air quality of the home.

In 2022, Council approved the construction of 318 Sycamore Avenue SW. The home is 1,248 sq ft with three (3) bedrooms with two and one-half (2.5) baths. Staff received 78 applications for both 314 Sycamore Avenue SW and 318 Sycamore Avenue SW. Tyler J. Gacek was the highest scoring applicant as he is a first-time homebuyer, under 80% of area median income, and has completed his homebuyer education class all of which are required by HUD to be eligible to purchase. In addition, Mr. Gacek also completed additional education classes and has volunteered for a number of City- sponsored events and Community Free Clinic. Volunteer efforts are another matrix category within the application scoring process which allows a candidate to show they are committed to Concord and the community at-large. The listed purchase price was \$220,550 and the City received the full asking price.

**Recommendation:** Motion to adopt a resolution to sell 318 Sycamore Avenue SW to homebuyer Tyler J. Gacek for \$220,550.

**3. Consider adopting an ordinance ordering the demolition of the structure located at 90 James St SW (PIN# 5620-85-0735) owned by Jeremiah Owens Jr.**

The structure is located on a single parcel. Per the Cabarrus County land records, the building had a tax value before the fire of \$44,160. Upon inspection, the structure had massive damage due to fire and was considered to be dilapidated. Dexter Zimmerman, Code Enforcement Officer, opened the case March 22, 2023. The Finding of Fact and Order to Repair or Demolish was issued on April 17, 2023. The Order to Repair or Demolish said structure was not extended. The Order to Repair or Demolish expired on May 17, 2023. There have been no attempts to come into compliance with this case and no civil penalties have been imposed.

**Recommendation:** Motion to adopt an ordinance ordering the demolition of the structure located at 90 James St SW, Concord NC.

**4. Consider adopting a Resolution Providing for the Issuance of Not to Exceed \$42,000,000 City of Concord, North Carolina General Obligation Parks and Recreation Bonds.**

In November 2022, a GO Bond referendum for parks and recreations projects was approved by voters. Projects are soon going to begin construction and staff is recommending that a portion of the approved \$60 million bond referendum be issued. The attached resolution authorizes the issuance of \$42,000,000 in General Obligation Parks and Recreation Bonds. The details of the bonds are included in the resolution. The planned sale date is August 22, 2023.

**Recommendation:** Motion to adopt a Resolution Providing for the Issuance of Not to Exceed \$42,000,000 City of Concord, North Carolina General Obligation Parks and Recreation Bonds.

**5. Consider approval of the First Amendment to the Interlocal Sewer Agreement with WSACC and other member jurisdictions.**

The Interlocal Sewer Agreement was fully executed on December 21, 2021 to provide a framework for the distribution of sewer allocation to the member jurisdictions. This amendment will distribute the sewer capacity from the 2024 expansion at the Rocky River Regional Wastewater Treatment Plant.

**Recommendation:** Motion to approve the First Amendment to the Interlocal Sewer Agreement.

**6. Consider awarding a bid in the amount of \$878,527.15 to Pike Electric, LLC for subsurface construction of Substation V at 7437 Ruben Linker Rd.**

Substation V Site-work/grading is now complete. Bid specifications for construction of the concrete foundations and all subsurface construction were developed and a formal bid was held on July 19, 2023. Five construction firms submitted bids, which were evaluated by staff for adherence to specifications. Pike Electric, LLC was the lowest bidder at \$878,527.15. Pike Electric, LLC was deemed to be a responsive and responsible bidder. Upon a Notice to Proceed letter, Pike Electric, LLC will have 150 days to perform the work.

**Recommendation:** Motion to award a bid for \$878,527.15 to Pike Electric, LLC for subsurface construction of Substation V at 7437 Ruben Linker Rd.

**7. Consider approving the Concord Co-Sponsorship application for the Downtown Concord-Cabarrus Arts Council Art Walk on Union.**

The event organizers are requesting assistance for police presence before and during the event, as well as transportation barricades to be provided the Friday before the event and picked up on the Monday following the event. Organizers are also requesting 4 trash cans to be provided by solid waste to be dropped off before the event and picked up after the event.

**Recommendation:** Motion to approve the Concord Co-Sponsorship application for the Downtown Concord-Cabarrus Arts Council Art Walk on Union taking place on September 9, 2023.

**8. Consider approving the Concord Co-Sponsorship application for the Logan Community Association's-Neighborhood Reunion.**

The event organizers are requesting assistance for police presence during the event, as well as the waiver of the 85/15 split for the event vendors. Organizers are also requesting additional trash cans be provided and dropped off before the event, as well as assistance with cleaning up after the event.

**Recommendation:** Motion to approve the Concord Co-Sponsorship application for the Logan Community Association's-Neighborhood Reunion, to be held on September 3, 2023, contingent on applicant securing appropriate insurance coverage, as required by the city.

**9. Consider recognizing the Granary Oaks Home Owners Association in the City's Partnership for Stronger Neighborhoods program.**

The neighborhood, with 55 single-family detached homes, is located in west Concord near Cox Mill Elementary. Granary Oaks is one of the neighborhoods that will have a trail connecting them to the City's greenway network. The HOA board was newly established in Sept. 2022. Officers for the Association are President Steve Wood; Vice President Griffin Goeddel; Treasurer Griffin Goeddel; and Secretary Maha Ramani.

They have submitted all the required documentation for recognition. By approving their inclusion in the program, the City would have a total of 77 recognized neighborhoods in the Partnership for Stronger Neighborhoods since the program's foundation in 2000.

**Recommendation:** Motion to approve the acceptance of Granary Oaks as a recognized neighborhood in the Partnership for Stronger Neighborhoods Program..

**10. Consider authorizing the City Manager to eliminate the City's Old Corrugated Cardboard (OCC) Recycling program and not enter into a new contract agreement.**

The City has contracted with Benfield Sanitation Services since 2012 for the collection of OCC cardboard at no cost from local businesses. The City's pricing was set by rental and service cost for frequency of collection per month for each participating business. Rebates were given based on current Yellow Sheet pricing.

The program was created to provide recycling of cardboard materials from businesses/industries across the City with a goal to promote environmental stewardship while recovering enough revenue to offset a sizable amount of the collection cost. The contract terms have not substantially changed since 2012 and the contract has been extended or renewed until 2023. In June of 2023, Republic Services purchased Benfield Sanitation and did not provide the opportunity for the City to renew or extend the contract until the terms could be reviewed and/or revised under Republic Services. We are operating month to month on an as-is basis until Republic Services can provide us with a draft new contract. This time provides the City with an opportunity to consider the benefits/costs of continuing the program.

Tonnage has decreased each year of the program to just 1,185 tons this past year and only \$30,389 in revenue due to the declining recycling markets both in the US and worldwide. The net cost per ton was equivalent to \$186 per ton collected. The program cost for FY24 is estimated to be \$248,000 with 289 business customers participating (most with once per week service). If the program is discontinued, businesses would choose to continue based on need with a private collection company at a cost anywhere from \$60 to \$70 per month. The City would communicate with each participating business via a letter allowing for a 90 day notice of elimination of the program.

**Recommendation:** Motion to authorize the City Manager to eliminate the Old Corrugated Cardboard (OCC) Recycling Program with area businesses and not enter into a new contract for the program.

**11. Consider authorizing the City Manager to sign a contract with Gillig LLC utilizing the Piedmont Authority for Regional Transportation (PART) consortium contract for the purchase of two (2) new 35' heavy duty hybrid electric diesel replacement buses for the Rider system.**

Rider Transit's recent bus replacements (8 units) took two years, three different competitive grants, and three different orders to be able to move forward with those purchases to replace a rapidly aging fleet that was already past their useful life. Due to the recent infusion of CARES and ARP transit funding, while still receiving our normal FTA formula allocations in 2020, 2021 and 2022, Rider Transit has FTA grant funding in hand to proactively move forward with replacing our last two aging buses without waiting

for them to exceed their useful life (500,000 miles) and then having to compete for discretionary funding against the rest of the country.

Additionally, over the last 18-24 months, the cost per unit of these vehicles has been increasing approximately \$10,000 per month due to supply chain costs and parts and materials availability issues. Moving forward with this purchase now will help ensure the delivery of these replacement vehicles as soon as possible at the lowest cost possible, which will help minimize potential impacts on maintenance, operations, and most importantly, service delivery to our customers and communities. The FTA funds will cover 85% of the cost of the two vehicles (\$1,596,803). The remaining 15% (\$281,789) will be split 50/50 between Concord and Kannapolis (\$140,894.50 each). This request was approved by Kannapolis City Council at their 7/24/23 meeting, and by the Concord Kannapolis Transit Commission at their 8/2/23 meeting.

**Recommendation:** Motion to authorize the City Manager to sign a contract with Gillig LLC utilizing the PART consortium contract with a not to exceed maximum cost of \$1,878,592.

**12. Consider authorizing the City Manager to sign a contract with Benesch to develop and implement a biennial Customer Service Satisfaction Program for Rider Transit and CCTS.**

There has never been a formal consistent assessment of public transit service customer satisfaction. Currently, both Rider Transit and CCTS reply on customer complaints and occasional comments/suggestions. This provides an incomplete picture as to how users feel about the services provided to them. Staff would like to build a customer service satisfaction program to assess current operations, establish benchmarks, and then monitor on an intentional/regular basis every two years moving forward. A task order was issued earlier this spring to our On Call transit planning partners; HDR (\$150,936) and Benesch (\$74,780). Staff recommends utilizing Benesch as Transit's planning partner for this task.

This project is included in the FY 23-24 Rider Transit budget and will be paid for utilizing 5303 Transit Planning funds through the CRMPO. No additional matching funds are needed from Concord, Kannapolis, or Cabarrus County. This request was approved by the Concord Kannapolis Transit Commission at their 8/2/23 meeting.

**Recommendation:** Motion to authorize the City Manager to negotiate and sign a contract with Benesch with a not-to-exceed maximum cost of \$74,780.

**13. Consider authorizing the City Manager to negotiate and execute a contract with Richard Burrage, Inc. for the replacement of the culvert on Le Phillip Ct.**

The Le Phillip Ct. Storm Pipe Replacement project consists of the removal of an existing 48" corrugated metal pipe and the installation of 79.50 linear feet of 10' x 4' precast concrete box storm pipe for the purpose of providing public storm drainage protection, including water and sanitary sewer adjustments, coordination with utility agencies on other utility adjustments by others, roadway pavement reconstruction, and other appurtenances. The project was bid under the formal bidding process, bids were taken on July 13, 2023. Eight (8) bids were received and the lowest responsible bidder was Richard Burrage, Inc. in the amount of \$898,023.12.

**Recommendation:** Motion authorizing the City Manager to negotiate and execute a contract with Richard Burrage, Inc. in the amount of \$898,023.12 for the replacement of the storm water culvert on Le Phillip Ct.

**14. Consider authorizing the City Manager to negotiate and execute a contract with J.D. Goodman Company for the Dorton Park Renovations a part of Group 1 bond projects.**

The Dorton Park Renovations will consist of the construction of a new restroom building, existing restroom renovation, picnic shelter renovation, playground graded pad, expanding disc golf course, soccer field, stream restoration, two pedestrian bridges, concrete sidewalks, parking lot extension,

asphalt trails, gravel trails, tennis court resurfacing, fencing, sports netting all with the associated grading, stormwater infrastructure, utilities, erosion control, and plantings.

The project was bid under the formal bidding process and two bids were received on June 29, 2023. As required by NC GS 143-132 under the formal bidding process, three bids must be received before they can be opened. Bids were returned unopened to the bidders and the project was re-advertised. Bids were received a second time on July 11, 2023. This time two bids were received and, as allowed by NC GS 143-132, were allowed to be opened. The lowest responsible bidder was J.D. Goodrum Company in the amount of \$4,555,993.16 for the base bid. We are also recommending accepting the two alternates of the tennis courts resurfacing in the amount of \$96,000 and the parking lot expansion in the amount of \$241,198.20. The total project amount including the alternates is \$4,893,191.36, which is within the budgeted amount.

**Recommendation:** Motion to authorize the City Manager to negotiate and execute a contract with J.D. Goodrum Company in the amount of \$4,893,191.36 for the Dorton Park Renovations as part of the bond projects.

**15. Consider authorizing the City Manager to negotiate and execute a contract with D. R. Reynolds Company, Inc. for design build services for Fire Station 6/Police David District Substation.**

The Fire Station 6/Police David District project located at Concord-Padgett Regional Airport has met the criteria for design build project delivery and a request for qualification statements was advertised on May 23, 2023. Five statements were received with three companies being shortlisted for interviews. From the interviews, D. R. Reynolds Company, Inc., was selected. D. R. Reynolds is teaming with Pinnacle Architecture P.A., GAR Engineering, Pippin Engineering, and AWCK to deliver the project. D. R. Reynolds Company, Inc. has completed a total of 31 fire stations since 2009 across North Carolina and Pinnacle Architecture has experience designing fire and police facilities. The contract with D. R. Reynolds Company, Inc. would consist of two phases; pre-construction services and construction services. The contract will be a fixed fee for pre-construction services and a Guaranteed Maximum Price (GMP) for construction services will come back for Council approval. The pre-construction fee is \$350,000. The new facility is anticipated to be three story and construction is preliminarily estimated at \$9,300,000.

**Recommendation:** Motion to authorize the City Manager to negotiate and execute a contract with D. R. Reynolds Company, Inc. for design build services for Fire Station 6/Police David District Substation.

**16. Consider abandoning an existing 40' easement across property at 160 Emery Avenue NW (PIN 5611 89 3995 0000).**

There is an existing water and sewer easement recorded in Deed Book 292 Page 331 and 332 dated September 1959 to the Parkwood Sanitary District. This parcel has redeveloped and the sanitary sewer was rerouted. The new easement for the rerouted sewer has been recorded and the existing easement is no longer necessary.

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

**17. Consider a Preliminary Application from Michael Cowan.**

In accordance with City Code Chapter 62, Michael Cowan has submitted a preliminary application for water service outside the City limits. The property is located at 896 Crestmont Drive. The property is currently in Concord's ETJ and is zoned RM- 1. The applicant is proposing a single family home. City sanitary sewer is not available to this parcel.

**Recommendation:** Motion to accept the preliminary application and have the owner proceed to the final application phase excluding annexation.

## **18. Consider a revised Preliminary Application from Stephen and Lorraine Box.**

In accordance with City Code Chapter 62, Stephen and Lorraine Box have submitted a preliminary application for water service outside the City limits. The property is located at 1621 Gold Hill Road. The property is currently in Concord's ETJ and is zoned RM- 1. The applicant is proposing a single family home. City sanitary sewer is not available to this parcel.

**Recommendation:** Motion to accept the preliminary application and have the owner proceed to the final application phase excluding annexation.

## **19. Consider allowing a change in project title for approved preliminary sewer allocation PSA-2022-00030 DairiO-Copperfield Commercial Subdivision.**

PSA-2022-00030 DairiO-Copperfield Commercial Subdivision was approved by Council at the July 19, 2022 work session and has received a six month extension valid until January 19, 2024. The applicant, Craig Craver, has requested that the project be not specifically tied to DairiO but allowed to be any type of restaurant as long as the sewer flows do not exceed the approved amount of 3,000 gpd.

**Recommendation:** Make a motion allowing a change in project title from PSA-2022-00030 DairiO-Copperfield Commercial Subdivision to Restaurant-Copperfield Commercial Subdivision.

## **VII. Consent Agenda**

### **A. Consider approving a License to Attach Banners to City of Concord Property to Conder Flag Company for the placement of temporary race banners on Bruton Smith Blvd and Hwy 29.**

Conder Flag Company has requested to place banners on City light poles on Bruton Smith Boulevard (between I-85 and Hwy 29) and Hwy 29 (Exit 49 area between Mecklenburg County and the Rocky River) to promote the Bank of America Roval 400. The City will receive \$15 for each attachment. As required, the North Carolina Department of Transportation has reviewed and approved the banner design. The applicant may install the banners no earlier than September 21, 2023 and must remove the banners no later than October 12, 2023.

**Recommendation:** Motion to approve a License to Attach Banners to City of Concord Property to Conder Flag Company for the placement of temporary race banners on Bruton Smith Blvd and Hwy 29

### **B. Consider approving a \$1,000 donation to the Junior Charity League of Concord from the Mayor's Golf Tournament Fund and to adopt a budget amendment.**

If approved, the funds will be used for their main service project, the Mariam C. Schramm Clothing Room. In September, the Mariam C. Schramm Clothing Room will begin its 50th year of serving economically disadvantaged students in Concord and Cabarrus County.

During the 2022-2023 school year, the Clothing Room served 821 students who were selected by their school social workers/guidance counselors to come to the Clothing Room. Of the 821 students served, 140 students, 17.05% of our total population served, were considered homeless under the McKinney-Vento Homeless Act.

Each student receives new clothing as well as necessary toiletries which include full-size shampoo, soap, toothbrush, toothpaste and deodorant.

**Recommendation:** Motion to approve a \$1,000 donation from the Mayor's Golf Tournament Fund to the Junior Charity League of Concord and to adopt a budget ordinance appropriating the donation.

### **C. Consider authorizing Concord-Padgett Regional Airport to apply for the FY24 North Carolina Department of Transportation, State Transportation Improvement Program (STIP) Grant.**



The FY24 North Carolina Department of Transportation State Transportation Improvement Program (STIP) Grant provides state aid in the forms of loans and grants to cities, counties and public airport authorities for the purpose of planning, acquiring, constructing, or improving municipal, county and other publicly owned or controlled airport facilities. If awarded, the funds of \$300,000 will be utilized for construction of the North Apron Expansion.

**Recommendation:** Motion to authorize Concord -Padgett Regional Airport to apply for the FY24 North Carolina Department of Transportation State Transportation Improvement Program (STIP) Grant.

**D. Consider approving the Rider Transit Public Transportation Agency Safety Plan Annual Update Review.**

The PTASP final rule (49 C.F.R. Part 673) intends to improve public transportation safety by guiding transit agencies to more effectively and proactively manage safety risks in their systems. It requires certain recipients and sub-recipients of FTA grants that operate public transportation to develop and implement safety plans that establish processes and procedures to support the implementation of Safety Management Systems (SMS). This requires approval from the Accountable Executive, Concord Kannapolis Transit Commission, Concord City Council, and Cabarrus Rowan MPO for annual reviews.

Minor changes were made to the language to update staffing and account for new safety targets, in order to remain in compliance with PTASP final rule.

**Recommendation:** Motion to approve the Rider Transit Public Transportation Agency Safety Plan Annual Update Review.

**E. Consider accepting an offer of infrastructure at Amhurst Subdivision PH 2, Copperfield Market Buildings 2,3 and 7, Heritage Ridge at Moss Creek Subdivision, Ellenwood Park Subdivision, Granary Oaks Subdivision.**

In accordance with CDO Article 5, improvements have been constructed in accordance with the City's regulations and specifications. The following are being offered for acceptance: 263 LF of 12-inch water line, 1,634LF of 8-inch water line, 18 LF of 6-inch water line, 16 valves, 5 fire hydrants, 2,014 LF of 8-inch sanitary sewer, 10 manholes, and 7,514 LF of roadway.

**Recommendation:** Motion to accept offers of infrastructure at Amhurst Subdivision PH 2, Copperfield Market Buildings 2,3 and 7, Heritage Ridge at Moss Creek Subdivision, Ellenwood Park Subdivision, Granary Oaks Subdivision.

**F. Consider Accepting an Offer of Dedication of utility easements and public rights-of-ways in various subdivisions.**

In accordance with CDO Article 5, the following final plats and easements are now ready for approval: 9101 Edenbury Drive Subdivision. Various utility easements and public rights-of-ways are offered by the owners.

**Recommendation:** Motion to accept the offer of dedication on the following plat and easements: 9101 Edenbury Drive Subdivision.

**G. Consider approving an addition of new HUD issued regulations within the policies and procedures manual for the City of Concord HOME Consortium Manual, City of Concord HOME Manual and Concord's HOME-American Rescue Plan (HOME-ARP) Manual.**

As the lead entity for the Cabarrus/Iredell/Rowan HOME Consortium, Concord is responsible for reporting activities and accomplishments to HUD for all Consortium activities. As such, Concord is responsible for updating and amending policy changes released by HUD and disseminating new regulations to Consortium Members as well as subrecipients. In recent months HUD has released the following Acts: 1) The Violence Against Woman Act (VAWA) - designed to protect victims of domestic,

dating or sexual assault or stalking from problematic local laws; 2) The Build American, Buy American (BABA) Act - focuses on maximizing the federal government's use of services, goods, products, and materials produced and offered in the United States; and 3) The National Standards for the Physical Inspection of Real Estate (NSPIRE) – consolidate, update, and enhance the Housing Quality Standards (HQS) and the Uniform Physical Condition Standards to establish a unified inspection protocol for inspections.

The addition of these regulations to the three (3) manuals will ensure Concord remains in compliance with the federal regulations which are currently in effect or will be in effect this fiscal year.

**Recommendation:** Motion to approve the addition of new HUD issued regulations within the policies and procedures manual for the City of Concord HOME Consortium Manual, City of Concord HOME Manual and Concord's HOME-American Rescue Plan (HOME-ARP) Manual.

**H. Consider adopting a resolution to approve required HUD Certification for SEMAP (Section 8 Management Assessment Program).**

The collection of information is required by 24 CFR 985.101, which requires a Public Housing Agency to submit an annual SEMAP certification within 60 days after the end of its fiscal year.

**Recommendation:** Motion to adopt a resolution to approve the certification for SEMAP for fiscal year ending June 30, 2023.

**I. Consider adopting a project ordinance amendment for the decrease of HOME program income budget to actual received for FY23.**

The current budget is \$1,145,154 and needs to be decreased to \$1,084,640.

**Recommendation:** Motion to adopt a project ordinance amendment to decrease HOME program income for FY23 by \$60,514.

**J. Consider adopting a project ordinance amendment for the increase of CDBG program income budget to actual received for FY23.**

The current budget is \$111,212 and needs to be increased to \$199,213.

**Recommendation:** Motion to adopt a project ordinance amendment to increase CDBG program income for FY23 by \$88,001.

**K. Consider approving a change to the classification/compensation system to include the following classification: Technical Specialist.**

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

**Recommendation:** Motion to approve the addition of the Technical Specialist (Grade IT03) with a salary range of \$58,672.55 (minimum) - \$77,447.76 (midpoint) - \$96,809.70 (maximum).

**L. Receive quarterly report on water and wastewater extension permits issued by the Engineering Department in the second quarter of 2023.**

In accordance with City Code Chapter 62, attached is a report outlining the water and wastewater extension permits that were issued between April 1, 2023 and June 30, 2023.

**Recommendation:** Motion to receive the second quarter water and wastewater extension report for 2023.

**M. Receive monthly report on status of investments as of June 30, 2023.**

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.

**N. Consider acceptance of the Tax Office reports for the month of June 2023.**

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 June 2023.

**O. Consider Approval of Tax Releases/Refunds from the Tax Collection Office for the month of June 2023.**

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 June 2023.

**VIII. Matters not on the Agenda**

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

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

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

**XI. 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.