

CONCORD CITY COUNCIL  
REGULAR MEETING  
MARCH 13, 2025

A regular meeting of the City Council for the City of Concord, North Carolina, was held in the 3<sup>rd</sup> floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on March 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.

\* \* \* \* \*

**Approval of Minutes:**

A motion was made by Council Member McKenzie and seconded by Council Member Sweat to approve the minutes for the meetings of January 21, January 31, February 11 and February 13, 2026—the vote: all aye.

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A motion was made by Council Member Clay and seconded by Council Member Stocks to add a retirement plaque presentation to the agenda—the vote: all aye.

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**Presentations:**

1. Mayor Dusch presented the following Resolution in Remembrance to Fire Engineer Christopher Shane Hartsell's family.

CITY OF CONCORD RESOLUTION  
IN REMEMBRANCE OF CHRISTOPHER SHANE HARTSELL

WHEREAS, the City of Concord and the greater Cabarrus County community mourn the loss of Christopher Shane Hartsell, who passed away on January 31, 2025, at the age of 50; and

WHEREAS, Christopher Shane Hartsell was born on October 30, 1974, in Cabarrus County to the late Gary "Slim" Hartsell and Pamela Elwood Hartsell; and

WHEREAS, Chris graduated from Northwest High School in 1993 and earned an associate's degree in fine arts from Brevard College in 1997, demonstrating a commitment to education and personal growth; and

WHEREAS, Chris married the love of his life, Susan Patterson, on June 24, 2000, and together they built a loving family, raising their children, Shelby, Emma Rae, and Tucker; and

WHEREAS, Chris dedicated his life to service as a Firefighter with the City of Concord Fire Department, joining the department on February 4, 2002, and serving with honor, bravery, and an unwavering commitment to protecting his community; and

WHEREAS, in addition to his firefighting career, Chris was a skilled taxidermist and the proud owner and operator of Hartsell’s Taxidermy for over 20 years, sharing his passion for the outdoors and craftsmanship with many; and

WHEREAS, Chris was known for his love of hunting and fishing, and when not at the firehouse or at home, he could often be found in nature, by the water, or in the woods, enjoying the activities that he loved most; and

WHEREAS, Chris was a man of warmth and generosity, never knowing a stranger and always ready to share a story, his famous “tall tales” bringing joy and laughter to those around him; and

WHEREAS, he was a cherished husband, father, brother, uncle, and friend, leaving behind a legacy of kindness, service, and dedication to family and community; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Concord, the Concord Fire Department, and the community at large extend their deepest sympathies to the Hartsell family and express profound gratitude for the service, dedication, and joy that Chris brought into the lives of so many; and

BE IT FURTHER RESOLVED that this resolution be entered into the official records of the City of Concord as a testament to the profound impact Chris had on our city, its employees, and the residents he so faithfully served.

Adopted this the 13<sup>th</sup> day of March, 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

2. Mayor Dusch presented a retirement plaque recognizing Susan Sessler for her years of service with the City of Concord.

**Departmental Reports:**

**1. Parks and Recreation Bond update**

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

**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 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 proposed location for the Concord Gateway industrial spec development is 4518 Davidson Hwy, Concord 28027. The 55-acre site, containing multiple parcels, is across from International Drive on Hwy 73 at Exit 55.

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 first 4 buildings in phase 1 will deliver in 2026. Phase two, consisting of 4

buildings as well, will be delivered in 2028. The buildings would be available for both lease and purchase. The project team has a long track record of executing developments of this nature, attracting businesses in diverse industries such as light manufacturing, advanced manufacturing, R&D, showroom, engineering, light assembly, mechanical service providers, and creative agencies.

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.

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 Sweat and seconded by Council Member Hubbard to close the public hearing—the vote: all aye.

A motion was made by Council Member McKenzie and seconded by Council Member Sweat to offer a contract for a one-year/50% tax-based economic development industrial spec grant to McCraney Property Company—the vote: all aye.

**2. 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.**

This request is for voluntary annexation petition of +/- 2.24 acres of property at 2625 Old Airport Rd. 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.

A motion was made by Council Member Sweat 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 Mayor Pro-Tem Langford and seconded by Council Member Hubbard to close the public hearing—the vote: all aye.

Council Member McKenzie stated he did not feel comfortable approving an annexation request since sewer allocation cannot be guaranteed. Therefore, Council Member McKenzie made a motion and was seconded by Mayor Pro-Tem Langford to deny the annexation petition—the vote: all aye.

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

The purpose of this ordinance amendment is to adopt rules and regulations pursuant to 160A-348 related to the use and operation of the City cemeteries. City staff has, for many years, encountered situations where a family wishes to inter a loved one in an ancestral family plot, purchased years or decades ago. It has been very difficult for City staff to ascertain who owns the plot or has a legal right to use or allow the use of the plot by another. The City's staff often spend long amounts of time researching the descendants of the owner of record and attempting to gain the consent of what can sometimes be dozens of heirs. This burdensome process causes delay and stress both for the City's staff and more importantly for the grieving families who simply wish to honor their loved one. 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.

A motion was made by Council Member Sweat 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 McKenzie and seconded by Council Member Sweat to close the public hearing—the vote: all aye.

A motion was made by Mayor Pro-Tem Langford and seconded by Council Member Crawford to adopt the following ordinance amending Chapter 22 of the Concord Code of Ordinances to adopt changes related to the use and operation of the City Cemeteries—the vote: all aye.

AN ORDINANCE AMENDING A PORTION OF CHAPTER 22 OF  
THE CITY CODE FOR CONCORD, NORTH CAROLINA

WHEREAS, the City Council of the City of Concord is authorized from time to time to amend the Concord Code of Ordinances of the City of Concord; and

WHEREAS, the City Council of the City of Concord recognizes the need to amend the Concord Code of Ordinances of the City of Concord and hereby adopts the following changes to the Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord, North Carolina, after due consideration and in the best interests of its citizens and property of Concord, that:

Section 1. That Chapter 22 – Cemeteries, Sec. 22-4. – Purchase and Conveyance of lots and niches, numbers (c)(1), and (3) are hereby amended and restated to read as follows:

(1) Cemetery lots. The conveyance of burial lots shall be executed in the name of the city by the city manager and city clerk and have affixed thereto the seal of the city. Such conveyances shall be restricted for the exclusive right of interment and sepulcher in such lot; shall state the maximum number of graves allowed on each such burial lot as shown by the plat; and by reference therein made shall convey each lot subject to all provisions of this chapter as fully as if set out in each such conveyance.

(3) Subsequent conveyances. Every subsequent conveyance of any cemetery lot or columbarium niche, in any manner whatsoever must be presented, in written form, to the city clerk within ten days after the effective date of the conveyance. Transfers between immediate family members must be reported in the same manner as any other transfer. Every report of any such conveyance shall be accompanied by conveyance documentation and shall be recorded by the city tax collector in accordance with paragraph (d) of this section. Failure to report such subsequent conveyance may result in the denial of use of the cemetery lot or columbarium niche by the subsequent owner until such time as the conveyance is properly reported, documented, and recorded. For the purpose of this subsection, "immediate family members" shall include children, parents, grandchildren, siblings, spouses, nieces and nephews who are related to the owner by blood, marriage or legal adoption.

The city cannot accept incomplete, invalid, or fraudulent documentation as proof of transfer of the ownership of cemetery plot(s). The city is not liable to pay out any monies or damages to any party who has paid an invalid grantor for the cemetery plot(s).

Section 2. That Chapter 22 – Cemeteries, Sec. 22-4. – Purchase and Conveyance of lots and niches, numbers (4) and (5) are hereby adopted as follows:

(4) The recorded owner of an open burial lot may dispose of same by will, provided the burial lot is specifically devised within the probated will. No such transfer will be recognized by the City until the recipient provides a copy of the will, death certificate of the recorded owner, and all other evidence of the transfer by will as may be required to verify the transfer and record the same in the City's records. The City will not recognize any transfer of ownership under a residuary clause in a will.

(5) In the event the recorded owner of an open burial lot has died intestate or did not dispose of the burial lot by specific devise, the ownership shall pass in following manner:

a. The surviving spouse of a recorded owner who is buried in the burial lot, has a vested right of interment of his or her remains in the burial lot provided the space is available at the time of the surviving spouses' death. A final decree of divorce between the owner and the owner's spouse terminates the vested right of interment unless otherwise provided in the decree or separation agreement. It shall be the owner's responsibility to provide the City with adequate proof of any change in ownership due to a final decree of divorce.

b. The children and parents of the deceased owner may be interred therein, in the order of death, without the consent of any other person claiming an interest in the burial lot.

c. If no child or parent survives the recorded owner, the right of interment goes in order of death: first, to the spouse of any child of the owner if such child of the owner is buried in the burial lot, and second, in the order of death to the heirs at law of the owner, and if such heir at law has been interred in the lot, the spouse of any such heir at law.

d. If the number of persons having or claiming an ownership interest in the open burial lot exceeds the number of interments available in the burial lot, the persons having a right of interment shall be entitled to be interred in the burial lot in the order of their death until all spaces are used.

e. Any person claiming a right of interment under these provisions shall provide proof of such right in such form as the City requires to establish such right and shall execute an affidavit setting forth such proof to be recorded in the City's records.

f. The City reserves the right to refuse interment if it receives written objection from the record owner, such owner’s legal representative, or any person claiming an ownership interest in the burial lot. Such objection will not automatically result in refusal of interment.

Section 3. This Ordinance shall be effective upon adoption.

Adopted this 13<sup>th</sup> day of March 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 adopting a resolution authorizing an eminent domain action for an easement on a parcel located at 3538 Rock Hill Church Road.**

This property is currently owned by Marlene L. Markey. Acquisition of this property is necessary for the construction of an electric 100kV transmission line. The value of the 0.127 acre easement is estimated to be \$2,377.01; however, an appraisal has been ordered.

A motion was made by Council Member Crawford and seconded by Council Member Sweat to adopt the following resolution authorizing an eminent domain action for an easement on a parcel located at 3538 Rock Hill Church Road—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 interest owned by Marlene L. Markey, as identified and further defined below.

Permanent Utility Easement Description

BEGINNING at an iron found whose NC Grid Coordinates are Northing: 607450.8555 and Easting: 1512412.2033 in the Rock Hill Church Rd, Now or Formerly Marlene L. Markey, as described in Deed Book 16868, at Page 242 in the Cabarrus County Register of Deeds, thence S. 45° 38’ 32” W for a distance of 15.74 feet to a computed point; thence N. 44° 21’ 47” W for a distance of 110.15 feet; thence N. 45° 38’ 13” E for a distance of 14.70 feet to an iron pin found; thence N. 45° 38’ 13” E for a distance of 35.00 feet to a computed point; thence from said computed point, S. 44° 54’ 07” E for a distance of 109.91 feet to a computed point; thence S. 44° 37’ 13” E a distance of 0.25 feet to a computed point; thence S. 45° 38’ 32” W for a distance of 35.00 feet to the POINT AND PLACE OF BEGINNING, being 0.127 acres, more or less as shown on map titled, “Right of Way Survey for the Benefit of the City of Concord, Property of Marlene L. Markey,” by Lawrence Associates dated November 30, 2023, Revised May 20, 2024, and is shown on Exhibit A for further description.

WHEREAS, the permanent utility easement is a portion of PIN 5610-27-6704, owned by Marlene L. Markey, and the utility easement is being acquired for the purpose of the construction of a 100 kV electrical utility line proceeding along Rock Hill Church Road.

WHEREAS, representatives of the City of Concord are in negotiation with the above-stated owners to acquire the above-described property 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 13 day of March 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

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

Concord Chase, LP, or another affiliated or related entity of Poplar Development Group, LLC (the “Company”) intends to provide affordable housing in the City and has requested that the City assist it in financing the rehabilitation and equipping of an existing qualified residential rental project known as Concord Chase Apartments, consisting of 124 units and located at 100 Concord Chase Circle in the City (the “Development”). 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 “State”), 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.

A motion was made by Council Member McKenzie and seconded by Council Member Stocks to adopt the following Resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds for Concord Chase Apartments—the vote: all aye.

RESOLUTION GIVING PRELIMINARY APPROVAL TO ISSUANCE OF  
MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE THE  
ACQUISITION, REHABILITATION AND EQUIPPING OF CONCORD  
CHASE APARTMENTS

WHEREAS, the City Council (the “City Council”) of the City of Concord, North Carolina (the “City”) met in Concord, North Carolina at 6:00pm on the 13<sup>th</sup> day of March, 2025; and

WHEREAS, pursuant to Section 160D-1311(b) of the General Statutes of North Carolina, the City is granted the power to exercise directly the powers of a housing authority organized pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the “Act”); and

WHEREAS, the Act in N.C.G.S. § 157-9 gives the City, exercising the powers of a housing authority, the power “to provide for the construction, reconstruction, improvement, alteration or repair of any housing project” and “to borrow money upon its bonds, notes, debentures or other evidences of indebtedness and to secure the same by pledges of its revenues”; and

WHEREAS, PDG Concord Chase, LP, or another affiliated or related entity of Poplar Development Group, LLC (the “Company”), intends to provide affordable housing in the City; and

WHEREAS, the Company has requested that the City assist it in financing the rehabilitation and equipping of an existing qualified residential rental project known as Concord Chase Apartments, consisting of 124 units and located at 100 Concord Chase Circle in the City (the “Development”); and

WHEREAS, the Company has described to the City the benefits of the Development to the City and the State of North Carolina and has requested the City to agree to issue its multifamily housing revenue bonds in such amounts as may be necessary to finance the costs of acquiring, rehabilitating and equipping the Development; and

WHEREAS, the City is of the opinion that the Development is a facility that can be financed under the Act and that the financing of the same will be in furtherance of the purposes of the Act;

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

1. It is hereby found and determined that the Development will involve the acquisition, rehabilitation and equipping of a multifamily housing facility, and that therefore, pursuant to the terms and subject to the conditions hereinafter stated and the Act, the City agrees to assist the Company in every reasonable way to issue bonds to finance the acquisition, rehabilitation and equipping of the Development, and, in particular, to undertake the issuance of the City's multifamily housing revenue bonds (the "Bonds") in an amount now estimated not to exceed Twenty-Seven Million Dollars (\$27,000,000) to provide all or part of the cost of the Development.
2. The City intends that the adoption of this resolution be considered as "official action" toward the issuance of the Bonds within the meaning of the regulations issued by the Internal Revenue Service pursuant to Section 1.150-2 of the Treasury Regulations issued under the Internal Revenue Code of 1986, as amended (the "Code").
3. The Bonds shall be issued in such series and amounts and upon such terms and conditions as are mutually agreed upon between the City and the Company. The City and the Company shall enter into a "financing agreement" pursuant to the Act for a term and upon payments sufficient to pay the principal of, premium if any, and interest on the Bonds and to pay all of the expenses of the City in connection with the Bonds and the Development. The Bonds will be issued pursuant to an indenture or security agreement between the City and a trustee (the "Trustee") or the bondholder which will set forth the form and terms of the Bonds and will assign to the Trustee for the benefit of the holders of the Bonds, or directly to the bondholder, the City's rights to payments under the financing agreement, except the City's right to payment of fees and expenses and indemnification. The Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit of the State of North Carolina or any political subdivision or agency thereof, including the City, but shall be payable solely from the revenues and other funds provided under the proposed agreements with the Company.
4. The City hereby authorizes the Company to proceed, upon the prior advice, consent and approval of bond counsel and the City's counsel, to obtain approvals in connection with the issuance and sale of the Bonds and to obtain an allocation of a sufficient amount of the State of North Carolina's "private activity bond limit", as required by Section 146 of the Code and as defined in Section 146 of the Code, for the Bonds.
5. It having been represented to the City that it is desirable to proceed with the acquisition, rehabilitation and equipping of the Development, the City agrees that the Company may proceed with plans for such acquisition, rehabilitation and equipping, enter into contracts for the same, and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Company to obligate the City without its written consent in each instance to the payment of any monies or the performance of any act in connection with the Development and no such consent shall be implied from the City's adoption of this resolution. The City agrees that the Company may be reimbursed from the proceeds of the Bonds, if and when issued, for all qualifying costs so incurred as permitted by Treasury Regulations Section 1.150-2.
6. All obligations hereunder of the City are subject to the further agreement of the City and the Company to terms for the issuance, sale and delivery of the Bonds and the execution of a financing agreement, indenture or security agreement and other documents and agreements necessary or desirable for the issuance of the Bonds. The City has not authorized and does not authorize the expenditure of any funds or monies of the City from any source other than the proceeds of the Bonds. All costs and expenses in connection with the financing and the acquisition, rehabilitation and equipping of the Development, including the reasonable fees and expenses of the City's counsel, bond counsel and the agent or underwriter for the sale of the Bonds, shall be paid from the proceeds of the Bonds or by the Company, but if for any reason the Bonds are not issued, all such expenses shall be paid by the Company and the City shall have no responsibility therefor. It is understood and agreed by the City and the Company that nothing contained in this resolution shall be construed or interpreted to create any personal liability of the officers or council members from time to time of the City.
7. The officers of the City are hereby authorized and directed to take all actions in furtherance of the resolution and the issuance of the Bonds.
8. The City hereby approves McGuireWoods LLP, Raleigh, North Carolina, to act as bond counsel for the Bonds.
9. This resolution shall take effect immediately.

Adopted this 13<sup>th</sup> day of March 2025.

CITY COUNCIL  
CITY OF CONCORD

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

**3. Consider awarding 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 Department solicited bids for the construction of the North Apron Access Road which will extend Aviation Blvd. North to allow for the development of hangars adjacent to the recently completed North Apron Expansion project at Concord-Padgett Regional Airport. This is a State of North Carolina Transportation Reserved Directed Fund grant. Bids were opened on January 23, 2025, and five bids were received. The low bid totaled \$1,983,695.50 by Mountaineer Contractors, Inc., which 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.

The construction timeline for the North Apron Roadway project is expected to take 150 calendar days to complete.

A motion was made by Council Member Hubbard and seconded by Council Member Crawford to accept the lowest bid of \$1,983,695.50 and to authorize the City Manager to negotiate and execute a contract with Mountaineer Contractors, Inc., for construction of the North Apron Access Road—the vote: all aye

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

Concord-Padgett Regional Airport is dedicated to the efficient and equitable allocation of gates to all commercial airlines and their respectively programmed flight activity, ensuring both operational and business continuity while accommodating growing demand. With increasing levels of flight activity, effective gate management is critical to prevent capacity constraints and maintain seamless operations within the airport terminal's limited physical footprint.

Adopting several principles from the Worldwide Airport Slot Guidelines (WASG), 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.

A motion was made by Council Member Stocks and seconded by Council Member Clay to approve the Gate Allocation Management Program and Procedures for Concord-Padgett Regional Airport—the vote: all aye.

**5. 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 Master Plan for the Academy-Gibson Area was adopted in August of 2022. 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.

Project specifics at Webb Field include replacement of the combined football/baseball field with a new synthetic turf multi-purpose field and supporting facilities/equipment, a new entrance area and concourse, replacement of the existing restroom/storage facility, and renovation of the existing press box/concession structures. This will be the first synthetic turf field in the City's facility inventory, allowing for a significant increase in the usage of this 100-year-old athletic field.



The bond project also includes renovations to the restrooms and concession/press box at McAllister Field. At Gibson Field, upgrades/renovations will be made to the restrooms, concession and press box, and adding a new walking path creating a neighborhood park (including an existing playground structure moved from Caldwell Park that has already been installed).

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.

A motion was made by Council Member Stocks and seconded by Council Member Crawford to approve the final design for the Academy-Gibson Academy Fields complex, including renovations to the Webb Field, McAllister Field and Gibson Field areas and authorize the City Manager and staff to continue final project permitting and enter the bidding process for the bond-funded construction per final design documents—the vote: all aye.

**6. 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 existing walking trail at Dorton Park is threatened by the bank instability of Coddle Creek along a length of approximately 140 feet. Proposed improvements to the streambank include stabilizing existing erosion by adding an imbricated rock wall and vegetated soil lifts. Additionally, the streambank shall be planted with native vegetation.

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.

A motion was made by Council Member Crawford and seconded by Council Member Sweat to authorize 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 in the amount of \$410,592.57 as part of the bond projects and to adopt the following budget amendment—the vote: all aye.

ORD.# 25-17

**CAPITAL PROJECT ORDINANCE AMENDMENT**

**Parks & Recreation Projects- Dorton Park**

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 Dorton Park.

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:

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

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

<u>Expenses/Expenditures</u>				
<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
8300-5811053	Dorton Park Improvements	\$6,279,057	\$6,429,407	\$150,350
8300-5811082	Future Projects	\$168,639	\$18,289	\$(150,350)
<b>Total</b>				<b>\$ 0</b>

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 this 13<sup>th</sup> day of March, 2025.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ Valerie Kolczynski, City Attorney

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

In accordance with City Code Chapter 62, Douglas M. & Arian B. Horton have submitted a preliminary application to receive water service outside the City limits. 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.

A motion was made by Council Member Hubbard and seconded by Council Member Sweat to accept the preliminary application and have the applicant move to final application excluding annexation—the vote: all aye.

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

In accordance with City Code Chapter 62, Gaddis Bros Property Holdings, LLC. has 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.

A motion was made by Council Member Crawford and seconded by Council Member McKenzie to accept the preliminary application and have the applicant move to final application excluding annexation—the vote: all aye.

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

The NC General Statutes gives City Council the authority to establish filing fees. Per the Statutes, "the fee shall not be less than \$5 nor more than one percent (1%) of the annual salary". Based upon this formula, the 2025 filing fees will be \$188 for the Mayor seat and \$110 for each Council Member's seat.

A motion was made by Council Member Clay and seconded by Council Member Stocks to establish the 2025 filing fees as \$188 for the Mayor seat and \$110 for the Council Member seats—the vote: all aye.

**Consent Agenda:**

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

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

**CONSENT AGENDA ITEM A**

The recurring City of Concord Co-Sponsorship applications for the MLK Jr. March and Wreath Laying Ceremony, the Art Walk on Union, and the Concord International Festival were approved.

**CONSENT AGENDA ITEM B**

The City Manager was authorized to negotiate an agreement with Historic Cabarrus Association and Niblock Homes to move and inventory Connex container of the Meadow View School.

**CONSENT AGENDA ITEM C**

The City Manager was authorized to approve a contract with Cabarrus Health Alliance in the amount of \$33,495 as part of the CHA REACH grant.

**CONSENT AGENDA ITEM D**

The City Manager was authorized to negotiate and execute a contract for the FY2025 audit to Martin Starnes & Associates, CPAs, P.A.

**CONSENT AGENDA ITEM E**

The amended Rates and Charges Schedule Airline Terminal Overnight fee update for the Aviation Department to add an Airline Terminal Overnight fee of \$150/night was adopted.

**CONSENT AGENDA ITEM F**

The maintenance agreements were approved and the offers of dedication were accepted to the following properties: Hannah's Meadows, LLC.

**CONSENT AGENDA ITEM G**

The offer of infrastructure was accepted in the following subdivisions and sites: Piper Landing Subdivision (PH 1 MPs 1-3 Roadway) and Haven at Rocky River (Ph1 MP4 Roadway).

**CONSENT AGENDA ITEM H**

The maintenance agreements were approved and the offers of dedication were accepted to the following properties: Parcel owned by Mini Storage Depot on Hwy 29A, LLC. located at 2115 Kannapolis Hwy.

**CONSENT AGENDA ITEM I**

A \$1,500 donation from the Mayor's Golf Tournament Fund to The Big Brothers Big Sisters Central Carolinas, Cabarrus County for the Founder of My Future II program was approved and the following budget amendment appropriating the donation was adopted.

ORD.# 25-18

AN ORDINANCE TO AMEND FY 2024-2025 BUDGET ORDINANCE

WHEREAS, the City Council of the City of Concord, North Carolina did on the 13<sup>th</sup> 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	
100-4370000	Fund Balance Appropriated	6,080,830	6,082,330	1,500
Total				<u>1,500</u>

		<u>Expenses/Expenditures</u>		
<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
4190-5470043	Golf Tournaments	12,885	14,385	1,500
		<b>Total</b>		<b>1,500</b>

Reason: To appropriate Mayor Golf Tournament reserves for a donation to Big Brothers Big Sisters Central Carolinas for the Founder of My Future II program.

Adopted this 13th day of March 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**

A \$2,500 donation from the Mayor's Golf Tournament Fund to The Academic Learning Center for the Books For All program was approved and the following budget amendment appropriating the donation was adopted.

ORD.# 25-19

AN ORDINANCE TO AMEND FY 2024-2025 BUDGET ORDINANCE

WHEREAS, the City Council of the City of Concord, North Carolina did on the 13<sup>th</sup> 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:

		<u>Revenues</u>		
<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
100-4370000	Fund Balance Appropriated	6,078,330	6,080,830	2,500
		<b>Total</b>		<b>2,500</b>

		<u>Expenses/Expenditures</u>		
<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
4190-5470043	Golf Tournaments	10,385	12,885	2,500
		<b>Total</b>		<b>2,500</b>

Reason: To appropriate Mayor Golf Tournament reserves for a donation to The Academic Learning Center for the Books for All program.

Adopted this 13th day of March 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 2024 Capital Fund Grant from HUD was accepted and the following budget ordinance in the amount of \$491,368 was adopted.

ORD.# 25-20

GRANT PROJECT ORDINANCE  
FY 2024 CAPITAL FUND GRANT  
PROJECT NC19P00850124

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 Capital Fund grant, which is a program to assist the Housing Department in carrying out development, capital and management activities in order to ensure that the program continues to service low-income families.

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:

2024CFP Revenue	692-4703312	\$ 491,368
	692-4703312	

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

General Capital Activity	9224-5800290	341,500
	9224-5800290	
Operations	9224-5800250	149,868
	9224-5800250	
Total		<u>\$ 491,368</u>

SECTION 5. Accounting records are to be maintained by the Finance Department of the City of Concord in such a 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 directions 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 March 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 L**

The following ordinance was adopted to amend the FY24/25 General Fund to move funds adopted for the Public Art Commission to a new account.

ORD.# 25-21

# AN ORDINANCE TO AMEND FY 2024-2025 BUDGET ORDINANCE

WHEREAS, the City Council of the City of Concord, North Carolina did on the 13<sup>th</sup> 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:

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

### Expenses/Expenditures

Account	Title	Current Budget	Amended Budget	(Decrease ) Increase
4190-5194000	Contract Services	85,050	37,050	(48,000)
6120-5282000	Public Art Commission	0	48,000	48,000
	<b>Total</b>			<b>0</b>

Reason: To move funds budgeted for public art commission expenses to a new account for easier tracking.

Adopted this 13th day of March 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 M

The Tax Office collection reports for the month of January 2025 were accepted.

## CONSENT AGENDA ITEM N

The Tax releases/refunds for the month of January 2025 were approved.

**CONSENT AGENDA ITEM O**

The monthly report on investments for the month of January 31, 2025 was received.

\* \* \* \* \*

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