

CONCORD CITY COUNCIL
WORK SESSION MEETING
JANUARY 7, 2025

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on January 7, 2025, at 4:00 p.m. with Mayor William C. Dusch presiding.

Council Members were present as follows:

Members Present:

Mayor Pro-Tem Andy Langford
Council Member Lori A. Clay
Council Member Betty M. Stocks
Council Member JC McKenzie
Council Member Terry L. Crawford
Council Member Jennifer Parsley-Hubbard
Council Member John A. Sweat, Jr.

Others Present:

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

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The following agenda was presented for discussion:

Presentations:

- 1. Presentation of a Proclamation recognizing Monday, January 20, 2025 as Dr. Martin Luther King, Jr. Day.**
- 2. Mayor Dusch presented a Proclamation recognizing the week of January 18-February 2, 2025 as Health for Humanity-Yogathon.**
- 3. Presentation of retirement plaque recognizing Captain Warren Hatley for 29 years of service with the City of Concord.**
- 4. Mayor Dusch presented the Distinguished Budget Award and the PAFR Award from the Government Finance Officers Association of the United States and Canada to the City's Budget team.**

Departmental Reports:

Streetscape Update

Staff will provide an update at the January 9, 2025 City Council meeting.

Parks and Recreation Bonds update

Staff will provide an update at the January 9, 2025 City Council meeting.

Public Hearings:

1. Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a three-year/50% tax-based economic development grant to Custom Ingredients, Inc. DBA Custom Flavors to locate at 7955 & 7975 West Winds Blvd NW, Concord, North Carolina 28027. The project will have an investment of approximately \$7,750,000 in real and personal property.

Cabarrus EDC Project Manager, Samantha Grass, stated Custom Ingredients, Inc. proposes to develop a food flavoring manufacturing facility and proposes to invest approximately \$7,750,000 in real and personal property. The company is proposing to create a minimum of 42 jobs within 3 years.

She stated the total value of the City's three-year/50% grant is estimated to equal \$34,078 depending on the actual investment. The City of Concord would still collect a three-year net revenue of \$34,078 after the incentive payments.

2. Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a one-year/85% tax-based economic development industrial spec grant to HSREI, LLC, to locate at 4295 Defender Way NW, Concord, North Carolina 28027. The project will have an investment of approximately \$35,000,000 in real property.

The Cabarrus EDC Project Manager stated HSREI, LLC, proposes to develop an Advanced Manufacturing Center (AMC) on 27 acres adjacent to Hendrick Motorsports Campus. This building design will be an approximately 260,000 square foot advanced manufacturing facility and will attract a premier advanced manufacturing tenant. HSREI, LLC, proposes to invest approximately \$35,000,000 in real property. The total value of the City's one-year/85% grant is estimated to equal \$124,950 depending on the actual investment. The City of Concord would still collect a one-year net revenue of \$22,050 after the incentive payments.

3. Conduct a public hearing to consider adopting an ordinance amending Article 5 "Subdivisions, Site Plans, Construction Plans," Sections 5.2 and 5.3 and Article 8 "Use Regulations," Table 8.1.8, Use Table," of the Concord Development Ordinance (CDO) relative to on-site water and wastewater systems.

The Planning and Neighborhood Development Services Deputy Director, Kevin Ashley, explained the proposed amendment. He stated the proposed CDO change is related to the Code amendment regarding on-site water and wastewater systems as mandated by HB 628. The amendment would allow private sewage treatment facilities by right and requires that the private systems be shown on both preliminary and final subdivision plats. He also stated all applicants pursuing a private system would be required to have a pre-application meeting with the Development Review Committee (DRC).

He stated the Planning and Zoning Commission unanimously recommended the amendment to Council.

A. Presentations of Petitions and Requests

1. Consider adopting an ordinance amending Chapter 62 Water and Wastewater Utilities Section 62-31 "Required Connection" of the City Code to address statutory changes related to the use of on-site water and wastewater systems.

The Planning and Neighborhood Development Services Deputy Director explained that the recently passed House Bill 628 (codified as G.S. 160A-317), mandated municipalities now allow the use of on-site water and sewer systems in certain situations.

At the October Work Session, City Council gave staff direction to amend the City Code to require applicants to pursue allocation (provided there is physical capacity at the plant). The proposed amendment also clarifies that an applicant may pursue the private system based on the cost issue and adds the provision about water service.

Council Member Hubbard asked if City standards would be applied to the private systems and, if so, where are the standards derived from. The Water Resources Director stated the private systems will be constructed very similar to the public systems. Council Member Hubbard asked what standards would be applied should the system be constructed within a neighborhood. The City Manager stated the Bill has no specifications applied. He stated it is in his opinion staff could apply standards should a private system be constructed within a neighborhood.

2. Consider renaming private street Stowe Lane to Team Hendrick Way.

The Planning and Neighborhood Development Services Director, Steve Osborne, stated Hendrick Motorsports is requesting that a private street on the Hendrick Motorsports campus be renamed. The street is entirely on the Hendrick property and will not affect other property owners.

He stated Cabarrus County confirmed that the name of Team Hendrick Way will not cause a conflict with other street names in the County. The City would not incur any cost associated with this change, as the property owner will pay for the street signs.

3. Consider entering into an agreement with the City of Kannapolis to construct structural signage and landscaping at designated interchanges along I-85.

The Transportation Director, Phillip Graham, stated the cities of Concord and Kannapolis received consent from the North Carolina Department of Transportation (NCDOT) to use the Exits as branded gateways consisting of structural signage and landscaping in a comprehensive and collaborative system for welcoming visitors and shepherding residents into the jurisdictions in an aesthetic and informative manner consistent with the Cabarrus County county-wide Wayfinding System.

The interlocal agreement outlines the responsibilities and cost share between Concord and Kannapolis. The interchanges noted in the agreement are Exits 58 (US 29), 60 (Copperfield/Dale Earnhardt), and 63 (Lane Street). Exits 58 and 60 will be a 50% split between the cities and Exit 63 will be solely the City of Kannapolis. Based on the latest estimates, Concord will be responsible for \$364,000 and Kannapolis will be responsible for \$787,576.

4. Consider awarding two bids in the amount of \$876,962 to WESCO and Siemens Energy for switching station equipment and 121kV circuit breakers for Delivery 3.

The Electric Systems Coordinator, Jarrin Hogue, stated Delivery 3, located at 4550 Pitts School Rd., is being upgraded to include a new main breaker, replacement feeder breakers, and new GOAB switches. Siemens will supply the 121kV breakers for a total cost of \$ 765,860. WESCO will supply the 121kV GOAB switches and other related equipment for a total cost of \$111,102.

Bid specifications were developed for Delivery 3's upgraded equipment, and a formal bid opening was held on December 12, 2024. Four manufacturers submitted bids which were evaluated by staff for adherence to specifications. WESCO was the lowest responsive bidder for Schedule I. Siemens Energy was the lowest responsive bidder for Schedule II.

5. Consider awarding a bid to Virginia Transformer Corporation in the amount of \$1,430,800 for a new station power transformer at Sub H.

The Electric Systems Coordinator stated the existing station power transformer at Sub H no longer has a full range of voltage regulating abilities and needs to be replaced. A formal bid opening was held on December 12, 2024. Four manufacturers submitted bids, which were evaluated by staff for adherence to specifications. Virginia Transformer Corporation was the lowest responsive bidder with the best lead times. The City of Concord Electric Department currently uses VTC's transformers in several substations.

6. Consider accepting a preliminary application from James Weston Carey.

The Engineering Director stated James Weston Carey has submitted a preliminary application to receive water service outside the City limits. The property is located at 7 Mary Circle, Concord NC. This .62 acre parcel is zoned county LDR, is located within Area B, and is currently undeveloped. The applicant is planning on constructing a single family home. Sewer is not available to the parcel. Staff's recommendation is to accept the preliminary application and have the owner proceed to the final application phase excluding annexation.

7. Consider accepting preliminary application from James Weston Carey.

The Engineering Director stated James Weston Carey submitted a preliminary application to receive water service outside the City limits. The property is located at 5321 Zion Church Road, Concord NC. This .58 acre parcel is zoned county LDR, is located within Area B, and is currently undeveloped. The applicant is planning on constructing a single family home. Sewer is not available to the parcel. Staff's recommendation is to accept the preliminary application and have the owner proceed to the final application phase excluding annexation.

8. Consider accepting preliminary application from Robert Capo & Staci Comer.

The Engineering Director stated Robert Capo & Staci Comer, joint tenants, submitted a preliminary application to receive sewer service outside the City limits. The property is located at 5170 Almond Dr, Concord NC. This 11 acre parcel is zoned county LDR, is located within Area B, and the owners wish to build one new single family home. Water is not available to the parcel. Staff's recommendation is to accept the preliminary application and have the owner proceed to the final application phase excluding annexation.

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Consent Agenda:

A motion was made by Council Member Langford and seconded by Council Member Crawford to move Consent Agenda item D to the regular agenda for discussion—the vote: all aye.

This item will be listed as item 9 in the January 9th City Council meeting minutes.

Consider authorizing the City Manager to negotiate and execute a replacement and upgrade contract with ClarkPowell in the amount of \$116,165 for the Council Dais, camera, and sound system upgrades in the City Council Meeting Chambers.

The IT Director stated upgrades will be made to the video and audio systems in the Council chambers.

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A motion was made by Council Member Stocks and seconded by Council Member McKenzie to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(4) to discuss the location or expansion of industries or other businesses in the area served by this public body—the vote: all aye.

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There being no further business to be discussed, a motion was made by Council Member Langford and seconded by Council Member Clay to adjourn—the vote: all aye.

William C. Dusch, Mayor

Kim J. Deason, City Clerk