

CONCORD CITY COUNCIL
REGULAR MEETING
FEBRUARY 13, 2025

A regular meeting of the City Council for the City of Concord, North Carolina, was held in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on February 13, 2025, at 6:00 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 Terry L. Crawford
Council Member Jennifer Hubbard
Council Member John A. Sweat, Jr.

Others Present:

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

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Call to Order, Pledge of Allegiance, and Moment of Silent Prayer:

The meeting was called to order by Mayor Dusch followed by the Pledge of Allegiance and a moment of silent prayer.

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Approval of Minutes:

A motion was made by Council Member Crawford and seconded by Mayor Pro-Tem Langford to approve the minutes for the meetings of November 26, December 10, and December 12, 2024—the vote: all aye.

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Presentation:

1. Mayor Dusch presented a proclamation recognizing February as Black History Month.
2. Mayor Dusch presented a proclamation recognizing Wednesday, March 12, 2025 as Lambda Upsilon Omega Day.
3. Mayor Dusch presented a retirement plaque recognizing Jason Porter for 29 years of service with the City of Concord.
4. Mayor Dusch presented a retirement plaque recognizing Bobby Teal for over 29 years of service with the City of Concord.
5. Mayor Dusch presented the C-Surface Operator of the year award to James Coble.
6. At the Tuesday, February 11th Work Session, Mayor Dusch presented the American Public Power Association (APPA) National Commendation to Concord Electric System team members Jack Rushing, Chris Aldridge, Chandler Rice, Larry Barbee, Syrus Dellinger, Clint Meece, Triston Langston, Tim Furr, and Jason Sartain for their support in electric power restoration efforts in Forest City, NC after Hurricane Helene.

Departmental Reports:

1. Parks and Recreation Bond update

The Parks and Recreation Deputy Director, Jay Tryon, provided the monthly update on the Parks and Recreation Bond projects.

2. Downtown Streetscape update

The Planning and Neighborhood Services Department and Concord Downtown Development Corporation staff provided the monthly update on the downtown streetscape project.

Recognition of Persons Requesting to be Heard:

The following addressed the Council in regards to sewer allocation for the Weddington Road Villas project:

Mallie Golavita
Larry Shaheen
Zach Almond

Public Hearings:

1. Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a three-year/85% tax-based economic industrial spec grant to HSREI, LLC to locate at 4295 Defender Way, Concord, NC 28027.

Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector expansion of new facilities.

HSREI, LLC proposes to develop another building at the Advanced Manufacturing Center (AMC) on 10 acres adjacent to Hendrick Motorsports campus. Comprising of \$65-70 million dollars of high-quality construction, the building design will attract a premier manufacturing tenant. The building design will be constructed with tilt-up concrete walls, including glass and metal accents. The 204,045 square foot facility features two stories and is completely air-conditioned for precision work. There will be gated access and ample staff and visitor parking leading to the storefront entry, which opens to a class-A office and meeting space inside. The production floor is equipped with high illumination levels, pneumatic supply ports, and robust electrical service. Fiber optic will feed the data center, covered by redundant cooling and power, for a clear path to digitally empowered manufacturing.

HSREI, LLC proposes to invest approximately \$65-\$70 million in real property. The total value of the City's three-year/85% grant is estimated to equal \$749,700 depending on the actual investment. The City of Concord would still collect a three-year net revenue of \$132,300 after the incentive payments.

A motion was made by Mayor Pro-Tem Langford and seconded by Council Member Crawford to open the public hearing—the vote: all aye

There was no one signed in to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member Crawford and seconded by Council Member Hubbard to close the public hearing—the vote: all aye.

A motion was made by Council Member Hubbard and seconded by Council Member Crawford to offer a contract for a three-year/85% tax-based Economic Development Grant to HSREI, LLC to locate at 4295 Defender Way, Concord, North Carolina 28027—the vote: all aye.

2. Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a three-year/85% tax-based economic industrial spec grant to Motorsport IP Acquisition Co. I, LLC to locate at 4295 Defender Way, Concord, NC 28027 and 4540 Fortune Ave NW, Concord, NC 28027.

Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector expansion of new facilities.

Motorsport IP Acquisition Co, I, LLC proposes to develop a site to support the development of the power unit (engine) for the Cadillac F1 vehicle. This project aims to design and test a state-of-the-art engine capable of meeting Formula 1's rigorous performance and efficiency standards. With an ambitious timeline, the goal is to have the engine ready for integration into a vehicle by 2028, ensuring Cadillac's competitive debut in Formula 1. It is anticipated that construction would commence in the First Quarter of 2025, with occupancy in the First Quarter of 2027.

The project would involve significant investment in new manufacturing, R&D and information technology equipment, and the hiring of 300 to 350 highly skilled employees in manufacturing, engineering, and research and development with an average wage of \$100,000 to \$125,000

per year. In order to facilitate an accelerated project timeline and the need to construct a new facility in North Carolina to accommodate the project, it is anticipated that initial operations will occur at an existing General Motors facility in Concord, NC located at 4540 Fortune Way NW, until the new facility at 4295 Defender Way is constructed.

Motorsport IP Acquisition Co. I, LLC proposes to invest approximately \$75-\$85 million in personal property. The total value of the City's three-year/85% grant is estimated to equal \$743,453 depending on the actual investment. The City of Concord would still collect a three-year net revenue of \$131,198 after the incentive payments.

A motion was made by Council Member Crawford and seconded by Council Member McKenzie to open the public hearing—the vote: all aye

There was no one signed in to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member Crawford and seconded by Council Member McKenzie to close the public hearing—the vote: all aye.

A motion was made by Council Member Crawford and seconded by Council Member McKenzie to offer a contract for a three-year/85% tax-based Economic Development Grant to Motorsport IP Acquisition Co. I, LLC, to locate at 4295 Defender Way, Concord, North Carolina 28027 and 4540 Fortune Ave NW, Concord, NC 28027—the vote: all aye.

3. Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a three-year/85% tax-based municipal service district economic development incentive grant to Macklar, LLC for tenant investment at 14 Church St. S, Concord, NC 28025 having an investment of \$475,000 in real and personal property.

Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector expansion of new facilities. Macklar LLC, proposes to develop approximately 2,565 sq ft of commercial space into a bar with an arcade, pool, dart games, and TV's that will serve as the Dive Bar. The Dive Bar will offer food, drinks, and a fun atmosphere.

A motion was made by Council Member Crawford and seconded by Council Member Stocks to open the public hearing—the vote: all aye

There was no one signed in to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member Stocks and seconded by Council Member Crawford to close the public hearing—the vote: all aye.

A motion was made by Council Member Stocks and seconded by Council Member Clay to offer a contract for a three-year/85% tax-based municipal service district economic development incentive grant to Macklar, LLC located at 14 Church St, Concord, North Carolina 28025—the vote: all aye.

4. Conduct a public hearing and consider adopting an ordinance annexing +/- 5.01 acres at 520 Crestmont Dr (PIN 5630-98-4419)(Case - ANX-01-25) owned by Jordan and Margaret Hall.

The request is for voluntary annexation of +/- 5.01 acres of property at 520 Crestmont Dr. The property is currently zoned RM-1 (in ETJ). The City of Concord Council reviewed the preliminary application for sewer at the July 11, 2024, regular council meeting and voted to have the applicant proceed to the final application phase including the voluntary annexation process as outlined in Section 62-81 of the City Code prior to a residential sewer service application.

A motion was made by Council Member Hubbard and seconded by Council Member Stocks to open the public hearing—the vote: all aye

There was no one signed in to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member Clay and seconded by Council Member McKenzie to close the public hearing—the vote: all aye.

A motion was made by Council Member Hubbard and seconded by Council Member Crawford to adopt the following annexation ordinance and set the effective date for February 13, 2025—the vote: all aye.

ORD. # 25-09

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF CONCORD,
NORTH CAROLINA TO INCLUDE +/- 5.01 ACRES OF PROPERTY LOCATED AT 520
CRESTMONT DR., CONCORD, NC

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

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

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

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

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

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

BEGINNING at a point in the northern margin of CRESTMONT DRIVE, a publicly maintained 18' Right-of-Way, and being a common point with Lot 21 and being a #6 Rebar, thence turning and running South 69-50-06 East 348.27 feet to a common point with Lots 22 and 23; thence turning and running South 60-12-14 East 99.80 feet to a #6 Rebar and being the Northeast corner of the subject property; thence turning and running South 22-37-08 West 314.27 feet to a #6 Rebar, being the Southeast corner of the subject property and being a common point with Lot 26 and the J.C. Gaydon, Jr. and Sarah T. Gaydon property, (now or formerly); thence turning and running South 88-11-17 West 522.34 feet and being the southerly boundary of the subject property running along with the properties of Mikel W. Leach, (now or formerly), John T. Hale and Wanda S. Hale, (now or formerly) and Mark L. Mathis, (now or formerly), to a 2" pipe; thence turning and running North 32-33-06 West 100.04 feet to a 1.5" pipe; thence turning and running North 35-51-20 East 483.58 feet to a #6 Rebar BEING POINT AND PLACE OF BEGINNING, being approximately 5.006 acres, according to the survey prepared by Professional Property Surveyors, Inc., dated 01/08/2013.

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

Adopted on this 13th day of February 2025.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

Presentation of Petitions and Requests:

1. Consider approving benefit plan rates for the City of Concord for FY26 and authorize the City Manager to negotiate, conclude, and execute contracts with plan providers.

The City continues to offer three market competitive medical plans administered by BCBSNC. Coworkers have the flexibility to choose the plan that is best for their families’ needs.

Due to inflation, advancements in medical technology and pharmaceuticals, and increased prevalence of chronic diseases, Gallagher is projecting an increase to the budget on a per coworker per year basis; however, the additional headcount, plan enrollment shifts, and prescription drug cost result in an increase to the gross medical budget. The recommendation is to increase coworker contributions by 5%, which will be the first increase in six years. The net budget after the proposed coworker contributions is estimated at \$13,884,000 compared to \$12,900,000 in FY25.

A motion was made by Council Member Crawford and seconded by Council Member McKenzie to approve the plan design for the City of Concord benefit plans for FY26 and authorize the City manager to negotiate, conclude, and execute contracts with plan providers—the vote: all aye.

2. Consider approving an update to Article 6, Leaves of Absence, of the City’s Personnel Policies and Procedures.

The City aims to maintain its status as a preferred employer by providing competitive benefits and paid leave for full-time coworkers.

To enhance recruitment of experienced staff, an update to Article 6, Leaves of Absence, of the City’s *Personnel Policies and Procedures* is recommended to allow all verified sick leave from previous service with LGERS or TSERS be credited to the coworkers’ sick leave accrual bank. Additionally, in an effort to attract and retain top talent, staff recommends updating sick leave accruals and vacation accruals for full-time City coworkers.

A motion was made by Council Member Stocks and seconded by Council Member Hubbard to approve an update to Article 6, Leaves of Absence, of the City’s *Personnel Policies and Procedures*—the vote: all aye.

3. Consider adopting a resolution authorizing an eminent domain action for a parcel located at 620 Main St, SW.

This property is currently owned by all heirs, known and unknown of Michael Edward Helms. Acquisition of this property is necessary for the repair and reconstruction of a storm water culvert. The temporary construction easement and the permanent utility easement are estimated to have a total value of \$1,641.60.

A motion was made by Council Member McKenzie and seconded by Council Member Crawford to adopt the following resolution authorizing an eminent domain action for a temporary construction easement and a permanent utility easement located at 620 Main St, SW—the vote: all aye.

RESOLUTION AUTHORIZING NEGOTIATED PURCHASE
OR EMINENT DOMAIN TO ACQUIRE PROPERTY

WHEREAS, the City Council for the City of Concord, North Carolina, hereby determines that it is necessary and in the public interest to acquire the following property interests owned by all heirs known and unknown of Michael Edward Helms, as identified and defined below.

Permanent Utility Easement Description

Lying and being in No. 11 Township, Cabarrus County, North Carolina, and being a Permanent Utility Easement Area (PUE #2), 1,042 Sq. Ft or 0.024 Acres, more or less as shown on Map titled, “Eminent Domain Litigation Survey, Part of the Property Michael E. Helms,” dated 03/28/2024 by the City of Concord Engineering Department and is attached as Exhibit A.

Temporary Construction Easement Description

Lying and being in No. 11 Township, Cabarrus County, North Carolina, and being a Temporary Construction Easement Area (TCE #3), 7,820 Sq. Ft or 0.180 Acres, more or less as shown on Map titled, “Eminent Domain Litigation Survey, Part of the Property Michael E. Helms,” dated 03/28/2024 by the City of Concord Engineering Department and is attached as Exhibit A.

WHEREAS, the permanent utility easement and temporary construction easement are a portion of PIN 5529-59-9677 and is owned by all heirs known and unknown of Michael E. Helms and is being acquired for the purpose of the construction and replacement of the Main Street SW Stormwater Culvert Project.

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

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

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

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

Adopted this 13th day of February 2025.

CITY COUNCIL
CITY OF CONCORD

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

4. Consider authorizing the City Manager to execute the lease extension with DK Aviation Properties LLC for additional 16 years.

Staff worked with outside consultant Aviation Management Consulting Group (AMCG) to perform a General Aviation Lease Analysis for DK Aviation Properties LLC. DK Aviation requested an extension of 6 years along with a new 10-year option (for a remaining term of 40 years). The current lease expires on 10/29/48. With the proposed extension, it will terminate on 10/29/64. The reversion deferral fee (RDF) for a 16 year extension is \$275,000. The new reversion deferral fee plan will be as follows: \$68,750 upon lease execution (February 2025); \$68,750 12 months from lease execution (February 2026), \$68,750 24 months from lease execution (February 2027); and \$68,750 36 months from lease execution (February 2028).

The RDF calculation is consistent from the previous City Council action in 2018. The General Aviation Lease Analysis for DK Aviation Properties LLC conveying the recommendations for the RDF is included in the agenda packet.

A motion was made by Council Member Crawford and seconded by Council Member McKenzie to authorize the City Manager to negotiate and execute the lease extension with DK Aviation Properties LLC—the vote: all aye.

5. Consider accepting a preliminary application from Cheryl and Jerry Baxter.

In accordance with City Code Chapter 62, Jerry Baxter Jr. & Cheryl Baxter have submitted a preliminary application to receive water service outside the City limits. The property is located at 2436 Miami Church Rd., Concord NC. This 4.56 acre parcel is zoned county LDR-MH2 (low density residential with a double wide mobile home overlay) and is located within Area B. The owners wish to build one new home. Sewer is not available to the parcel. Prior to the final application, a private easement will be required for the water service from the adjacent parcel, which Mr. and Mrs. Baxter own.

A motion was made by Council Member Hubbard and seconded by Council Member Crawford to accept the preliminary application and have the owner proceed to the final application phase excluding annexation—the vote: all aye.

6. Consider adopting changes to the City of Concord's Sewer Allocation Policy.

The proposed changes to the Sewer Allocation Policy addresses Council's approval of project specific scope changes and recommends a regular recurring Sewer Allocation item to the Council Agenda each month as needed.

A motion was made by Council Member Hubbard and seconded by Council Member Crawford to adopt changes to the City of Concord's Sewer Allocation Policy—the vote: all aye.

Consent Agenda:

The consent agenda items were presented for the Council's consideration.

A motion was made by Council Member Crawford and seconded by Council Member Clay to approve the following consent agenda items—the vote: all aye.

CONSENT AGENDA ITEM A

The Parks & Recreation Department was authorized to apply for Carolina Thread Trail funding for property acquisition up to \$125,000 for a future greenway project along Irish Buffalo Creek.

CONSENT AGENDA ITEM B

The Family Self-Sufficiency (FSS) FY24 grant award was accepted and the following Grant Project Ordinance was adopted to authorize the allocation and administration of the funds.

2024 FAMILY SELF SUFFICIENCY PROGRAM GRANT

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

SECTION 1. The project authorized is the Family Self Sufficiency Program grant, which is a program to provide supportive services to Public Housing and Housing Choice Voucher Family Self-Sufficiency participants in an effort to achieve economic self-sufficiency.

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

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

| | | <u>Current</u> | <u>Amended</u> | <u>Increase</u> |
|------------------|-------------|----------------|----------------|-----------------|
| 2024 FSS REVENUE | 697-4703409 | \$0 | \$69,888 | \$69,888 |
| | 697-4703409 | | | |

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

| | | <u>Current</u> | <u>Amended</u> | <u>Increase</u> |
|-------------------------|--------------|----------------|----------------|-----------------|
| FICA | 9111-5181000 | \$0 | \$5200 | \$5200 |
| | 9111-5181000 | | | |
| Retirement-General | 9111-5182000 | \$0 | \$3200 | \$3200 |
| | 9111-5182000 | | | |
| Group Insurance | 9111-5183000 | \$0 | \$19300 | 19300 |
| | 9111-5183000 | | | |
| 401K Contribution | 9111-5187000 | \$0 | \$1,900 | \$1,900 |
| | 9111-5187000 | | | |
| Administrative Salaries | 9111-5411000 | \$0 | \$40288 | \$40288 |
| | 9111-5411000 | | | |
| Total Expenditures | | | \$69,888 | |

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

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

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

Duly adopted by the City Council of the City of Concord, North Carolina this 13th day of February 2025.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM C

The 2025 Payment Standards for the Housing Choice Voucher Program was approved and will be effective March 1, 2025.

CONSENT AGENDA ITEM D

The maintenance agreements were approved and the offers of dedication were accepted to the following properties: Parcel owned by WeBuild Concord located at 336-355 Lincoln Street SW.

CONSENT AGENDA ITEM E

The offer of infrastructure was accepted in the following subdivisions and sites, Christenbury Commons Town-homes-Phase 3 (lot 1-63), Zion Church Rd. 12” Waterline, AMC 250-The Rock, HMM-AMC 150.

CONSENT AGENDA ITEM F

The offer of dedication was accepted on the following plat and easements: Hannah's Meadow Phase 1, 338 Lincoln Street Townhomes Final Major Plat, Cabarrus County EMS Headquarters, Crossroads Sewer Project Sewer Easements, and Electrical Substation from Eli Lilly.

CONSENT AGENDA ITEM G

The following ordinance was adopted to amend the FY2024/2025 Budget Ordinance to appropriate insurance reimbursements received.

ORD.# 25-11

AN ORDINANCE TO AMEND FY 2024-2025 BUDGET ORDINANCE

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

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

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

| Account | Title | <u>Revenues</u> | | |
|-------------|-------------------------|-----------------|----------------|---------------------|
| | | Current Budget | Amended Budget | (Decrease) Increase |
| 100-4353100 | Insurance Reimbursement | 184,407 | 288,249 | 103,842 |
| Total | | | | 103,842 |

| <u>Expenses/Expenditures</u> | | | | |
|------------------------------|-----------------------|----------------|----------------|---------------------|
| Account | Title | Current Budget | Amended Budget | (Decrease) Increase |
| 4550-5362000 | Accident Repairs | 41,292 | 125,560 | 84,268 |
| 4513-5299000 | Supplies-Departmental | 288,559 | 308,133 | 19,574 |
| Total | | | | 103,842 |

Reason: To appropriate insurance reimbursements for the second quarter of FY25.

Adopted this 13th day of February, 2025.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM H

The following ordinance was adopted to amend the FY2024/2025 Budget Ordinance for the General Fund to appropriate contingency funds to cover the cost of environmental remediation needed at Academy and Kerr.

ORD.# 25-12

AN ORDINANCE TO AMEND FY 2024-2025 BUDGET ORDINANCE

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

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

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

| Account | Title | <u>Revenues</u> | | (Decrease) Increase |
|------------------------------|-------------------|-------------------|-------------------|------------------------|
| | | Current Budget | Amended Budget | |
| Total | | | | |
| | | | | |
| <u>Expenses/Expenditures</u> | | | | |
| Account | Title | Current Budget | Amended Budget | (Decrease) Increase |
| 4190-5194000 | Contract Services | 75,050 | 85,050 | 10,000 |
| 4190-5992000 | Contingency | 931,925 | 921,925 | (10,000) |
| Total | | | | 0 |

Reason: To appropriate contingency funds for environmental remediation needed after a tank was discovered at the building on Academy and Kerr.

Adopted this 13th day of February 2025.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM I

The following ordinance was adopted to amend the FY2024/2025 Budget Ordinance for the General Fund to appropriate excess ABC profits received to a reserve fund balance account for future economic development opportunities.

ORD.# 25-13

AN ORDINANCE TO AMEND FY 2024-2025 BUDGET ORDINANCE

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

WHEREAS, it is appropriate to amend the expense/expenditures and the revenue accounts in

the funds listed for the reason stated;

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

| Account | Title | <u>Revenues</u> | | |
|-------------|------------------|-----------------|----------------|---------------------|
| | | Current Budget | Amended Budget | (Decrease) Increase |
| 100-4352000 | ABC Distribution | 912,974 | 2,975,474 | 2,062,500 |
| Total | | | | <u>2,062,500</u> |

| <u>Expenses/Expenditures</u> | | | | |
|------------------------------|------------------------|----------------|----------------|---------------------|
| Account | Title | Current Budget | Amended Budget | (Decrease) Increase |
| 4190-5990000 | Approp to Fund Balance | 2,337,500 | 4,400,000 | 2,062,500 |
| Total | | | | <u>2,062,500</u> |

Reason: To appropriate excess ABC profits received to a reserve fund balance account for future economic development opportunities.

Adopted this 13th day of February 2025.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM J

The following ordinance was adopted to amend the Wastewater Project Fund budget to remove the Crossbow Pump Station Elimination project.

ORD.# 25-14

CAPITAL PROJECT ORDINANCE AMENDMENT
Crossbow PS Elimination

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

SECTION 1. The projects authorized are the projects included for the Crossbow PS Elimination project.

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

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

| Account | Title | <u>Revenues</u> | | |
|---------|-------|-----------------|----------------|---------------------|
| | | Current Budget | Amended Budget | (Decrease) Increase |
| | | | | |
| | | | | |

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

Expenses/Expenditures

| Account | Title | Current Budget | Amended Budget | (Decrease) Increase |
|--------------|-------------------------|----------------|----------------|---------------------|
| 8402-5801184 | Crossbow PS Elimination | 2,005,000 | 0 | (2,005,000) |
| 8402-811082 | Future Projects | 2,159,932 | 4,164,932 | 2,005,000 |
| Total | | | | <u>0</u> |

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

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

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

Duly adopted by the City Council of the City of Concord, North Carolina on this 13th day February 2025.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM K

The third quarter water and wastewater extension report for 2024 was received.

CONSENT AGENDA ITEM L

The Tax Office collection reports for the month of December 2024 were accepted.

CONSENT AGENDA ITEM M

The Tax releases/refunds for the month of December 2024 were approved.

CONSENT AGENDA ITEM N

The monthly report on investments for the month of December 2024 was received.

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

William C. Dusch, Mayor

Kim J. Deason, City Clerk