



City Council Agenda

Thursday, August 14, 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

June 24, July 8, and July 10, 2025.

IV. Presentations

1. Presentation of a Resolution in Remembrance of Water Resources Equipment Operator Hunter Hines.

V. Unfinished Business

VI. New Business

A. Informational Items

B. Departmental Reports

1. Parks and Recreation Bonds Update

C. Persons Requesting to be Heard

D. Public Hearings

E. Presentations of Petitions and Requests

1. Consider approving the development agreement with Habitat for Humanity Cabarrus County for the construction of 365 Lincoln Street SW using HOME funds at a cost of \$207,000.

The City of Concord and Habitat for Humanity Cabarrus County have a well-established partnership of using HOME funds to create stable, affordable housing opportunities for Concord residents. This partnership will continue this focus with the proposed new home at 365 Lincoln Street SW. This three-bedroom, two-bath home will be 1,270 square feet in size and will continue to incorporate the same quality of materials, which is the Concord standard for construction. By using solar board roof sheathing to deflect the radiant heat of the sun, additional insulation, sealing all the joints to prevent air leakage, energy star rated materials, a conditioned crawlspace, and a passive radon system installed, the house will create a healthier living environment at a reduced cost to operate thus ensuring greater long-term affordability.

To help with the rising cost of construction, HUD encourages local jurisdictions to explore opportunities such as this partnership to increase affordable opportunities. As an existing partner under both the CDBG and HOME programs, Habitat is familiar with all federal requirements. Concord has also received kudos during previous HUD audits for this partnership under HOME.

The cost for the construction of 365 Lincoln Street SW will be \$207,000. If approved, HOME funds

would be used to cover the construction cost. As with previous projects, the HUD-required, 20-year deed restriction will be applied at the time of sale for the home buyer. Habitat has identified a potential buyer for the home who must complete the eligibility process with Concord if approved.

Recommendation: Motion to approve the development agreement with Habitat for Humanity Cabarrus County for the construction of 365 Lincoln Street SW using HOME funds at a cost of \$207,000.

2. Consider Approving the City of Concord Cosponsor Application from the Cabarrus County Convention & Visitors Bureau for the 12th Annual Celebrate Cabarrus Golden Helmet Awards and Approve the Applicant Serving Beer and Wine at the Event.

The Cabarrus County Convention & Visitors Bureau (CVB) is the local Cabarrus County Tourism Authority. They are a 501(c)(6) organization whose primary mission is to promote and market Concord and Cabarrus County as a visitor destination. The CVB also represents and supports the interests of the local tourism industry in Concord and Cabarrus County and promotes public awareness of the importance of tourism.

The CVB submitted a cosponsor application for their 12th Annual Celebrate Cabarrus Golden Helmet Awards ceremony to be held on November 20, 2025. This is an annual public event that honors local Concord and Cabarrus County hospitality and tourism partners for their exceptional customer service and work that strengthens the destination's reputation. The CVB estimates 300 attendees at the event, which includes a reception, dinner, and awards ceremony. The CVB traditionally serves complimentary beer and wine to guests at the event and is responsible for securing all necessary ABC permits.

The CVB is requesting the following in-kind services from the City of Concord Aviation Department: 1) Use of the Concord-Padgett Regional Airport Corporate Hangar for the awards ceremony; 2) Assistance of City airport staff to escort guests to and from the hangar.

Recommendation: Motion to approve the City of Concord Cosponsor Application for the 12th Annual Celebrate Cabarrus Golden Helmet Awards to be held November 20, 2025, and approve the applicant serving beer and wine at the event

3. Consider approving Neighborhood Matching Grant awards distribution requests for FY 25-26 applicants.

The City received 11 grant applications for the Fiscal Year 2025-2026 (FY 25-26) Neighborhood Matching Grant (NMG) program. The Grant Review Committee determined all 11 applications met the criteria for funding. One neighborhood withdrew their application, as a result 10 neighborhood projects are being recommended for funding. If approved, the recommended projects would use \$26,506 of the \$30,000 allocated for the NMG program in FY 25-26.

The following allocation of grant funds are recommended:

1. Bedford Farms - \$1,594 for their New Pool Furniture Project.
2. Brookvue- \$3,000 for their Traffic Speed Limit Digital Displays Project.
3. Carriage Downs - \$3,000 for their Safe Spaces Stronger Community Project.
4. The Courtyards on Poplar Tent - \$1,837 for their Beautification Project.
5. Edison Square Townhomes - \$3,000 for their Tree Project.
6. Moss Creek - \$3,000 for their Multi-Sport Court Landscape Improvement Project.
7. Mountain Laurel - \$2,075 for their Playground and Park Improvement Project.
8. Parkview Estates - \$3,000 for their Neighborhood Park Renovation Project.
9. Ramsgate - \$3,000 for their Front Entrance Informational Signs Project.
10. Yates Meadow- \$3,000 for their What the People Want and Need Project.

Recommendation: Motion to approve Neighborhood Matching Grant award distribution requests for FY25-26 applicants as recommended.

4. Consider authorizing the City Manager to negotiate and execute a contract with Talbert, Bright & Ellington, LLC (TBE) for Construction Administration services on the Apron and Taxilane Rehabilitation.

In June, the City Council approved the contract with Sealand Construction to rehabilitate the final phase for Taxiway A-1, Tie downs, and General Aviation Apron. The Federal Aviation Administration (FAA) requires oversight during the Construction and Administration (C&A) phase of project. TBE will provide the following services: C&A, quality assurance testing, and resident representative services. The cost of these services is not to exceed \$188,759.58. FAA will fund 90% of the grant, while NC DOT-Aviation the remaining 10% of the grant.

Recommendation: Motion to authorize the City Manager to negotiate and execute a contract with Talbert, Bright and Ellington, LLC, in the amount of \$188,759.58 for construction administration services for the Apron and Taxilane Rehab project.

5. Consider authorizing the City Manager to execute a Consent to Assignment with Borders Heritage Realty, LLC.

In 2014, the City of Concord and JQF Entities which consist of the following: JBSB Holdings LLC (JBSB), JQF Properties, LLC (JQF), and AC Controls Inc. (AC Controls) entered into an Airport Access Agreement. The purpose of the agreement was to allow AC Controls to have "through the fence access" for their corporate aircraft. AC Controls built a new corporate HQ adjacent to Concord-Padgett Regional Airport. The City provided the through the fence access agreement as part of the investment that AC Controls made. The Federal Aviation Administration (FAA) allows "through the fence access" agreements. JQF Entities is requesting a Consent to Assignment to Realty, a North Carolina limited liability company owned by the Trust and descendants of James R. Borders, Jr. The terms and conditions of the Airport Access Agreement remain the same.

Recommendation: Motion to authorize the City Manager to execute a Consent to Assignment with Borders Heritage Realty, LLC.

6. Consider authorizing the City Manager to negotiate and execute an agreement with Workday and Avaap for the implementation of a new ERP software solution.

Staff worked closely with GFOA's consulting services to prepare detailed requirements, interview vendors, as well as host multiple rounds of onsite demonstrations for various ERP software solutions and implementers. The City originally received 12 different proposals and selected 5 to move forward to onsite demonstrations after a round of initial interviews. After this extensive process, staff is recommending that the City move forward with implementing Workday. Workday will bring a modern ERP solution to the City, improve efficiencies, and allow the City to eliminate several different software solutions that are currently in use.

Staff is also recommending that Avaap be selected as the implementation partner to manage the Workday implementation. They have recent experience with another NC municipality implementing Workday and were selected as the top implementation team by a voting committee made up of individuals in various departments.

Staff is requesting that Council authorize the City Manager to negotiate with both Avaap and Workday to finalize the agreements and pricing. The implementation costs are estimated not to exceed \$3M and the first 5 years of subscription costs are estimated at \$4,658,997.

Recommendation: Motion to authorize the City Manager to negotiate and execute an agreement with Workday and Avaap for the implementation of a new ERP software solution.

7. Consider authorizing the City Manager to execute a contract with NV5 Geospatial, Inc. for \$150,000 to provide 3D LiDAR asset scanning services at various water resources asset locations.

As part of the Water Resources Department's asset management program, it is essential to properly map and catalog fixed facility infrastructure. This 3D modeling data will not only allow for increased preventive maintenance effectiveness but will also provide valuable operational information to assist when service delivery is affected. This project is needed to allow CityWorks to interact with vertical (stacked) assets and was included in the adopted FY26 budget request.

Recommendation: Motion to authorize the City Manager to execute a contract with NV5 Geospatial, Inc. for \$150,000 to provide 3D LiDAR asset scanning services at various water resources asset locations.

8. Consider authorizing the City Manager to negotiate and execute a contract with Hoss Contracting, Inc. for the construction of the Academy Complex Renovations.

The Academy Complex will get a new synthetic turf multi-purpose field, sports netting, fencing, dugouts, a restroom, and a storage building. The two existing press box buildings, one press box with concessions, and one bathroom building will be renovated. The sports lighting will be adjusted, and the scoreboard will be relocated. Gibson Field will get a new asphalt trail, the renovation of the restrooms, concessions, and the press box.

The project was bid under the formal bidding process, and five (5) bids were received and publicly read aloud on July 30, 2025. The lowest responsible bidder is Hoss Contracting Inc., with a bid of \$3,730,750. This amount is within the estimated budgeted amount.

Recommendation: Motion Authorizing the City Manager to negotiate and execute a contract with Hoss Contracting, Inc., in the amount of \$3,730,750 for the construction of the Academy Complex Renovations.

9. Consider authorizing the City Manager to negotiate and execute a contract with Sealand Contractors Corp. for the replacement of the culvert on Main Street and storm drain on Carriage Avenue and approve the attached project budget amendment.

The Main Street culvert and the storm drain replacement project on Carriage Ave. consists of removing the existing 72-in corrugated metal pipe and installation of 80 linear feet of 8 foot wide by 9 foot high precast concrete box culvert and associated services on Main St SW, including water and sanitary sewer adjustments, coordination with utility agencies on other utility adjustments by others, roadway pavement reconstruction, and other appurtenances and the replacement of storm drain pipe on Carriage Avenue SW. The project was bid under the formal bidding process, with bids being taken on July 24, 2025. Six (6) bids were received. The lowest responsible bidder was Sealand Contractors Corporation for \$1,749,000.

Recommendation: Motion to authorize the City Manager to negotiate and execute a contract with Sealand Contractors Corporation for the replacement of the storm water culvert on Main Street and replacement of the storm drain on Carriage Avenue SW. for \$1,749,000 and approve the attached budget amendment.

10. Consider accepting a preliminary application from Jason Keith Barnes and Cassandra Lee Barnes.

In accordance with City Code Chapter 62, Jason Keith Barnes and Cassandra Lee Barnes have submitted a preliminary application to receive sewer service outside the City limits. The property is located at 2755 Old Airport Road, Concord, NC. This 2.11 acre parcel is zoned county LDR and is located within Area B. There is an existing septic tank on the property that is failing which serves an existing

single-family home. Public gravity sewer is available. The parcel is currently served by public water. This property is within the Lynn Wood Junior Estates Subdivision.

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

11. Consider accepting a preliminary application from Nathaniel Patrick Quan and Robert Nathan Sipp.

In accordance with City Code Chapter 62, Nathan Patrick Quan and Robert Nathan Sipp, tenants in common, have submitted a preliminary application to receive water service outside the City limits. The property is located at 373 Patience Dr., Concord NC. The owners wish to construct one single family home. This .44 acre parcel is zoned county AO and is located within Area A. Sewer is not available to the parcel. Cabarrus County Planning Department has reviewed this request and indicated preliminary approval.

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

12. Consider accepting a preliminary application from Reginald Moore.

In accordance with City Code Chapter 62, Reginald Moore has submitted a preliminary application to receive water service outside of the City limits. The property is located at 4326 US Hwy 601 South, Concord, NC. This 22.9 acre parcel is zoned county LDR and is located within Area B. The owner wishes to build one single family home at this time and is requesting one water service. Future plans include subdivision and three additional homes over a three-year period. Public water is available to the parcel. Sewer is not available to the parcel.

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

VII. Consent Agenda

A. Consider approving a grant submission to the Bolger Foundation in the amount of \$250,000 for the redevelopment of the McGill Reuse Project.

Staff continues to seek non-federal funding sources to meet the match requirement needed for the Economic Development Administration (EDA) grant submission for the redevelopment of the McGill campus. There is an opportunity being explored through the Bolger Foundation. This mission of the Bolger Foundation aligns with the goal of the campus to increase services within undeserved areas. If approved, staff would be seeking \$250,000 in funding from the foundation to serve as match within the EDA grant application. The Bolger funds would be used for the construction of the campus.

Recommendation: Motion to approve a grant submission to the Bolger Foundation in the amount of \$250,000 for the redevelopment of the McGill Reuse Project.

B. Consider approving the revised policies and procedures manual for Concord's Community Development Block Grant (CDBG) to include new requirements. As an entitlement City, Concord annually receives Community Development Block Grant (CDBG) funding from the Department of Housing and Urban Development (HUD).

Concord is responsible for ensuring all activities follow regulation changes which are routinely monitored by HUD. In January of 2025 HUD finalized the latest HOME rule changes. Although a different program, some of the streamlining and updates affected the CDBG program. The revised policy and procedure manual incorporates those changes.

Recommendation: Motion to approve the revised policies and procedures manual for Concord's Community Development Block Grant (CDBG) to include new requirements.

C. Consider authorizing the Fire Department to receive a donation of two shelter tents from North Carolina Emergency Management.

North Carolina Emergency Management has offered to donate two 20x40x10 shelter tents to the Concord Fire Department at the estimated value of \$30,000 per tent for deployment and operational purposes.

Recommendation: Motion to authorize the Fire Department to accept the donation of two shelter tents from North Carolina Emergency Management.

D. Consider authorizing the City Manager to negotiate and execute a contract with the NC Department of Natural and Cultural Resources for acceptance of a Great Trails State Program matching grant in the amount of \$500,000.

Acceptance of the Great Trails State Program matching grant in the amount of \$500,000 will assist with the construction of the extension of the Harold McEachern Greenway from its current terminus north of Wilson Street Park to a new terminus and connection to Miramar Street. Site control is already owned by the City, and the preliminary design has been completed by the Engineering Department.

As a NC Tier 3 city, a \$1/\$1 match is required. The match may include a combination of cash, fee waivers, in-kind services, donation of assets, and/or provision of infrastructure; the likely match for this award will be a combination of Park Reserve funds and in-kind design services provided by the Engineering Department. Budget amendment documents are provided. These grant funds have a project period of three years.

Recommendation: Motion to authorize the City Manager to work with the NCDNCR Grants and Outreach team to execute the grant from the NC Department of Natural and Cultural Resources (Div. of Parks and Recreation) through its Great Trails State Program in the amount of \$500,000.

E. Consider adopting a temporary water rate of \$4.60 per thousand gallons for treated water sales to the Town of Mt. Pleasant.

The Town of Mt. Pleasant is currently purchasing treated water from the City of Concord during an extended maintenance outage of their water treatment system. There is not a contract rate for this water and usage would normally be billed the \$7.02 commercial outside city rate. In an effort to provide some temporary rate relief, we are recommending a rate of \$4.60 per thousand gallons for the duration of their project, expected to be approximately 60 days. The town uses approximately 200,000 gallons of water per day. The City does not normally provide daily water to the Town.

Recommendation: Motion to authorize the City to provide a temporary water rate of \$4.60 per thousand gallons of treated water for the duration of the maintenance outage project to the Town of Mt. Pleasant.

F. Consider a resolution to convey a temporary construction easement to Enbridge Gas North Carolina.

Concord Commerce Park is an active development project at 2711 Concord Parkway South. The City owns the site across the road to their parcel, 2640 Concord Parkway South. In order to install gas service for the Concord Commerce Park site, Enbridge Gas North Carolina needs a temporary construction easement to have construction workspace to install a bore. No gas pipelines will be installed within the temporary construction easement. The offer for the easement is \$2251.00.

Recommendation: Motion to adopt a resolution to convey a temporary construction easement to Enbridge Gas North Carolina.

G. Consider accepting an offer of infrastructure at Cumberland Subdivision P3 MP1 and Midland Crossing Subdivision Phase 2.

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:

1,751.00 LF of 8-inch water line, 9 valves (8-inch), 984.00 LF of 2-inch water line 3 valves (2-inch), 5 Hydrant, 2,466.00 LF of 8-inch Sanitary Sewer and 14 Manholes.

Recommendation: Motion to accept the offer of infrastructure acceptance in the following subdivisions and sites: Cumberland Subdivision P3 MP1 and Midland Crossing Subdivision Phase 2.

H. Consider accepting an Offer of Dedication of an access easement and approval of the maintenance agreement from LTSC South Carolina Real Estate, LLC.

Per the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: SCM Maintenance & Access Easement to serve 2059 Wilshire Court SW Concord, NC, Cabarrus County Property Identification Number (PIN): 5529-79-1017. The owners are offering access easements and SCM maintenance agreements.

Recommendation: Motion to approve the maintenance agreements and accept the offers of dedication to the following properties: 2059 Wilshire Ct. SW Concord, NC (PIN): 5529-79-1017.

I. Consider accepting an Offer of Dedication of an access easement and approval of the maintenance agreement from Murphy Oil USA, Inc.

Per the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: SCM Maintenance & Access Easement to serve 3065 Dale Earnhardt Blvd., Kannapolis, NC, Cabarrus County Property Identification Number (PIN): 5622-78-0771. The owners are offering access easements and SCM maintenance agreements.

Recommendation: Motion to approve the maintenance agreements and accept the offers of dedication to the following properties: 3065 Dale Earnhardt Blvd., Kannapolis, NC, Cabarrus County Property Identification Number (PIN): 5622-78-0771.

J. Consider adopting a Utility Capital Reserve Project ordinance to close completed transfers.

Staff is requesting approval to close completed transfers for prior years.

Recommendation: Motion to adopt a Utility Capital Reserve Project ordinance to close completed transfers.

K. Consider adopting a budget amendment to update forecasted FTA allocation revenue to actual FTA allocation revenue for Rider Transit.

This will allocate the FTA funds to Rider Transit for the 5307 and 5339 annual formula funding program.

Recommendation: Motion to adopt a budget amendment to update forecasted FTA allocation revenue to actual FTA allocation revenue for Rider Transit.

L. Consider adopting a Parks and Recreation Capital Reserve Project ordinance to close completed transfers.

Staff are requesting approval to close completed transfers for prior years.

Recommendation: Motion to adopt a Parks and Recreation Capital Reserve Project ordinance to close completed transfers.

M. Consider approving a donation of \$2,500 from the Mayor's Golf Tournament Fund to B.O.O.T. Enterprises and adopt a budget ordinance appropriating the donation.

If approved, the funds will be used to assist with supporting B.O.O.T Enterprises' mission to empower youth and promote the YouthSoul event. This event is targeted at adolescents 18 years and under. The purpose of YouthSoul will be to educate the youth about mental health, different resources available to them, and encourage engagement within their community.

Recommendation: Motion to approve a donation of \$2,500 from the Mayor's Golf Tournament Fund to B.O.O.T. Enterprises and adopt a budget ordinance appropriating the donation.

N. Consider approving a donation of \$2,500 from the Mayor's Golf Tournament Fund to The Multi-Cultural Community Student Union and adopt a budget ordinance appropriating the donation.

If approved, the funds will be used to assist with continuing enrichment for the youth and to provide monthly sessions throughout the year.

Recommendation: Motion to approve a donation in the amount of \$2,500 from the Mayor's Golf Tournament Fund to The Multi-Cultural Student Union and adopt a budget ordinance appropriating the donation.

O. Consider approving a donation of \$2,500 from the Mayor's Golf Tournament Fund to The Boys and Girls Club and adopt a budget ordinance appropriating the donation.

If approved, the funds will be used to provide shelf-stable meal boxes valued at approximately \$20 each to youth in need. The boxes are distributed year-round and are specifically designed to bridge the weekend food gap when school cafeterias and our Club kitchen are closed. Each box contains enough meals to support a child through the weekend, and in many cases, feeds the entire household.

Recommendation: Motion to approve a donation in the amount of \$2,500 from the Mayor's Golf Tournament Fund to The Boys and Girls Club and adopt a budget ordinance appropriating the donation.

P. Consider receiving quarterly report on water and wastewater extension permits issued by the Engineering Department in the second quarter of 2025.

In accordance with City Code Chapter 62, the attached reports outline the water and wastewater extension permits that were issued between April 1, 2025, and June 30, 2025.

Recommendation: Motion to receive the second quarter water and wastewater extension report for 2025.

Q. Consider acceptance of the Tax Office reports for the month of June 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 June 2025.

R. Consider Approval of Tax Releases/Refunds from the Tax Collection Office for the month of June 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 over payments, situs errors and/or valuation changes.

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

S. Receive monthly report on status of investments as of June 30, 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

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.