

CONCORD CITY COUNCIL  
WORK SESSION MEETING  
MAY 6, 2025

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3<sup>rd</sup> floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on May 6, 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

\* \* \* \* \*

The following agenda was presented for discussion:

**Presentations:**

1. Mayor Dusch presented a retirement plaque to Major Keith Eury for over 28 years of service to the City of Concord.
2. Mayor Dusch presented a Proclamation recognizing the week of May 4-10, 2025 as Professional Municipal Clerks Week.
3. Mayor Dusch presented a Proclamation recognizing May 18 - 24, 2025 as National Public Works Week.
4. Presentation of a Proclamation recognizing May as Frontline Worker Appreciation Month.
5. Presentation of a Proclamation recognizing May 15, 2025 as Social Action Day in honor of the Concord Alumnae Chapter of Delta Sigma Theta Sorority, Inc.
6. Presentation of a retirement plaque to Planning & Neighborhood Development Director, Steve Osborne, for 35 years with the City of Concord.

**Public Hearings:**

1. **Conduct a public hearing and consider adopting a resolution on the matter of closing the right-of-way of an unopened +/- 30-foot-wide alley connecting Union St. S to Sunset Dr. SE and running parallel to Louise Dr. SE.**

The Planning and Neighborhood Development Senior Planner, Fred Womble, stated the proposed abandonment is for a +/- 312-foot-long portion of alley that runs behind 4 Louise Dr. SE.

**Presentations of Petitions and Requests**

1. **Consider adopting an ordinance amending Chapter 58, Traffic and Vehicles, of the Code of Ordinances to add a new Article IX, Commercial Pedal Vehicles.**

The City Attorney, VaLerie Kolczynski, stated this ordinance amendment seeks to establish clear rules and procedures for the safe and respectful operation of commercial pedal vehicles in the City of Concord. These types of vehicles are registered and inspected by the State of North Carolina. They are allowed to operate on streets with a speed limit of 35mph or less and the consumption of alcoholic beverages by passengers is allowed under the State Statute.

The City Attorney stated the owner would like to list his prices on the pedal vehicle and would like to have the hours of operation on Fridays and Saturdays from 10:00 a.m. until 11:00 p.m. All Council Members concurred with the hours of operation change for Fridays and Saturdays.

**2. Consider authorizing the City Manager to execute a work authorization contract in the amount not to exceed \$99,916.72 with Talbert, Bright, and Ellington, Inc. (TBE) to provide professional engineering, design, and bidding services for a Rental Car Parking Lot Project at Concord-Padgett Regional Airport.**

The Director of Aviation, Dirk Vanderleest, stated the existing rental car parking lot is limited and undersized for the current activity at the airport. There are thirty-seven (37) parking spaces for ready vehicles and no dedicated vehicle drop-off area and no immediate or near-term demand for airline passenger parking at the North Overflow Lot.

Funding for this contract comes from the Rental Car Facility Fees collected and allocated specifically for improvements to rental car facilities at the Airport.

**3. Consider authorizing the City Manager to execute change order #2 for the Fuel Farm Expansion at Concord-Padgett Regional Airport.**

The Aviation Director stated during the Fuel Farm Expansion, certain areas of pavement surrounding the project site have deteriorated to a point where it requires rehabilitation. The current pavement surface area is the original asphalt paved in 1994. Once these areas are rehabilitated, it will minimize Foreign Object Damage (FOD) to the Airport Operations Area. The funding for these improvements will be from NCDOT-Aviation Airport Improvement Program in the amount of \$40,279.30.

**4. Consider approving updated design options for David Phillips Park.**

The Parks and Recreation Director, Sheila Lowry, stated during the permitting phase and soil testing, it was identified the soil at the area identified for the Aviary was not stable and would not support the structure planned for the site. Staff along with the consultant identified an alternative for the Aviary with cost savings of \$155,976.

Additionally, staff and the consultant McAdams have identified additional items for consideration to reduce the overall cost of the project without changes to the overall master plan. The items identified are material for terraced garden, SCM path, greenway material, playground equipment, additional savings due to these changes and material for the overlook. If approved the cost savings would be \$1,869,097 under the estimated project cost and over \$470,959 from the available budget. The estimate \$3,719,539 includes 8% contingency and 12.5% for GC overhead.

Council Member Langford stated he is not convinced that white pine would be a better option than composite board. Council Member Clay agreed.

Council Member Crawford asked what the total cost of the project would be. The Parks and Recreation Director stated the cost is \$5,588,636 without any reductions, but with that amount there are two design changes that need to be made; the aviary due to the environmental assessment and the stormwater path not being ADA compliant.

Council Member McKenzie asked what would be the total construction estimated cost after design. The Finance Director, Jessica Jones, presented the following information:

Overall Project Estimate \$5,588,636  
Overall Project Cost with Reductions \$3,719,539

\$1,869,097

- Aviary \$155,976 reduction (Needed)
- Storm Water Path \$157,956 reduction (Needed)
- Terraced Garden Wall \$623,943 reduction
- Greenway Material Change \$35,628
- Playground Change \$455,985
- Overlook Deck Material Change \$16,533
- Additional Reduction \$92,330 (Site Prep, Grading, Paving and Planting)
- Cost Savings for GC & Contingency with Reductions \$330,746

Council Member Hubbard stated she has concerns about changes that, in the long term, could cost the City additional funding. She asked the Finance Director to provide a financial spread sheet with Council at the Council Meeting.

**5. Consider adopting a Municipal Ordinance for declaring NO PARKING ANY TIME along both sides of Robins Way SW from Pitts School Rd. SW to Concord Pkwy. S (a distance of approximately 1750-ft.) and both sides of Halton Crossing Dr. SW from Robins Way SW to Coventry Commons Ave. SW (a distance of approximately 560-ft) under Chapter 58 Section 303 of the City Code.**

The Transportation Director, Philip Graham, stated residents on Robins Way SW and Halton Crossing Dr. SW have requested No Parking signs due to concerns of sight-distance issues due to numerous large commercial vehicles parking along the streets. Staff investigated such and discussed it with the Traffic Safety Advisory Committee. The Committee recommended prohibiting parking along the inside radius of Robins Way SW to mitigate the potential of head on accidents. No Parking signs were erected in February 2023. Further investigation indicated the need for additional clear area. Additional No Parking signs were erected June 2023.

Halton Crossing Dr. SW is currently designated as allowing unrestricted on-street parking in its entirety under Schedule IV of the City Street Control Schedule. Robins Way SW is currently posted No Parking for 400' along the inside radius of the curve. With large vehicles parking on both sides of the road, there are continued concerns by the businesses and surrounding residents of adequate sight distance at intersections and driveways and complaints of commercial trucks not associated with the surrounding businesses parking for extended periods of time.

**6. Consider adopting a resolution requesting to reduce the Speed Limit of US 601 (Warren C. Coleman Blvd) from Armentrout Dr. SW to 0.22 Miles south of Zion Church Rd. E (Concord City Limits) from 55 MPH to 45 MPH.**

The Transportation Deputy Director, Tony Tagliaferri, stated that NCDOT has recommended the speed limit on US 601 (Warren C. Coleman Blvd) from Armentrout Dr. SW to 0.22 Miles south of Zion Church Rd. E (Concord City Limits) be reduced from 55 MPH to 45 MPH. City Transportation staff agree due to the characteristics of this section of road, spacing of driveways, intersections, density of businesses, and increase traffic and turning movements.

NCDOT will also pursue reducing the speed limit on US 601 from Concord City Limits to Flowes Store Rd/Miami Church Rd from 55 MPH to 45 MPH.

**7. Consider authorizing the City Manager to negotiate and execute a contract with Clearwater Inc. in the amount of \$202,765.86 for wastewater SCADA Integration and approve the attached budget amendment.**

The Water Resource Director, Jeff Corley, stated an RFP was publicly advertised in February 2025. Three responses were received. After evaluation, the selected vendor is Clearwater Inc. at a price of \$202,765.86. This project will install modernized Mission SCADA equipment to receive real-time data and alerting to all 22 wastewater pump stations and is asking for \$210,000 to fund the project.

**8. Consider accepting a preliminary application from Steven McDonald.**

The Engineering Director, Jackie Deal, stated Steven McDonald submitted a preliminary application to receive water and sewer service outside the City limits. The property is located at 5040 Flowes Store Rd., Concord NC. This 2.54 acre parcel is zoned county LDR and is located within Area B. The owners wish to build one single family home. Sewer is available to the parcel. The parcel is not contiguous to the City Limits. Staff’s recommendation is to accept the preliminary application and have the owner proceed to the final application phase excluding annexation.

Council Member Hubbard asked to have a map of the parcel and the City limits sent to the Council before the Council meeting.

\* \* \* \* \*

**Consent Agenda**

There were no comments regarding the consent agenda.

\* \* \* \* \*

A motion was made by Council Member Crawford and seconded by Council Member Sweat to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(3) to consult with the Attorney to protect the attorney-client privilege and N.C. General Statute 143-318.11(a)(4) to discuss the location or expansion of industries or other businesses in the area served by this public body General Statute 143-318.11(a)(6) consider the qualifications, competence, performance, character, fitness, of an individual public employee—the vote: all aye.

\* \* \* \* \*

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

\_\_\_\_\_  
William C. Dusch, Mayor

\_\_\_\_\_  
Kim J. Deason, City Clerk