

CONCORD CITY COUNCIL  
2nd WORK SESSION MEETING  
FEBRUARY 25, 2025

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 February 25, 2025, at 11:00 a.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 Hubbard  
Council Member John A. Sweat, Jr.

**Others Present:**

Assistant City Manager, Josh Smith  
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

**Discussion of water rates – Water Resources**

Mayor Dusch asked when the rates would change. The Water Resources Director, Jeff Corley, stated the rate change would be effective July 1, 2025 with the adoption of the FY25/26 Rates, Fees, and Charges Schedule.

The Water Resources Director offered to create a one-page summary of the proposed rates for the Council's reference. Council agreed that would be helpful.

**Water requests – Engineering**

The Engineering Director presented information regarding a parcel outside the service area for the City that has a failing well. She stated it is located in Cabarrus County and sewer is not available. She asked if the Council would authorize staff to move forward with extending water service to the property.

It was the consensus of the Council to authorize staff to move forward with extending water service to the property. Staff will include this request on the March City Council meeting agenda for formal approval.

**Downtown discussions – Planning and Neighborhood Development Services and CDDC**

**Dumpsters**

The Planning and Neighborhood Development Services Director, Steve Osborne, presented the Market St dumpster area update. He presented an alternative dumpster area that could be located in front of the existing dumpster site between CESI and Novi Flats. He stated if the Council does not want the dumpster placed in this area then the area would be used for downtown parking.

After some discussion, it was the consensus of the Council to direct the Planning and Neighborhood Development Services Director to move forward with the alternate dumpster area.

### Parking and Signage

The Planning and Neighborhood Development Services Director provided an overview of the current parking in downtown. He also presented a listing of all available parking in the downtown area.

He stated \$60,000 is being requested in the FY25/26 budget to complete a downtown parking study. If approved, staff would like to begin the study in July. He explained the study would take a fresh look at the current situation and ways to improve. He stated the goal is to utilize technology for parking enforcement instead of a police staff person.

Council Member Clay asked if an amendment could be made to the sign ordinance that would require a business that has closed to remove the signage within 30-60 days after closing. The City Attorney stated she would review the request to see if it could be required and let the Council know if it can or cannot be required. The Planning and Neighborhood Development Services Director stated CDDC staff could ask the business owner to remove the signage.

### Vision of Downtown

Downtown Development Manager, Paige Grochoske, briefly reminded the Council of the Downtown Master Plan vision and themes.

She presented the marketing timeline and stated staff is working on updating the downtown website.

Council Member Crawford asked about marketing to attract businesses to downtown. The Downtown Development Manager stated there are currently resources on the website to help with recruitment.

Council Member McKenzie asked what the Downtown Development Manager's role is between the CDDC Board and the City. The Downtown Development Manager stated she is the liaison between the two.

She stated the CDDC Board is a working board but they do not receive City funds nor MSD Funds. The Assistant City Manager stated the City entered into a Memorandum of Understanding (MOU) with the CDDC Board. He stated the MSD funds are used for salary, façade grants, etc.

The Downtown Development Manager highlighted all the properties in the downtown; current businesses and open spaces for future establishments. She also presented Novi occupancy information.

Council Member Clay asked if CDDC is looking to recruit other types of businesses instead of markets. The Downtown Development Manager explained the steps staff takes to recruit businesses.

The Downtown Development Manager presented a list of current downtown events. Council Member Clay addressed the streetscape grand opening scheduled for May 3<sup>rd</sup>. She stated, in her opinion, the length of time, 11am – 4pm, is not long enough to hold that type of event and would like to see that time extended. She also stated, in her opinion, a bigger band needs to be scheduled to bring more people into the downtown area.

Council Member McKenzie asked the CDDC Board was involved in the planning process. The Downtown Development Manager stated the CDDC Board does have an active role in the planning process.

### Concord Downtown Asset – Davis Theater

The Planning and Neighborhood Development Services Director stated now that the streetscape is complete, downtown needs an anchor venue. He stated the David Theater is being underutilized and would be a good venue to enhance the downtown and draw more people to the area. He stated the goal is to energize the Theater to be an anchor for downtown.

Council Member Hubbard left the meeting.

#### Downtown Streetscape Phasing

The Planning and Neighborhood Design Manager, Kaylee Caton, presented the plans for Phases 1-5. She stated the next portion of Phase 1 includes improvements to Means Avenue. She also asked if the Council would want to expand the Municipal Service District (MSD) to include Cabarrus Ave, East.

It was the consensus of the Council to have staff provide more information and estimated cost projections before Council would make a decision to move forward with the Means Ave Phase.

#### Grants and Incentives

The Planning and Neighborhood Development Services Director explained the funding and requirements of the Façade Improvements Grant, the Center City Economic Development Grant, and the Downtown MSD Economic Development Grant. He asked if the Council members were still comfortable with the grant amounts. It was the consensus of the Council to keep the grant amounts as they are currently.

#### Public Restrooms at Rotary Square

The Police Chief, Jimmy Hughes, stated staff will continue to monitor the use of the Rotary Square restroom. The Planning and Neighborhood Development Services Director stated staff will continue to seek opportunities for partnerships for future public restroom locations.

#### Social District

The Police Chief stated the number of calls from January – February 2025 in the social district area has decreased from the numbers of calls in 2024.

Mayor Pro-Tem Langford asked how the Police Chief felt about the homeless situation in the downtown area. The Police Chief stated officers don't monitor the numbers of homeless folks but they do monitor their behavior.

#### Questions & Comments

Council Member McKenzie asked if staff is looking into the light pole installations. The Assistant City Manager stated staff is making a list of punch-list items that need to be addressed and corrected.

Council Member McKenzie stated he would like for the electrical engineer be brought back on site due to some issues he has noticed. The Assistant City Manager stated the City still has an open Purchase Order with the contractor and staff has had discussions with them about bringing them back in on the project to correct some things.

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

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William C. Dusch, Mayor

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Kim J. Deason, City Clerk