

CONCORD CITY COUNCIL
2nd WORK SESSION MEETING
MARCH 25, 2025

The City Council for the City of Concord, North Carolina, held the City Council 2nd Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on March 25, 2025, at 11:00 a.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

Members Absent:

Council Member Jennifer Hubbard
Council Member John A. Sweat, Jr.

Others Present:

Assistant City Manager, Josh Smith
City Attorney, Valerie Kolczynski
City Clerk, Kim J. Deason
Assistant City Managers
Various Department Directors

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Mayor Dusch called the meeting to order

Quarterly Sewer allocation

Council Member McKenzie explained the Sewer Allocation Policy. He stated Council has agreed that projects ranking 2.75 and above would be considered for approval.

A motion was made by Council Member Crawford and seconded by Mayor Pro-Tem Langford to approve the following projects that ranked 2.75 and above for allocation:

Residential – Single Family
Hidden Oaks Development
Sunview Subdivision

Residential – Townhomes
390 Concord Parkway N
Sherwood Hills Townhomes
Sunview Subdivision
Weddington Road Villas

Residential - Apartments
Norcott Mill Residences

Non-Residential
Shake Shack
Zaxby's – Edison Square
Poplar Crossing Commercial – Taco Bell
Shoppes of Christenbury
7-Eleven

Mixed Use

No Flow Requested

Public

No Flow Requested

Streetscape lighting

Mayor Dusch stated, in his opinion, staff and the Council will be getting a lot of requests to change the color of the new lighting downtown for different events and monthly recognitions. He asked how the Council would like to handle those requests.

It was the consensus of the Council to have lighting color change requests brought before the City Council for approval.

Trolley Pubs

The City Attorney stated staff received an inquiry asking if the Council would be interested in allowing Trolley Pubs downtown. She stated Trolley Pubs are currently operating in several NC cities. The Pubs are registered with the State and are not allowed on any streets that the speed limit exceeds 35 mph.

She stated the interested persons would like to run their Trolley Pub business in the evenings and weekends. She also stated they do have a speaker system on the Trolley, but the owner assured that they have been in compliance with all noise ordinances.

She stated the business owners are wanting to start their business in mid to late May so staff is working on an ordinance amendment to bring before Council at the April meeting to address this type of business. She explained the ordinance would require the Trolley to pull over safely if cars are following behind.

Council Member Stocks asked if other competitors would be allowed to operate also. The City Attorney stated if the ordinance amendment is approved then other Trolley Pub businesses would be allowed to operate.

MSD for Concord Mills area

The Planning and Neighborhood Development Services Senior Planner, Kassie Watts explained what an MSD district would mean for that area. She also presented examples taken from Charlotte.

Council Member Crawford asked if it is mandatory for all that are included in the MSD district to pay the MSD tax. The City Manager stated all businesses must pay the MSD tax unless there is a legal reason to exempt a business owner from paying the tax.

The Planning and Neighborhood Development Services Director, Steve Osborne, stated all the members of the Steering Committee are in favor of establishing an MSD District for this area.

Council Member McKenzie asked if the tax could be used for debt set-off. The City Manager stated it could be used for debt set-off.

It was the consensus of the Council to authorize the Planning and Neighborhood Development Services staff to move forward with meeting with the Steering Committee.

Concord United Committee (CUC) bylaws discussion

The Council discussed the current vacancies and the upcoming vacant Co-Chair positions. They also discussed the recommendations received from the CUC Co-Chairs.

Mayor Pro-Tem Langford stated he is still committed to the Committee and what it was created for, but the City Council are responsible for the appointments to the Committee.

Council Member McKenzie stated he was concerned with pending legislation in the House of Representatives that could end this Committee.

It was the consensus of the Council to reappoint members that are eligible for reappointment, appoint two new Co-Chairs from the existing Committee members, and not make any new appointments until the results of the pending legislation.

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

William C. Dusch, Mayor

Kim J. Deason, City Clerk