



City Council Agenda

Thursday, June 12, 2025

6:00 PM

City Hall

Cell phones are to be turned off or placed on vibrate during the meeting. Please exit the Council Chambers before using your cell phone.

The agenda is prepared and distributed on Friday preceding the meeting to Council and news media. A work session is then held on the Tuesday preceding the regular meeting at 4:00 pm.

- I. Call to Order
- II. Pledge of Allegiance and Moment of Silent Prayer
- III. Approval of Minutes

April 25, May 6, and May 8, 2025. **APPROVED**

IV. Presentations

- 1. Presentation of a retirement plaque to Robin Hatley for 24 years of service to the City of Concord.

Robin began her career with the City of Concord in May 2001. She worked in the Customer Service Department assisting citizens with utility billing questions and concerns. She served customers as a walk in representative as well as through the call center. Robin worked with the fire administration department for one year as an Administrative Assistant as well. During that time, she decided her heart was with customer care and she transferred back to finish her career assisting citizens over the phone each day with our customer care team. She has worked a total of 24 years with the City supporting the citizens of Concord.

It's clear that Robin's authentic, down-to-earth, personality has been a cornerstone for her successful career, making her an ideal Customer Service Specialist. Robin is known for her ability to make anyone laugh. She can brighten the mood for anyone, whether it be a customer or colleague. We appreciate Robin for all that she has done through many years of loyal service with the City of Concord.

- 2. Presentation of a Proclamation recognizing June 16 - 22, 2025 as National Pollinator Week.
- 3. Presentation of a Proclamation recognizing Thursday, June 19, 2025, as Juneteenth.
- 4. Presentation from Miss Cabarrus County 2025, Jaime Logan.
- 5. Presentation from Mr. Robert Neal

V. Unfinished Business

VI. New Business

A. Informational Items

B. Departmental Reports

- 1. Parks and Recreation Bonds update

C. Persons Requesting to be Heard

D. Public Hearings

1. Conduct a public hearing to consider entering into a three-year/85% tax-based economic development grant agreement with TWG GM Performance Power Units, LLC to develop the project located at 7455 Valor Place NW, and 4540 Fortune Avenue NW, Concord, NC 28027, further identified as PIN#'s 4598-39-0082 and 5601-84-4740, having an investment of approximately \$140,000,000-\$155,000,000 in real and personal property. APPROVED

This grant was previously approved on February 13, 2025 as two separate agreements (HSREI, LLC and Motorsport IP Acquisition Co. I, LLC). The summaries for the previous two grants are included for reference.

The purpose of this public hearing is to combine the two grant approvals from February 13, 2025, into one grant and to revise the ownership information. There is no change in the total investment amount or terms of the previously approved agreements. This notice of public hearing is pursuant to NC General Statutes Sec. 158-7.1.

Recommendation: Conduct a public hearing and consider offering a three-year/85% tax-based economic development grant to TWG GM Performance Power Units, LLC to 7455 Valor Place NW and 4540 Fortune Ave NW, Concord, NC 28027.

2. Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a three-year / 85% tax based Municipal Service District Economic Development Incentive Grant to K & D Properties Union, LLC to locate at 37 Union Street S, Concord, NC. APPROVED

K & D Properties Union, LLC is proposing an upfit to 37 Union Street S. within the geographic boundary of the Municipal Service District Economic Development Grant Program. The proposed project includes an upfit of approximately 7,000 SF of commercial space for food and mercantile use, a bar, and office spaces. K & D Properties Union, LLC's proposed investment, represents a total of approximately \$117,300 in real property within Concord's Municipal Service District. The improvements include electrical, plumbing work, exterior painting, roof replacement, and interior wall sealing. The total value of the city's three-year grant is estimated to equal \$1,734.87 based on an estimated investment of \$117,300. The actual payment will be based on the actual investment made by the company. The City of Concord would still collect a 3-year net revenue of \$306.15 after the incentive payment. See the attached grant analysis for additional details.

Recommendation: Conduct a public hearing and consider offering a contract for a three-year / 85% tax-based Economic Municipal Service District Economic Development Incentive Grant to K & D Properties Union, LLC to locate at 37 Union Street S, Concord, NC.

3. Conduct a public hearing and consider approving an annexation agreement with the Town of Harrisburg. Harrisburg staff contacted the City with an interest to enter into an annexation agreement, which is essentially a re-approval (with some revisions) to an agreement between the two jurisdictions, which expired in 2008 and was never renewed. APPROVED

The proposed agreement is substantially similar to the previous, with some clarifications regarding provision of utilities. Management, Legal, Water Resources, Engineering, and Planning staff all worked closely with the Harrisburg staff. The Town of Harrisburg adopted the agreement on May 13, 2025. The public hearing has been advertised in accordance with GS 160A-58.24.

Recommendation: Conduct a public hearing and consider a motion to adopt the annexation agreement with the Town of Harrisburg.

4. Conduct a public hearing, pursuant to N.C. General Statutes, Section 159-12, to receive public comments relative to the proposed FY 2025-2026 budget for the City of Concord; following public comments, consider adopting the proposed FY2025-2026 Budget, and consider adopting the Cabarrus Arts Council portion of the External Agencies pursuant to NC General Statutes, Section 14-234.3. APPROVED

The City Manager has submitted his recommended budget to the City Council for consideration. Before adopting the budget ordinance, Council must hold a public hearing. Once the Council holds the public hearing and considers input, it may adopt the budget ordinance at any time before the end of June 2025. The Cabarrus Arts Council portion of the External Agencies will be considered separately in order to comply with the requirements of NC General Statutes, Section 14-234.3.

Recommendation: Conduct a public hearing to solicit citizen input, consider adopting the FY 2025-2026 budget and consider adopting the Cabarrus Arts Council portion of the External Agencies.

E. Presentations of Petitions and Requests

1. Consider recognizing the Allen Mills Homeowners Association in the City's Partnership for Stronger Neighborhoods program. APPROVED

Allen Mills HOA is a relatively new subdivision in Concord, developed in 2018. The community is located off Cox Mill Road. Officers for the Association are President Sriram Kandasamy, Vice President Bodhisattwa Dasgupta, Treasurer Rajesh Kumar Kamisetty, and Secretary Giridaran Sundararajan. They have submitted all the required documentation for recognition. If approved, the City will have a total of 80 recognized neighborhoods in the Partnership for Stronger Neighborhoods program.

Recommendation: Motion to approve the acceptance of Allen Mills Homeowners Association as a recognized neighborhood in the Partnership for Stronger Neighborhoods program.

2. Consider accepting recommendation that the City move forward with the development of the North Hangar Development and authorizing the issuance of Request for Statement of Qualifications (RFQ) for the Architectural and Engineering Services (A&E) for Community Corporate Hangar. APPROVED

In 2018, the Federal Aviation Administration approved the Concord-Padgett Regional Airport Master Plan. The Plan at that time indicated an expansion of the General Aviation Apron along with a Corporate Hangar.

From 2021-2023, the Aviation Department, in collaboration with FAA and NCDOT-Aviation, have invested over \$5 million in grant funding for road access along with the expansion of the General Aviation Apron.

The Aviation Department issued a Request for Information (RFI) for Corporate Community Hangar Development in the Fourth Quarter of 2024. A total of five RFIs were received. Only one of the RFIs met the minimum criteria for the project. After extensive review and analysis, it is staff's recommendation that the City move forward with design/bidding and construction of the community corporate hangar based on recent significant funding opportunities. Current market demands indicate approximately 30,000-40,000 sq.ft. of aircraft storage along with vehicle parking and office space. The estimated cost for the project is \$15-20 million.

Recently, the Aviation Department has received confirmation that Bipartisan Infrastructure Law (BIL) funding for Hangars is eligible for grants. NCDOT-Aviation has also concurred NCAIP grants funding for Hangars are also permissible. The funding for the design-bidding phase will be from an NCDOT-Aviation grant.

Recommendation: Motion to accept staff's recommendation to move forward with the issuance of RFQ for A&E services - Corporate Community Hangar.

3. Consider awarding a bid and authorize the City Manager to execute a contract with Broadlinx Telecom Inc. to provide labor services for installation and maintenance of the City of Concord's Fiber Optic Network. APPROVED

This work provides for the installation, removal, upgrade, and maintenance of fiber optic lines on an as-needed basis and includes but is not limited to installing/removing strand lash fiber, installing/removing down guys and anchors, installing aerial storage loops, underground directional boring, pulling fiber, and installing locate wires in conduit.

Bids were received on May 15, 2025 with Broadlinx Telecom Inc. submitting the lowest responsive bid. The contract term will run July 1, 2025 through June 30, 2026 and is not to exceed \$400,000 as approved in the FY26 budget.

Recommendation: Motion to award a bid and authorize the City Manager to execute a contract for Broadlinx Telecom Inc. to provide labor services for installation and maintenance of the City of Concord's fiber optic network not to exceed \$400,000.

4. Consider purchasing (6) six distribution padmount transformers from WESCO Distribution Inc. for general inventory stock. APPROVED

Staff received a quote on May 23, 2025 through the SourceWell Cooperative Purchasing Agreement for electric materials for the purchase of (2) 1000 KVA, (2) 150 KVA, and (2) 1500 KVA distribution padmount transformers. WESCO Distribution Inc. submitted a total quote of \$279,158 for the six transformers manufactured by Hitachi Energy USA Inc. All bidding requirements have been met through the SourceWell Cooperative Purchasing Agreement.

Recommendation: Motion to purchase 6 distribution padmount transformers in the amount of \$279,158 from WESCO Distribution Inc. using the SourceWell Cooperative Purchasing Agreement for general inventory stock.

5. Consider entering into an Agreement with the North Carolina Department of Transportation (NCDOT) in order to install roadway lighting at the I-85 and Kannapolis Pkwy/George W Liles Pkwy interchange. APPROVED

In September 2024, City Council passed a resolution in support of NCDOT's project to modify the I-85 and Kannapolis Pkwy/George W Liles Pkwy interchange to install roadway lighting. NCDOT has now developed agreements asking for Concord and Kannapolis each to commit to providing one half of the non-federal match. The City of Concord would commit to \$66,666 (half) of the \$133,332 non-federal match. NCDOT, through federal and state funding will provide the remaining \$866,668, plus all costs that exceed the \$1,000,000 total project estimate.

Recommendation: Motion to consider entering into an Agreement with the North Carolina Department of Transportation (NCDOT) in order to install roadway lighting at the I-85 and Kannapolis Pkwy/George W Liles Pkwy interchange.

6. Consider awarding the total bid for the City of Concord's annual street preservation program to Ferebee Corporation. APPROVED

One of Council's continuing goals is to improve the service levels and delivery of the City's annual street preservation program. Powell Bill receipts and General Fund revenues are being used to fund this work by contracted forces. Formal bids for this work were due May 6th, 2025 with Ferebee Corporation submitting the lowest total bid in the amount of \$4,972,499.95. Work such as patching, leveling, milling, resurfacing, re-striping, re-marking, and re-installation of permanent raised pavement markings work on 17.33 lane miles of designated streets and 2,000 tons of patching on other City infrastructure will be performed. Contract Final Completion date is 180 days from the Notice to Proceed.

Recommendation: Motion to authorize the City Manager to negotiate and execute a contract with Ferebee Corporation in the amount of \$4,972,499.95 for the City of Concord's annual streets preservation program.

7. Consider adopting an ordinance amendment to align the methods of service provisions within the City Code with the permissible methods of service allowed by the General Statutes.

APPROVED

This ordinance will provide code enforcement officers with additional means by which to obtain service and will apply the same service standards to all code enforcement cases.

Recommendation: Motion to consider adopting an ordinance amending a portion of Chapter 1, General Provisions, and Chapter 14, Building and Building Regulations, of the Concord Code of Ordinances.

8. Consider adopting an ordinance amending the City of Concord Code of Ordinances, Chapter 62, Water and Wastewater Utilities; Article IV; Section 62-132(a)(2); Volume charges and Article V; Section 62-161; Cross-connection control. APPROVED

Article IV; Section 62-132(a)(2); Subsection (a)(1) includes the establishment of the residential block levels for the conservation water rate structure. Along with the adoption of the new fee schedule for FY26, this change is needed to provide consistency for the changing tier limits. The changes are below.

- i. Block 1. A Block 1 rate shall apply to customers that have zero to ~~6,000~~ 3,000 gallons pass through the water meter during the billing cycle.
- ii. Block 2. A Block 2 rate shall apply to customers that ~~are~~ have ~~6,001~~ 3,001 to 8,999 gallons pass through the water meter during the billing cycle.

Article V; Section 62-161; Subsection(f)(11&12) provides inspection requirements for backflow devices and repair timelines for failed inspections. The proposed changes are below.

(11) Each backflow prevention assembly that is required must function properly at time of installment. Each customer will be required to test, maintain, and repair each assembly required which is a part of the customer's private water system. A certified backflow prevention technician may only conduct such test. Testing shall be done immediately following installation of any backflow prevention assembly and on an annual basis ~~or semiannual depending the degree of hazard~~ except residential irrigation assemblies. Residential irrigation assemblies must be tested immediately after installation and every three years thereafter.

(12) If repair is found necessary on an assembly it must be repaired within 30 days and retested. ~~be retested following any repair.~~ A complete duplicate copy of any testing and/or repair shall be sent to the City within 30 days of completion of test or repair. Each customer must maintain a complete copy of test or repair. Each customer must maintain a complete copy of any test or repair for no less than five years. All test and repair records must be maintained on forms approved by the Backflow Administrator of the City.

Recommendation: Motion to adopt an ordinance amending the City of Concord Code of Ordinances, Chapter 62, Water and Wastewater Utilities; Article IV; Section 62-132(a)(2); Volume charges and Article V; Section 62-161; Cross-connection control.

9. Consider authorizing the City Manager to negotiate and execute a water sales contract extension (Addendum 5) with the Town of Harrisburg for continued treated water sales to the Town of Harrisburg. APPROVED

The jurisdictions have agreed on a 5 year extension term while capping the water available at 2 million gallons per day. The agreement also raises the take or pay amount and attaches an adopted volumetric water rate to be applied if overages occur. Harrisburg has stated they are in negotiations with Charlotte Water for additional water needs. The Harrisburg Town Council has approved the agreement.

Recommendation: Motion to authorize the City Manager to negotiate and execute the water sales contract extension (Addendum 5) with the Town of Harrisburg for continued treated water sales to the Town of Harrisburg.

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

The proposed changes to the Sewer Allocation Policy addresses general changes prompted by changes in NC State Bill 382 and modifies Section 4 of the policy. The revised changes provide further clarification about the attributes of a project and more accurately describe the process as fact finding as it relates to allocation. The majority of the facts will be reported out in a "Yes or No" manner.

Recommendation: Motion to adopt changes to the City of Concord's Sewer Allocation Policy.

11. Consider accepting a preliminary application from Dustin McDonald. APPROVED

In accordance with City Code Chapter 62, Dustin McDonald has submitted a preliminary application to receive water service outside the City limits. The property is located at 5097 Flowes Store Rd., Concord NC. This 1.13 acre parcel is zoned county LDR and is located within Area B. There is an existing single family home on this property. Sewer is not available to the parcel.

Recommendation: Motion to accept the preliminary application and have the owner proceed to the final application phase excluding annexation.

12. Consider making appointments / reappointments to various City of Concord Boards and Commissions and a reappointment to the CDDC Board of Directors. APPROVED

Attached, for reference, is a list of Board and Commission appointments for the City of Concord. This list notes the members that have expiring terms and can or cannot be reappointed.

Recommendation: Motion to make appointments/reappointments to various Boards and Commissions and a reappointment to the CDDC Board of Directors.

VII. Consent Agenda APPROVED ALL ITEMS IN ONE MOTION

A. Consider approving three additional "Personal Days Off" to be raffled for the Cabarrus County Meals on Wheels volunteering event.

The City's internal Giving Committee coordinates various events throughout the year to provide opportunities for employees to raise funds or provide services for charitable causes. One activity that the committee has found to be successful over the years is a "Personal Day Off Raffle", providing the winning employees with an extra personal day off to be used by June 30, 2026. The committee is planning a volunteering event where coworkers volunteer time with Cabarrus Meals on Wheels and are then entered into a raffle to win one personal day off. The Giving Committee is requesting Council allow three "Personal Day Off" raffles to occur. A coworker can only win one of the raffles, but this allows for three raffle winners across the entirety of the volunteering event.

Recommendation: Motion to approve three personal days off as a benefit to three employees (one per employee), to be used by June 30, 2026.

B. Consider consenting to the sale of the real property located at 436 Rutherford Street, SW and authorize the City Manager to countersign the deed to evidence such consent in the public record.

In 1957, Mrs. Brown sold some property to the American Legion (deed attached). For unknown reasons, the deed states that if the Legion ever sells the property, they are required to obtain the consent of the governing body of the City of Concord. American Legion Post 172 would like to convey 436 Rutherford

Street, SW to a church. The closing attorney, Pamela Enriken, has asked that the City countersign the deed to the church to evidence its consent to the conveyance.

Recommendation: Motion to consent to the sale of the real property located at 436 Rutherford Street, SW and authorize the City Manager to countersign the deed to evidence such consent in the public record.

C. Consider abandoning a portion of an existing easement across property at Lot 2 Lands N/F Christenbury Investors, LLC (Tax Parcel ID 4589-17-9961).

There is an existing water easement recorded in Map Book 101 Pages 48-61. The on-site, privately owned and maintained retaining wall influence zone encroached into the current waterline utility easement. To avoid conflict with the wall geogrid or influence zone, it was determined that the easement could be reduced and still allow for proper maintenance activities to occur on the publicly owned waterline.

Recommendation: Motion to approve the attached resolution authorizing the abandonment of an easement.

D. Consider authorizing the City Manager to negotiate and execute second amendment to the existing Project-Based Voucher (PBV) Housing Assistance Payments (HAP) contract with Logan Gardens, LLC.

The proposed amendment includes two key changes to the current HAP contract with Logan Gardens, LLC, for Villas at Logan Gardens, located at 210 Booker Dr SW in Concord, NC. Villas at Logan Gardens is an affordable housing community serving older adults.

The eligibility criteria will be modified to allow households where the head of household (including co-head), spouse, or sole member is a person who is at least 62 years of age. The current eligibility criteria states that all members of the household must be 62 years of age or older.

The other contract update will reflect that up to forty-four units (31 one-bedroom and 11 two-bedroom units) will be designated as Project-Based Voucher (PBV) units rather than requiring that all forty-four units be covered under the HAP contract. These adjustments are intended to expand access, increase program flexibility, and ensure continued compliance with HUD regulations. The PBV program plays a critical role in providing rental assistance to eligible low-income households, and approval of this amendment will help further the City's commitment to addressing affordable housing needs and supporting stable housing options for Concord's aging population.

Recommendation: Motion to authorize the City Manager to negotiate and execute a second amendment to the current Housing Assistance Payments (HAP) contract with Logan Gardens, LLC, for the Section 8 Project-Based Voucher (PBV) Program to incorporate programmatic and contractual updates as recommended by the Housing Department.

E. Consider authorizing the City Manager to execute an amendment to the City Grant Agreement with Rebuilding Together of Greater Charlotte (March 2024) for re-allocation of the cash donation portion of the awarded Republic Services National Neighborhood Promise Project grant (total of \$150,000), to two new projects.

Rebuilding Together of Greater Charlotte presented a collaborative project grant to Planning and Neighborhood Development and ClearWater in March 2024. The Republic Services National Neighborhood Promise Project Program supports nationwide volunteer projects, monetary donations, and in-kind services to revitalize communities and enhance quality of life. Rebuilding Together proposed a selection of City projects committing to a concentration on community arts enriching quality of life and was awarded \$150,000 to coordinate efforts at the ClearWater Arts site. This award and its

collaboratively determined project breakouts and budgets were approved by the Council in March 2024 and set into the resulting Donation Agreement.

The in-kind portion of the grant-funded projects have been completed:

- 1) At a Participation and Engagement Workday held on September 26, 2024, more than 70 employee volunteers from Concord's Republic Services team contributed their time to build picnic tables and cornhole boards, mulch planting areas, and paint interior walls. During two additional workdays organized by Rebuilding Together, volunteers built a totem pole sign, painted large sign pipe frames and garbage corral doors, completed the interior wall painting, and constructed benches. They also stained the timber roof structure and railings of the new patio.
- 2) Gifts procured and received: a raku kiln to expand community ceramic workshops and two large 'butterfly benches' for the planned Sculpture Garden.
- 3) Artist, Jonathan Grauel was selected and commissioned with the \$20,000 Mural budget and completed his 93' mural in March. It was dedicated in a ceremony on April 24, 2025.
- 4) One bus shelter on Cedar Street was built, to be reimbursed by cash supplements as planned.

Cash supplements to be donated will be used for: a) trees, shrubs, soil and ground cover for the sculpture garden, and b) a stage area for the sculpture garden; but item c) is hereby re-allocated from former, "c) cash supplement and/or potential in-kind construction to build and install covered seating for (3) bus stops," and is amended to: c) a public art project for the new bus shelter and d) a public art project for ClearWater's parking lot. The reason for the change is due to two of the three intended bus shelters were impeded by logistics; one site is owned by WeBuild Concord, which had a bus shelter of their own design approved in Accela; the other is situated too close to ClearWater's Ceramics building to accommodate the footprint required. Accordingly, the new projects were discussed with Rebuilding Together and approved for use of the cash donation.

Recommendation: Motion to authorize the City Manager to approve an amendment to the existing City Grant Agreement with Rebuilding Together of Greater Charlotte, to acknowledge completion of the declared in-kind services, and to accept the remainder of funds awarded by the Republic Services National Neighborhood Promise Project grant (\$74,250), to amend the three (3) bus shelters to one (1), plus the following projects in lieu of two (2) of the bus shelters: a) a public art project for the completed bus shelter on Cedar Street and b) a public art project to be placed on large retaining wall in the parking lot directly across the street from the main entrance of the ClearWater Arts Center.

F. Consider accepting an Offer of Dedication of utility easements and public rights-of-ways in various subdivisions.

In accordance with CDO Article 5, the following final plat and easements are now ready for approval: Minor Division Cathy Paxton Tract and McGrath Rentcorp Storage Facility. Various utility easements and public rights-of-ways are offered by the owners.

Recommendation: Motion to accept the offer of dedication on the following plat and easements: Minor Division Cathy Paxton Tract and McGrath Rentcorp Storage Facility.

G. Consider accepting an offer of infrastructure at Cabarrus County EMS Headquarters, Old Charlotte Road Waterline Replacement, and Coltrane-Webb/Beverly Hills Elementary School Replacement.

In accordance with CDO Article 5, improvements have been constructed in accordance with the City's regulations and specifications. The following are being offered for acceptance: 1474 LF of 14-inch water line, 3 valves (14-inch), 22 LF of 8-inch water line, 2 valves(8-inch), 8 LF of 4-inch water line, 2 valves(4-inch), 2 Hydrants, 1165 LF of 8-inch Sanitary Sewer, and 15 Manholes.

Recommendation: Motion to accept the offer of infrastructure acceptance in the following subdivisions and sites: Cabarrus County EMS Headquarters, Old Charlotte Road Waterline Replacement, and Coltrane-Webb/Beverly Hills Elementary School Replacement.

H. Consider accepting an offer of infrastructure at Charlotte Motor Speedway Road Course, Hwy 24-27 Midland Crossroads Sewer, R. Brown McAllister STEM Elementary School, Travis Ln. Sewer Extension, Christenbury Village Phase 4-Bldg 1 lot 1, and Oaklawn Townhomes (Roadway Acceptance: PH 1 MPs 1 and 2; PH2; PH3).

In accordance with CDO Article 5, improvements have been constructed in accordance with the City's regulations and specifications. The following are being offered for acceptance: 283 LF of 8-inch water line, 5 valves(8-inch), 15 LF of 4-inch water line, 2 valves(4-inch), 2992 LF of 8-inch Sanitary Sewer and 16 Manholes. Roadway acceptance: 1877.23 LF - Oaklawn Blvd; 201.82 LF - Mack Way; 305.22 LF - Lilles Way; 169.27 LF - Bridgeford Drive NW; 976.10 LF - Violets Dream.

Recommendation: Motion to accept the offer of infrastructure acceptance in the following subdivisions and sites: Charlotte Motor Speedway Road Course, Hwy 24-27 Midland Crossroads Sewer, R. Brown McAllister STEM Elementary School, Travis Ln. Sewer Extension, Christenbury Village Phase 4-Bldg 1 lot 1, and Oaklawn Townhomes (Roadway Acceptance: PH 1 MPs 1 and 2; PH2; PH3).

I. Consider approving a donation of \$1,500 from the Mayor's Golf Tournament Fund to The Big E-The Elephant in the Room Life Changers, Inc. and adopt a budget ordinance appropriating the donation.

If approved, the funds will be used to assist with community events such as the Suicide Awareness 5K Walk/Run in Cabarrus County, Back to School, and the Healthy Food Harvest.

Recommendation: Motion to approve a donation in amount of \$1,500 from the Mayor's Golf Tournament Fund to The Big E-The Elephant in the Room Life Changers, Inc. and adopt a budget ordinance appropriating the donation.

J. Consider adopting an American Rescue Plan Fund grant project budget amendment.

All projects in this fund are now complete. The attached budget amendment transfers the remaining funds to other funds where they will be spent. Of the remaining \$238,471 in the fund, \$55,000 will be transferred to the Municipal Service District Fund to cover the expenses associated with the Streetscape Grand Opening Block Party event. The rest of the funds will be transferred to the General Fund Capital Project Fund to cover expenses associated with implementation of employee survey items.

Recommendation: Motion to adopt an American Rescue Plan Fund grant project budget amendment.

K. Consider approval of the 2025 Capital Fund Grant from HUD and Adoption of Budget Ordinance.

The City of Concord Housing Department has been awarded a 2025 Capital Fund Grant from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$496,950. The grant will assist the Housing Department in carrying out development, capital improvements, and management activities to ensure the continued service of safe and sustainable housing for low-income families.

Recommendation: Motion to accept the 2025 Capital Fund Grant from HUD and adopt the corresponding budget ordinance in the amount of \$496,950.

L. Consider adopting an ordinance to amend the Regional Airport Fund operating budget to adjust budget to year end actual projections.

The attached budget ordinance adjusts the Regional Airport Fund budget to year end projections.

Recommendation: Motion to adopt an ordinance to amend the Regional Airport Fund operating budget to adjust budget to year end actual projections.

M. Consider adopting an ordinance to amend the Golf budget to adjust budget to year end actual projections.

The attached budget amendment adjusts the Golf budget to year end projections.

Recommendation: Motion to adopt an ordinance to amend the Golf budget to adjust budget to year end actual projections.

N. Consider adopting three ordinances to amend the Municipal Service District Fund, FSS Escrow Forfeitures Fund, and Emergency Housing Vouchers Fund operating budgets to adjust budgets to year end actual projections.

The three attached budget ordinances adjust the Municipal Service District Fund, FSS Escrow Forfeitures Fund, and Emergency Housing Vouchers Fund budgets to year end projections.

Recommendation: Motion to adopt three ordinances to amend the Municipal Service District Fund, FSS Escrow Forfeitures Fund, and Emergency Housing Vouchers Fund operating budgets to adjust budgets to year end actual projections.

O. Consider adopting an ordinance to amend the Public Housing Operations Fund budget.

The attached budget ordinance adjusts the budget to year end projects.

Recommendation: Motion to adopt an ordinance to amend the Public Housing Operations Fund budget.

P. Consider adopting four ordinances to amend the Stormwater Fund, Electric Fund, Water Fund, and Wastewater Fund operating budgets to adjust budgets to year end actual projections.

The four attached budget ordinances adjusts the Stormwater Fund, Electric Fund, Water Fund, and Wastewater Fund budgets to year end projections.

Recommendation: Motion to adopt four ordinances to amend the Stormwater Fund, Electric Fund, Water Fund, and Wastewater Fund operating budgets to adjust budgets to year end actual projections.

Q. Consider adopting an ordinance to amend the General Capital Project fund budget to cleanup various project budgets.

The attached budget amendment adjusts projects to actuals and allocates additional funds to various projects.

Recommendation: Motion to adopt an ordinance to amend the General Capital Project fund budget to cleanup various project budgets.

R. Consider adopting an ordinance to amend the Internal Service Fund budget to year end actual projections.

The attached budget ordinance amendment adjusts the Internal Service Fund budget to year end projections.

Recommendation: Motion to adopt an ordinance to amend the Internal Service Fund budget to year end actual projections.

S. Consider adopting an ordinance to amend the Airport Capital Project fund budget to cleanup various project budgets.

The attached budget ordinance amendment adjusts the budget for various projects based on actuals or updated estimates.

Recommendation: Motion to adopt an ordinance to amend the Airport Capital Project fund budget to cleanup various project budgets.

T. Consider adopting an Electric Project Fund project budget amendment.

Electric and finance staff reviewed current projects and the allocation of funding among the projects. After review, it was determined that funding should be reallocated from projects that had savings to other projects.

Recommendation: Motion to adopt an Electric Project Fund project budget amendment.

U. Consider adopting an ordinance to amend the Fire project budget.

The attached budget ordinance adjusts the FS10 budget to actual expenditures since the project is now complete and allocates investment earnings as of 6/30/24. These funds are being moved to the future projects account and will be used in FY26 for the SCBA equipment replacement project.

Recommendation: Motion to adopt an ordinance to amend the Fire project budget.

V. Consider adopting ordinances to amend the Parks Capital Reserve Fund and Parks Capital Project Fund project budget.

The attached budget ordinances include transferring \$71,500 from the Parks Capital Reserve Fund to the Parks Capital Project Fund for McEachern bridge repairs and transferring \$104,818 from the Parks Capital Reserve Fund to the Parks Capital Project Fund to replace the boardwalk at Moss Creek. Also included in the Parks Capital Project Fund budget amendment is the transfer of \$300,000 from Ramseur Park to Hartsell Park for the replacement of the bathroom damaged by fire.

Recommendation: Motion to adopt ordinances to amend the Parks Capital Reserve Fund and Parks Capital Project Fund project budget.

W. Consider adopting an ordinance to amend the Utility Capital Reserve Fund project budget.

The attached budget amendment increases the electric capital reserve for a \$2.5M transfer from operations that is included in the year end projections.

Recommendation: Motion to adopt an ordinance to amend the Utility Capital Reserve Fund project budget.

X. Consider adopting an ordinance to amend the Wastewater project budget.

The attached budget ordinance adjusts the Grounds Sewer Phase 1 budget to actual expenditures since the project is now complete and allocates these funds are being moved to the future projects account.

Recommendation: Motion to adopt an ordinance to amend the Wastewater project budget.

Y. Consider adopting the 3% adjustment to the Compensation Plan Grade Assignments, for FY26 (effective June 8, 2026).

In order to remain competitive in the ability to attract well qualified candidates, staff recommends a 3% overall increase to the Compensation Plan Grade Assignments in FY26. This adjustment will be made at the minimums, midpoints, & maximums in the structure to maintain forward movement in the workforce marketplace. An overall 3% adjustment would also apply to Mayor and Council salaries with the same effective date of this adjustment.

Recommendation: Motion to adopt the 3% adjustment to the Compensation Plan Grade Assignments for FY26 (effective June 8, 2026).

Z. Consider adopting the 3% cost of living adjustment to the Compensation Plan Grade Assignments, for FY26 (effective June 22, 2026).

In order to remain competitive in the ability to retain employees, staff recommends a 3% overall cost of living adjustment (COLA) in FY26. This adjustment will be provided to employees hired on or before June 22, 2026. A 3% adjustment would also apply to Mayor and Council salaries with the same effective date of this adjustment.

Recommendation: Motion to adopt the 3% cost of living adjustment to the Compensation Plan Grade Assignments.

AA. Consider adopting the 1.5% career development increase, effective FY26.

In order to promote and support the City's Personnel Policies and Procedures, the City is committed to supporting the enhancement of the coworkers' knowledge, skills and competencies in their individual career paths, by offering Career Development.

Recommendation: Motion to adopt the 1.5% Career Development Program for FY26 (effective July 1, 2025).

BB. Consider approving a change to the classification/compensation system to include the following classification: Aviation Operations Supervisor.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Aviation Operations Supervisor (Grade 60) with a salary range of \$78,086.91 (minimum) - \$103,465.15 (midpoint) - \$128,843.39 (maximum).

CC. Consider approving a change to the classification/compensation system to include the following classification: CAD Technician II.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the CAD Technician II (Grade 59) with a salary range of \$72,302.69 (minimum) - \$95,801.07 (midpoint) - \$119,299.44 (maximum).

DD. Consider approving a change to the classification/compensation system to include the following classification: Cemetery Maintenance Worker II.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Cemetery Maintenance Worker II (Grade 52) with a salary range of \$42,187.93 (minimum) - \$55,899.01 (midpoint) - \$69,610.08 (maximum).

EE. Consider approving a change to the classification/compensation system to include the following classification: Construction Inspector II.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Construction Inspector II (Grade 59) with a salary range of \$72,302.69 (minimum) - \$95,801.07 (midpoint) - \$119,299.44 (maximum).

FF. Consider approving a change to the classification/compensation system to include the following classification: Electrical Engineering Technician II.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Electrical Engineering II (Grade 59) with a salary range of \$72,302.69 (minimum) - \$95,801.07 (midpoint) - \$119,299.44 (maximum).

GG. Consider approving a change to the classification/compensation system to include the following classification: Electric Education Coordinator.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Electric Education Coordinator (Grade 55) with a salary range of \$53,144.64 (minimum) - \$70,416.65 (midpoint) - \$87,688.65 (maximum).

HH. Consider approving a change to the classification/compensation system to include the following classification: Meter Technician Supervisor.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Meter Technician Supervisor (Grade 59) with a salary range of \$72,302.69 (minimum) - \$95,801.07 (midpoint) - \$119,299.44 (maximum).

II. Consider approving a change to the classification/compensation system to include the following classification: Survey Technician III.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Survey Technician III (Grade 58) with a salary range of \$66,946.94 (minimum) - \$88,704.69 (midpoint) - \$110,462.44 (maximum).

JJ. Consider approving a change to the classification/compensation system to include the following classification: Water Treatment Manager.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Water Treatment Manager (Grade 64) with a salary range of \$106,236.37 (minimum) - \$140,763.20 (midpoint) - \$175,290.02 (maximum).

KK. Consider approving a change to the classification/compensation system to include the following classification: Temporary Meter Technician Part Time.

The addition of this new classification is needed on an intermittent basis for a specified time/project for the City of Concord.

Recommendation: Motion to approve the addition of the Temporary Meter Technician Part Time (Grade T53) with a salary range of \$45,562.96 (minimum) - \$60,370.92 (midpoint) - \$75,178.88 (maximum).

LL. Consider a revision to Article 4.3 Employment Types of the City's Personnel Policies and Procedures.

Staff recommends approving a revision to Article 4.3 Employment Types of the City's *Personnel Policies and Procedures* to clearly define and standardize the categories of employment, ensuring the consistency in the benefits eligibility and administrative procedures.

Recommendation: Motion to approve the revision of Article 4.3 Employment Types Policy of the City's Personnel Policies and Procedures.

MM. Consider adopting a resolution to transfer delinquent Public Housing accounts to collection losses.

Several former residents of Public Housing units have vacated their units with outstanding account balances. Despite multiple collection attempts by the Housing Department, these balances remain unpaid. Adoption of this resolution will authorize the City to formally transfer these delinquent accounts to collection losses. The Housing Department will continue efforts to recover the outstanding amounts.

Recommendation: Motion to adopt a resolution authorizing the transfer of delinquent Public Housing Unit accounts totaling \$17,631.17 to collection losses, with continued efforts to recover the outstanding balances.

NN. Consider adopting a resolution to transfer delinquent Market Rate housing accounts to collection losses.

Several former residents of Market Rate Units have vacated their units with outstanding account balances. Despite multiple collection attempts by the Housing Department, these balances remain unpaid. Adoption of this resolution will allow the City to formally transfer these delinquent accounts to collection losses. Efforts to recover the outstanding amounts will continue.

Recommendation: Motion to adopt a resolution authorizing the transfer of delinquent Market Rate Unit accounts totaling \$989.73 to collection losses, with continued efforts to recover the outstanding balances.

OO. Consider approving the transfer of delinquent miscellaneous receivables to collection losses.

In preparation for year-end closing of the accounting records and preparing for the annual independent audit, staff must review accounts receivable balances to determine if any balances are uncollectable. The accounts that are deemed uncollectable should be transferred to collection losses. Miscellaneous receivables that have been classified as uncollectable amount to \$103,508.73. Staff continues to work with legal to pursue collection methods available as well as using the Debt Setoff Program offered through the State and a private contract for collections.

Recommendation: Motion to approve the transfer of delinquent miscellaneous receivables to collection losses.

PP. Consider acceptance of the Tax Office reports for the month of April 2025.

The Tax Collector is responsible for periodic reporting of revenue collections for the Tax Collection Office.

Recommendation: Motion to accept the Tax Office collection reports for the month of April 2025.

QQ. Consider Approval of Tax Releases/Refunds from the Tax Collection Office for the month of April 2025.

G.S. 105-381 allows for the refund and/or release of tax liability due to various reasons by the governing body. A listing of various refund/release requests is presented for your approval, primarily due to overpayments, situs errors, and/or valuation changes.

Recommendation: Motion to approve the Tax releases/refunds for the month of April 2025.

RR. Receive monthly report on status of investments as of April 30, 2025.

A resolution adopted by the governing body on 12/9/1991 directs the Finance Director to report on the status of investments each month.

Recommendation: Motion to accept the monthly report on investments as of April 30, 2025.

VIII. Matters not on the Agenda

- Transportation Advisory Committee (TAC)
- Metropolitan Transit Committee (MTC)
- Concord/Kannapolis Transit Commission
- Centralina Regional Council
- Water Sewer Authority of Cabarrus County (WSACC)
- WeBuild Concord
- Public Art Commission
- Concord United Committee

X. General Comments by Council of Non-Business Nature

XI. Closed Session (If Needed)

XII. Adjournment

*IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE CITY CLERK AT (704) 920-5205 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE MEETING.