

CONCORD CITY COUNCIL  
2nd WORK SESSION MEETING  
NOVEMBER 26, 2024

The City Council for the City of Concord, North Carolina, held the City Council 2nd Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on November 26, 2024, at 11:00 a.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

**Members Present:**

Mayor Pro-Tem Jennifer Hubbard  
Council Member Andy Langford  
Council Member Lori A. Clay  
Council Member Betty M. Stocks  
Council Member JC McKenzie  
Council Member Terry L. Crawford

**Members Absent:**

Council Member John A. Sweat, Jr.

**Others Present:**

City Manager, Lloyd Wm. Payne, Jr.  
City Attorney, Valerie Kolczynski  
City Clerk, Kim J. Deason  
Assistant City Managers  
Various Department Directors

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**ABC Board presentation of annual report – Scott Padgett, Board Chair**

The ABC Board Chair, Scott Padgett introduced Board Members, Alan Benson, Brian Hiatt, and General Manager, Belinda Aponte.

Mr. Padgett presented the improvements that were made within the past year.

Mayor Dusch asked how the total number of ABC employees. Ms. Aponte stated there are currently 75-80 employees.

Mr. Hiatt and Ms. Aponte presented the financial status and also the fiscal year distributions. Mr. Hiatt stated all ABC systems are required to allocate funds to alcohol and abuse prevention. He stated the Concord ABC Board has worked with Cabarrus County Schools (CCS) to fulfill that requirement. He introduced Ms. Karen Holler, Director of Student Health and Wellness with Cabarrus County Schools.

Ms. Hollar stated through the CCS and the ABC Grant Collaboration, CCS offers PASS (Positive Alternative to Student Suspension) and RHSP (Recovery High School Program) Programs. She explained each program and provided the total FY24-25 spending. Ms. Hollar also presented future projects CCS would like to implement.

Mr. Hiatt stated the Concord ABC Board also has a contract with the City of Concord for law enforcement purposes at the stores. He stated the City Council previously approved the Board to retain \$4.2 million in excess of working capital. He stated a portion of these funds were used to purchase property to convert leased stores to larger stores.

Mr. Benson presented the capital projects. He stated variety has expanded and stores need more shelf space and larger footprints. He also stated the expanded warehouse has created a huge efficiency.

Mr. Benson stated the Board is looking at constructing a new store on Dale Earnhardt Blvd., near Lowe's at the I-85 off ramp, to replace the store located in the Walmart area). He stated it would be the same design as the store on George Liles Blvd.

He further stated expansion is planned for Store #5, the former Badcock property on Hwy 601/Warren C. Coleman will be purchased for the construction of a new store #3, which is currently located on Union Street, S in a rented space. The Board is reviewing plans to have the largest NC ABC store at 5,000 square feet and utilize the remaining square footage of the existing building for storage.

Council Member Crawford asked if deliveries are currently being made to restaurants and bars. Ms. Aponte stated deliveries were being made to restaurants and bars but not to private consumers.

The Mayor and Council thanked the Board Members and General Manager for the update.

### **Les Meyers Park – Deputy Engineering Director, Rick Blat, and Assistant City Manager, Marcella Beam**

The Deputy Engineering Director provided a brief environmental history and overview. He explained the area was used as a municipal landfill from 1938-1967. In 2000, construction was halted due to contamination discovery (battery casings), but methane monitoring indicated no public endangerment. Remediation steps are ongoing.

In 2014, the State requesting the City participate in the re-regulatory landfill program in which the State assisted with reimbursement for investigations and testing. The City hired a consultant for this.

He explained the current steps being taken and also for the future.

### **Lead pipe update – Water Resources Director, Jeff Corley**

The Water Resources Director stated due to new regulations, staff had to create a service line inventory and analyze the pipe material.

He stated a bill insert was mailed to all water services customers. He explained the content of the bill insert.

He stated staff has identified 1,449 customers that have galvanized pipes that are requiring replacement since it cannot be 100% verified these pipes have never contained lead. He did confirm staff has never found lead in the City's system.

He stated, to date, staff has not received any calls from customers.

### **Council retreat for early 2025 discussion – Council Member Langford**

Council Member Langford stated he would like to have the Council discuss the possibility of conducting a two-day, two-night Council retreat in early 2025 for discussion. He stated there would be no items that would need to be acted upon at the retreat, just the opportunity to speak with each other over meals and around a table. He presented his discussion ideas for the proposed retreat.

After some discussion, the Council decided on a one-day retreat (Saturday) and tasked the City Clerk with sending a doodle calendar poll to the Mayor, Council Members, City Manager, and City Attorney to obtain everyone's availability in February or March.

### **Concord United Committee (CUC) presentation discussion – Mayor and Council**

Council Member McKenzie stated, in his opinion, this is CUC's best work so far. He asked for Council's feedback.

Mayor Dusch asked the status of the micro-transit review. The City Manager stated the Transit Director is currently reviewing micro-transit for our area, but also noted the cost would be high.

Council Member McKenzie suggested two Council Members be designated to meet to discuss and assess what improvements could be made in the Logan Community.

Council Member Langford suggested to designate Council Members McKenzie and Stocks.

Council Member Clay stated she would like to be included as well.

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A motion was made by Council Member Crawford and seconded by Council Member Clay to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(1) to prevent the disclosure of privileged information under the North Carolina General Statutes; N.C. General Statute 143-318.11(a)(3) to consult with the Attorney to protect the attorney-client privilege and to consider and give instructions concerning a judicial action titled City of Concord vs. Barber Scotia College—the vote: all aye.

A motion was made by Council Member Langford and seconded by Council Member McKenzie to return to regular session—the vote: all aye.

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

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William C. Dusch, Mayor

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Kim J. Deason, City Clerk