

CONCORD CITY COUNCIL  
WORK SESSION MEETING  
MARCH 11, 2025

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session on the 3<sup>rd</sup> floor City Hall Council Chambers located at 35 Cabarrus Ave, W., on March 11, 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:

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A motion was made by Council Member McKenzie and seconded by Council Member Crawford to remove Consent Agenda Item F from the agenda—the vote: all aye.

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**Presentations:**

Presentation of a Resolution in Remembrance of Engineer Christopher Shane Hartsell

**Departmental Reports:**

Parks and Recreation Bond Update

Staff will provide an update at the March 13, 2025 City Council meeting.

**Public Hearings:**

Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a one-year/50% tax-based economic development industrial spec grant to McCraney Property Company, to be located at 4518 Davidson Highway, Concord, North Carolina 28027, further identified as PIN#'s 5601-88-8181, 5601-77-8447, 5601-87-7425, & 5601-87-9077, having an investment of approximately \$45,000,000 in real property.

The Cabarrus Economic Development Project Manager, Samantha Grass, stated McCraney Property Company plans to develop approximately 400,000 SF across multiple buildings. Building sizes will range from 10,000 to 64,000 SF and suite sizes ranging from 4,000 to 30,000 SF.

The projected investment is estimated to be approximately \$45,000,000 in real property. The City of Concord grant analysis is based on the estimated \$45M projected investment. The company is asking for consideration of a 1 year, 50% economic development industrial spec grant. The estimated grant for the 1-year term is \$94,500.

Conduct a public hearing and consider adopting an ordinance annexing +/- 2.24 acres at 2625 Old Airport Rd (PIN 5640-30-0972) owned by RDMS Homes, LLC for the construction of six (6) single-family detached homes.

The Planning and Neighborhood Development Manager, Autum James, stated the property is currently zoned Cabarrus County LDR (Low Density Residential). The developer has proposed the construction of six (6) single-family detached homes on the site where RM-1 design standards will be utilized.

Council Member McKenzie asked why the two lots would be served privately. The Planning and Neighborhood Development Manager explained the applicant is working with Cabarrus County on this.

Conduct a public hearing to consider adopting an ordinance amending a portion of Chapter 22, Cemeteries, of the Concord Code of Ordinances.

The City Attorney stated this ordinance amendment seeks to establish clearer rules and procedures for a family who wish to use an ancestral plot that is still recorded in the name of a deceased ancestor.

Council Member McKenzie asked how many times has staff dealt with this. The City Attorney stated it happens at least once a quarter.

#### **Presentation of Petitions and Requests:**

Consider adopting a resolution authorizing an eminent domain action for an easement on a parcel located at 3538 Rock Hill Church Road.

The City Attorney stated acquisition of this property is necessary for the construction of an electric 100kV transmission line.

The Electric Systems Director, Alex Burris, stated a total of 45 easements were needed. Staff has secured 42 and are working to obtain the remaining three.

Consider adopting a Resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds for Concord Chase Apartments.

The Finance Director, Jessica Jones, stated the housing bonds, when and if issued by the City, will be issued pursuant to Article 1 of Chapter 157 and Section 160D-1311(b) of the General Statutes of North Carolina and shall not be a debt of the State of North Carolina, the City, or any political subdivision thereof and none of the State, the City, or any political subdivision thereof shall be liable thereon, nor in any event shall such bonds be payable out of any funds or properties other than those of the City derived solely from payments made by the Borrower. The amount needing to be financed is estimated not to exceed \$27,000,000 to provide all or part of the cost of the Development.

Consider awarding a bid to Mountaineer Contractors, Inc. for \$1,983,695.50 for the construction of the North Apron Access Road at Concord-Padgett Regional Airport

The Aviation Director, Dirk Vanderleest, stated bids were solicited for the construction of the North Apron Access Road. Bids were opened on January 23, 2025, and five bids were received. The low bid totaled \$1,983,695.50 by Mountaineer Contractors, Inc. This amount is below the engineer's estimate.

The engineering firm for the project, Talbert, Bright & Ellington, Inc., has reviewed the bids and confirmed with the NCDOT-Aviation that the low bid is responsive and conforms to the project bid specifications.

Consider adopting Gate Allocation Management Program Policy and Procedures for City of Concord-Aviation Department.

The Aviation Director stated this gate management policy and procedures document establishes guidelines and procedures for managing gate allocation, including coordination priorities, submission guidelines, and the resolution of potential gate conflicts. The purpose of this document is to ensure operational integrity at Concord-Padgett Regional Airport by outlining a policy that ultimately accommodates both scheduled and unscheduled commercial flight activity while addressing capacity limitations. In addition, the policy is designed to assist with the implementation and management of flight schedule changes, accommodating charter or one-off commercial flight activities, providing a structure framework for both long-term planning, and operational needs and requests.

Consider approval of the final design for renovations as part of the Academy-Gibson Athletic Fields as part of the 2022 General Obligation parks bond program; and authorize the City Manager and staff to continue final project permitting and enter the bid phase.

The Parks and Recreation Director, Sheila Lowry, stated the Academy-Gibson Area has a total of 4 projects: McInnis Aquatic Center, Academy Athletic Fields, Skatepark/Pump Track/Sculpture Garden, and the Academy Recreation Center. The original bond project estimate for all 4 projects was \$10,283,400. The Dodd Studios LLC, dba FitFields, provided design services for the Academy-Gibson Athletic Fields project, including renovations to historic Webb Field located at 165 Academy Ave. NW, McAllister Field located at 160 Crowell Dr. NW, and Gibson Field located at 323 Misenheimer Dr. NW.

The current cost estimate for the park is \$4,181,519 which is \$40,343 over the available budget amount of \$4,141,176. The cost estimate includes an 8% cost contingency on the proposed general contractor-installed improvements.

Consider authorizing the City Manager to negotiate and execute a contract with HGS, LLC T/A RES Environmental Operating Company, LLC for the Coddle Creek Bank Stabilization and to approve the attached budget amendment.

The Parks and Recreation Director stated the project was bid according to the informal bidding process (N.C.G.S. 143-131). Four potential bidders were invited to provide bids for the project. Bids were received on February 17, 2025. One bid was received from HGS, LLC T/A RES Environmental Operating Company, LLC in the amount of \$410,592.57.

The Parks and Recreation Director explained the excess amount is due to falling trees on the bank which caused erosion.

Council Member Crawford asked how long the project would take. The Parks and Recreation Director stated the project is estimated to be complete 60 days from the notice to proceed. She also stated the park will be closed until the project is complete.

Consider accepting a preliminary application from Douglas M. & Arian B. Horton.

The Engineering Director, Jackie Deal, stated the property is located at 10647 Stonewall Rd, Huntersville, NC 28078. This 1.0 acre parcel is within Cabarrus County jurisdiction and is zoned county LDR. Sewer is not available to the parcel. The existing well on the property has failed.

Consider accepting a preliminary application from Gaddis Bros Property Holdings, LLC.

The Engineering Director stated Gaddis Bros Property Holdings, LLC. submitted a preliminary application to receive water service outside the City limits. The property is located at 411. Patience Dr., Concord, NC. This .44-acre parcel is within Area A and is zoned county AO. Sewer is not available to the parcel. The applicants wish to build one single family home.

Consider establishing the 2025 filing fees for the seats of Mayor and Council Members.

Mayor Dusch stated that the 2025 filing fees will be \$188 for the Mayor seat and \$110 for each Council Member's seat.

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**Consent Agenda:**

There were no comments made regarding the consent agenda.

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

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William C. Dusch, Mayor

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Kim J. Deason, City Clerk