

CONCORD CITY COUNCIL
2nd WORK SESSION MEETING
JULY 23, 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 July 23, 2024, at 11:00 a.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

Members Present:

Mayor Pro-Tem Jennifer Parsley-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:

Assistant City Manager, LeDerick Blackburn
City Attorney, Valerie Kolczynski
City Clerk, Kim J. Deason
Assistant City Managers
Various Department Directors

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Mayor Dusch called the meeting to order

NC Senate Bill 300 discussion

Police Chief, Jimmy Hughes, stated Mayor Dusch has contacted some of our legislators in regards to language in SB 300, specifically under Section 14-4, Violation of local ordinances misdemeanor. He explained how subsection (c) impacts enforcement.

He stated he met with several representatives to discuss the language in subsection (c). He stated his recommendation to Mayor Dusch would be to eliminate subsection (c) or to change the verbiage to read “a person has no new alleged violations of any local ordinance from the date of initial violation.”

The Mayor, Council, and the Police Chief discussed the homeless issue in downtown; specifically trespassing and enforcement.

Mayor Dusch asked if City police enforcement can be applied to Rotary Square. Chief Hughes stated Rotary Square is Cabarrus County’s property. Cabarrus County property is not the City’s property, but it is not personal property. He stated if Cabarrus County places signage in Rotary Square limiting times persons can visit Rotary Square, then Concord Police can enforce trespassing.

Mayor Dusch stated he would speak to the County Commission Chair and County Manager to possibly enter into a MOU for Concord Police to act on behalf of Cabarrus County to enforce trespassing in Rotary Square.

Downtown Streetscape update:

Engineering Director, Jackie Deal, was in attendance at the meeting. Sean Radford and form engineering staff member, Gary Stansbury, joined via zoom.

Council Member Clay asked if damages could be increased now that the contracts are signed and executed. The City Attorney stated it would depend on what is stated in the contract. Contract amounts cannot be increased unless it is agreed upon by the contractor. She further stated there are usually provisions in large service contracts. If the provisions allow for delays, then charges cannot be imposed without changes in the terms, and terms cannot be changed without the contractor agreeing to the changes.

Council Member Clay stated, in her opinion, the contractor is not giving the City needed information.

Council Member McKenzie asked about the delay in the work needed in front of the County courthouse. The Planning and Neighborhood Development Services Director, Steve Osborne, stated the work in front of the courthouse is actually ahead of schedule due to the utility delay in the streetscape.

The Engineering Director stated Sealand (streetscape contractor) has requested a 90 day delay for the work in front for the courthouse.

The Planning and Neighborhood Development Services Director stated Cabarrus/Union square will be reopening in August and in late August, the south portion of Union from Cabarrus to Corban will have sidewalks and base asphalt completed.

Council Member Clay stated she is concerned for the downtown businesses. She stated she feels they have struggled and wonders if the City should assist them somehow. The Planning and Neighborhood Development Services Director stated tremendous efforts have been made by City staff to promote businesses downtown and to keep patrons coming downtown. He explained the work on Barbrick had very little impact on downtown businesses along Union Street. Work began on Union Street on February 22, 2023.

The Planning and Neighborhood Development Services Director, the Engineering Director, and the Assistant City Manager, explained how delays are calculated in the contract and how the contractor has to request the delay dates.

Per request, the Planning and Neighborhood Development Services Director recapped the project timeline.

Council Member Langford stated this is the painful part of the project but feels the outcome will be very pleasing.

Mayor Pro-Tem Parsley-Hubbard asked for staff to email the Council an outline, with dates included, of next steps that would be seen by downtown business owners.

The Mayor, Council, and several staff members toured downtown following the meeting.

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

William C. Dusch, Mayor

Kim J. Deason, City Clerk