

CONCORD CITY COUNCIL  
2nd WORK SESSION MEETING  
APRIL 22, 2025

The City Council for the City of Concord, North Carolina, held the City Council 2nd Work Session on the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on April 22, 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 Betty M. Stocks  
Council Member JC McKenzie  
Council Member Terry L. Crawford  
Council Member Jennifer Hubbard  
Council Member Lori A. Clay

**Members Absent:**

Council Member John A. Sweat, Jr.

**Others Present:**

City Manager, Lloyd Payne  
City Attorney, Valerie Kolczynski  
Assistant City Managers  
Various Department Directors

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Mayor Dusch called the meeting to order

**Church Street Corridor Study**

The Planning and Neighborhood Development Design Manager, Kaylee Caton, presented the Church Street Corridor Study. She explained how the vision and mission of the Study ties in with the City's Strategic Plan. The Study is broken down into the following 3 sections: Section A - Hwy. 29 to Winecoff; Section B - Winecoff to Buffalo; and C - Buffalo to Downtown.

She stated the project kicked off in February with internal staff input. Staff would now like to gain Council's feedback before soliciting the public's input.

Following the presentation, the Planning and Neighborhood Development Design Manager asked Council what they liked and disliked about the Study.

Mayor Dusch stated he liked that there is a mix of different types of businesses.

Council Member Clay stated she liked the convenience of the corridor but disliked the old industrial look and feel.

Council Member Crawford stated he liked the straight shot to the downtown area but feels the corridor currently doesn't represent the City very well.

Council Member Hubbard stated she would like to see a different kind of cohesion would be nice from an entryway to downtown.

The Planning and Neighborhood Development Design Manager asked the Council what they felt should be transportation improvement priorities.

Council Member Hubbard stated beautification of the area was high on the list.

Council Member McKenzie asked if NCDOT had an opinion since Church Street is a DOT maintained street. The Planning and Neighborhood Development Design Manager stated staff hasn't reached out the NCDOT staff yet; staff has only worked with the City's Transportation Department.

### **Sewer Applications**

Council Member McKenzie stated he would like to change the feedback language on the sewer application to a "yes" or "no" instead of "positive" or "negative" and would like to have it noted on the application if the project needs to be annexed or rezoned prior to development.

The City Attorney stated it is not feasible for the property owner or potential property owners to have started the zoning process because they will not put a lot of money into zoning and design applications if they aren't guaranteed sewer approval.

The City Manager stated staff could amend the policy to remove the favorable verbiage from the policy.

### **Food Trucks**

The Planning and Neighborhood Development Director, Steve Osborne, presented the current food truck requirements and survey results from downtown business owners.

The survey had a response rate of 27%, which is considered good. Of the five restaurant owners responding, all five felt having food trucks on Union Street would hinder their business, coffee shop owners were unsure of the impact, two of the three bar or taproom owners were supportive and one was unsure, office retail owners were supportive. The results were: 73% want food trucks on Union Street, 41% who want food trucks said they should be allowed anytime (29% say weekends only and 6% say only during festival/special events), and 27% do not want food trucks on Union.

The Planning and Neighborhood Development Director stated staff surveyed the cities of Kannapolis, Salisbury, Winston Salem, Greenville, and Wilmington. The common requirement with all five cities is the food trucks cannot be placed in public properties with the exception for special events/ festivals.

The Planning and Neighborhood Development Director stated staff would work with City Management to draft a text amendment for Council's consideration.

Council Member Langford stated food trucks are a temporary solution and would like to see them only at festivals. Council Members McKenzie and Crawford agreed.

It was the consensus of the Council to direct staff to draft a text amendment regarding food trucks for future consideration.

### **Eminent Domain Process**

Council Member McKenzie stated, in his opinion, all eminent domain properties should be used for affordable housing/mixed use developments. The City Attorney stated the purpose of the eminent domain is required to be stated in the resolution.

Council Member McKenzie stated, in his opinion, these properties should be reassigned to WeBuild and require WeBuild to put them in a Land Trust so the community can assure these are in perpetuity. He also stated Dr. Graham is fine with doing so.

The City Attorney cautioned the Council not to exclude other community partners that the City has partnered with before because that could cause some federal constitution problems.

Council Member McKenzie stated the Land Trust is a separate entity from WeBuild. If the properties are put in a Land Trust, any entity could utilize them. He stated, in his opinion, all the eminent domain properties should be placed in the Land Trust.

The City Attorney also stated staff will be looking at properties Citywide, not just in a certain section of the City.

Council Member McKenzie asked the City Attorney if commercial property could be considered or just residential. The City Attorney responded it would be up to the Council's discretion, but you will have to list the public purpose for the commercial property.

Council Member Langford asked how many pieces of property a year Legal staff could determine eminent domain. The City Attorney stated she is not sure at this time. She explained each property will cost \$6,000 in various fees. Each property will require a deposit with the Clerk of Court based on the value of said property. The easiest way to determine that amount is to use the current tax value of the property.

Council Member Hubbard stated, in her opinion, she would like to see this process move slow. The City Attorney stated explained once staff has determined a piece of property, it must first go to Code Enforcement, then to Planning and Zoning, and then be brought before Council for approval. She stated it could be mid-summer before the first property could be brought before the Council.

### **361 Fox Street**

The Deputy Engineering Director, Rick Black, stated there has been a problem with stormwater flooding at the intersection of Broad and Fox Streets. He stated one solution would be to install an 18" pipe under Fox Street to direct the water flow to an empty lot. The second solution would be to install an 18" pipe to direct the water flow to one side of the private property, but to do that, an easement will be needed.

He stated this area is in the flood plain, so the storm drain will need to be removed and a variance will be needed if homes are to be constructed in the future on this site.

The City Attorney stated that a variance could not be granted due to the fact that the City is creating the variance. The Water Resources Director, Jeff Corley asked what could staff place on that piece of property. The City Attorney stated that the Planning Department would have to review the site and determine what, if anything, could be placed there.

The Deputy Engineering Director stated the third solution would be to obtain an easement and install drainage line(s) down the property. He presented the estimated costs.

### **House Bill 765**

Mayor Dusch stated he sent correspondence to the 16 Committee Members reviewing HB 765. The Committee met on April 17, 2025 and made some minor changes. He stated he is now working with the Public Affairs and Projects Manager, Lindsay Manson, to draft a public document and Facebook post stating Council's non-support of the Bill.

A motion was made by Mayor Pro-Tem Langford and seconded by Council Member McKenzie to support the Mayor's efforts in informing the citizens of the Council's non-support of HB 765- the vote: all aye.

### **Other Items**

Mayor Dusch stated the Council and staff needed to discuss the external agency funding request denial for The Boys and Girls Club and for Coltrane LIFE Center.

The City Manager stated staff provided application training and webinar events for agencies prior to the submittal date. He stated The Boys and Girls Club and Coltrane LIFE Center both listed ineligible expenses in their external agency funding applications.

He asked if the Council wanted these two entities to amend and resubmit their applications.

The City Attorney stated if the process is opened to these two entities, then it would need to be opened to all entities that applied previously.

Council Member McKenzie asked if the two agencies listed the same expenses in past applications and were allocated funds by error. The City Manager stated in the past, funds were allocated for those types of services, but this year it was made very clear that moving forward funding would not be allowed for those services. He stated Legal also made it very clear that funding for administrative services would not be allocated, but the two agencies didn't catch that.

It was the consensus of the Council to not open the external agencies process again. Mayor Dusch asked the Council to resubmit their allocation recommendations to the City Manager by the end of day, Friday, April 25<sup>th</sup>.

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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 McKenzie to adjourn—the vote: all aye.

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William C. Dusch, Mayor

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Kim J. Deason, City Clerk