



# City Council Agenda

Thursday, December 11, 2025

6:00 PM

City Hall

## **I. Call to Order**

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

## **III. Approval of Minutes**

October 21, November 10, and November 13, 2025

## **IV. Organization and Procedure of City Council**

1. Oath of Office administered to Mayor Morris and City Council Members Stocks, Crawford, and Santana.

## **Brief Recess**

2. Establishment of time and place for Council's regular meetings and work sessions.
3. Election of Mayor Pro-Tem for CY2026.

## **V. Presentations**

1. **Presentation of retirement plaque to Captain James "Smiley" Johnson for 30 years of service with the City of Concord.**

Captain James" Smiley" Johnson hails from Cabarrus County and has lived in Concord his entire life, growing up in the Logan community. He began working at the age of 15, gaining experience in various roles from fast food to the cotton mill, specifically at Fieldcrest Cannon after graduating high school.

Throughout his firefighting career, Johnson has worked at multiple stations (1 through 10), spending most of his time (approximately 11 years) at Station 1. He achieved the rank of Firefighter II and Fire Engineer four years after starting his career. In 2003, he became a Senior Firefighter and progressed to Lieutenant in 2015, eventually being promoted to Captain in 2021. Captain Johnson participated in the openings of Stations 7, 8, 9, and 10 and was one of the first crew members for the hazmat team when it was established.

## **VI. Unfinished Business**

## **VII. New Business**

### **A. Informational Items**

1. **Update from Sarah Hardin on the progress of Kinetic's fiber broadband expansion in Concord. (Work Session)**
2. **Presentation by Youth Council President, Rashmi Rupp.**

The President of the Concord Youth Council will provide an update to City Council on the CYC's accomplishments and service for the 2025 school year.

## **B. Departmental Reports**

### **1. Parks and Recreation Bond Update**

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

## **D. Public Hearings**

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

### **1. Consider a resolution of intent to schedule a public hearing on the matter of closing the right-of-way comprising two areas totaling 0.077 acres at the intersection of Hermitage Dr. SE and Winfield Blvd. SE.**

The proposal includes the abandonment of the right-of-way located southwest of the intersection of Hermitage Dr. SE and Winfield Blvd. SE. Carolyn Tucker filed the application and owns the land on three (3) sides adjacent to the area of closure. Each property will receive a portion of the right-of-way being abandoned.

The General Statutes require that the City post signs in two (2) places along the right-of-way, send copies of the approved resolution of intent to all neighboring owners after adoption, and advertise in the newspaper once a week for four (4) consecutive weeks. The notice requirement would allow the hearing to be conducted at the January 8, 2026 meeting.

**Recommendation:** Consider adopting a resolution of intent to set a public hearing for January 8, 2026.

### **2. Consider adopting an ordinance to amend Chapter 34.4 of the City Code.**

The Fire Marshal's Office is requesting an amendment to the open burning policy to include an exception for open burning on parcel over 20 contiguous acres. The permitting will remain the responsibility of the Concord Fire Marshal's Office prior to any open burning.

**Recommendation:** Motion to consider adopting an ordinance to amend Chapter 34.4 of the City Code.

### **3. Consider awarding a bid and authorize the City Manager to execute a contract with Pike Electric, LLC. in the amount of \$660,924.74 for subsurface construction of Substation N at 1050 Vinehaven Dr.**

Substation N grading is now complete. Bid specifications for construction of the concrete foundations and all subsurface construction were developed, and a formal bid opening was held at 2:00 p.m. on November 13th, 2025. Four construction firms submitted bids, which were evaluated by staff for adherence to specifications. Pike Electric, LLC. was the lowest bidder at \$660,924.74. Pike Electric, LLC. was deemed to be a responsive and responsible bidder. Upon a Notice to Proceed letter, Pike Electric, LLC. will have 130 days to perform the work.

**Recommendation:** Motion to award a bid and authorize the City Manager to execute a contract for \$660,924.74 to Pike Electric, LLC. for subsurface construction of Substation N at 1050 Vinehaven Dr.

#### **4. Consider accepting a preliminary application from James and Jodi Kiser.**

In accordance with City Code Chapter 62, James and Jodi Kiser have submitted a preliminary application to receive water service outside of the City limits. The property is located at 3005 Zion Church Road, Concord, NC. This 2.89 acre parcel is zoned county LDR and is located within Area B. The owners wish to connect to City water to serve an existing single family home. This parcel is not considered served by sewer.

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

#### **5. Consider appointing or reappointing two members (1 board member and 1 alternate) to serve on the Centralina Regional Council Board of Delegates for CY 2026.**

The Centralina Regional Council Board of Delegates is comprised of elected officials from the counties and municipalities throughout the region. Each member government should appoint an elected official to serve on the Board of Delegates. It is suggested that each member government also appoint at least one other elected official to serve as an Alternate to attend Board of Delegates meetings in the Delegate's absence. Currently, Council Member Clay serves as the appointed member and Mayor Pro-Tem Langford serves as the alternate member.

**Recommendation:** Motion to appoint two members (1 board member and 1 alternate) to serve on the Centralina Regional Council Board of Delegates for CY 2026.

#### **6. Consider making appointments and/or reappointments to the Transportation Advisory Committee (TAC) and the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization (CRMPO).**

Each year, the North Carolina Department of Transportation (NCDOT) requires the MPO to supply a list of current TAC and TCC representatives and alternates. Currently, Council Member Crawford serves as the alternate member to the TAC. With the retirement of Council Member McKenzie, a new appointed member is needed. Transportation Director, Phillip Graham, serves as the appointed member to the TCC and Deputy Transportation Director, Tony Tagliaferri, serves as the alternate.

**Recommendation:** Motion to make appointments and/or reappointments to the Transportation Advisory Committee (TAC) and the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization (CRMPO).

### **VIII. Consent Agenda**

#### **A. Consider approving the acceptance of grant funding from Cabarrus Health Alliance's (CHA) REACH grant in the amount of \$13,500 to be used for the McGill project in partnership with Forest Hills United Methodist Church and for food access within Logan.**

Staff is seeking to continue the work connected to the McGill project by continuing the partnership established earlier this year between Cabarrus Health Alliance (CHA), Forest Hills United Methodist Church (FHUMC), and the City in the establishment of the Gibson Farmer's Market at the Kerr Street United Methodist Church. Discussions have continued related to the expansion of the funding sources residents can use to purchase fresh fruits and vegetables at the market. These include the addition of EBT, SNAP, WIC, and NC Farmer's Market for Seniors. The majority of the proposed \$13,500 REACH funds would be used to cover any added costs to incorporate the use of these programs at the site as well as continue the transit service

between the Logan Community and the Gibson Farmer's Market. Remaining REACH funds will be used to explore ways to increase or to increase food access within the Logan Community as this is the other designated food desert within Concord.

**Recommendation:** Motion to approve the acceptance of grant funding from Cabarrus Health Alliance's (CHA) REACH grant in the amount of \$13,500 to be used for the McGill project in partnership with Forest Hills United Methodist Church and for food access within Logan.

**B. Consider authorizing the City Manager to execute a contract amendment for the FY2025 audit with Martin Starnes & Associates, CPAs, P.A.**

The City is subject to Single Audit Act requirements because it received over \$1,000,000 in federal aid during the fiscal year. Annual audits must test compliance with federal programs, guided by the Executive Office of the President's Office of Management and Budget (OMB) compliance supplement. This year, the release of the compliance supplement, typically issued in the spring, has been delayed due to the subsequent federal government shutdown. Consequently, the Local Government Commission (LGC) has issued guidance extending the submission deadline for audited financial statements for affected units. To utilize this extension, the City must amend its audit contract to authorize the submission of its audited financial statements to the LGC no later than February 12, 2026.

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

**C. Consider approving a tiered down payment structure and a revision to the debt-to-income ratio policy for Concord's HOME Investment Partnerships Program (HOME) policy to better meet resident's needs and match North Carolina Housing Financing Agency's loan terms.**

With the continued struggle for families to find affordable housing, staff propose structuring down payment assistance on a tiered basis. The breakdown would consist of households with incomes between 50-60% of area median income (AMI) being eligible for up to \$25,000 in down payment and closing cost. Households with incomes which fall between 60.01-70% of AMI being eligible for up to \$15,000 in assistance. Lastly, households with incomes between 70.01%-80% of AMI staying at the current level of assistance of \$10,000.

In addition, staff also recommend reducing the current front-end ratio (the amount of gross household income that is going towards the mortgage payment) to better align with North Carolina Housing Finance Agency loan products. The proposed front-end ratio would be 25% of the household's gross income. This change would mean the household would be well below the HUD required 30% affordability mark.

**Recommendation:** Motion to approve a tiered down payment structure and a revision to the debt-to-income ratio policy for Concord's HOME Investment Partnerships Program (HOME) policy to better meet resident's needs and match North Carolina Housing Financing Agency's loan terms.

**D. Consider authorizing the City Manager to accept a FY26 North Carolina Department of Transportation Airport Infrastructure Grant 46244.41.12.1 in the amount of \$2,342,310 for Airport Improvement Projects at Concord-Padgett Regional Airport.**

The Airport Infrastructure Grant in the amount of \$2,342,310 will fund Debt Service and the Development of the Hangar in Common at Concord-Padgett Regional Airport.

**Recommendation:** Motion to authorize the City Manager to approve the grant agreement and to adopt the grant project ordinance.

**E. Consider purchasing one (1) 100kV circuit switcher for Concord Electrics 100kV – 13kV retail substations.**

The City of Concord Electric Systems operates ten (10) 100kV–13kV retail substations, several of which are equipped with dual circuit switchers. Given the critical nature of this infrastructure and the extended lead time of approximately 100 weeks, the Electric Department requires a spare circuit switcher to ensure operational continuity in the event of damage or failure. WESCO Distribution Inc. has provided a quote of \$125,192.14 for an S&C-manufactured circuit switcher. All procurement requirements have been satisfied under the SourceWell Cooperative Purchasing Agreement.

**Recommendation:** Motion to purchase one (1) 100kV circuit switcher from WESCO in the amount of \$125,192.14 using the SourceWell Cooperative Purchasing Agreement.

**F. Consider amending the Pipeline Crossing Agreement #1988 with Aberdeen Carolina and Western Railroad.**

The RAM Leather Waterline Extension is a project being funded and constructed by the EPA. During the easement acquisition phase of the project, a necessary redesign of the construction plans changed the location of the waterline crossing at the railroad. The revised location for the pipeline crossing is now west of Alvin Hough Road and no longer on the railroad owned parcel known as Piedmont Industrial Park LLC, PID # 5524440962. The original #1988 Agreement called out a specific location agreed upon by both parties, which is now revised in this amendment.

**Recommendation:** Motion to amend the Pipeline Crossing Agreement #1988 with Aberdeen Carolina and Western Railroad to the revised location West of Alvin Hough Road.

**G. Consider accepting an Offer of Dedication of an access easement and approval of the maintenance agreement for LC Sons Properties, LLC.**

In accordance with Article 4 of the CDO, the following access easements and maintenance agreements are now ready for approval: the property located at 4758 Poplar Tent Road, Concord, NC with Cabarrus County Property Identification Number (PIN) 5601-60-1922. 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: 4758 Poplar Tent Road, Concord, NC. Cabarrus County Property Identification Number (PIN) 5601-60-1922.

**H. Consider acceptance of the Tax Office reports for the month of October 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 October 2025.

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

**J. Receive monthly report on status of investments as of October 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.

**IX. 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
- 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 ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE CITY CLERK AT (704) 920-5205 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE MEETING.