

CONCORD CITY COUNCIL  
WORK SESSION  
OCTOBER 6, 2020

The City Council for the City of Concord, North Carolina, held a work session on October 6, 2020, at 4:00 p.m. with Mayor William C. Dusch presiding.

In order to maintain the safety of City residents, City Council, and staff, this meeting was conducted electronically via Zoom.

Council members were present as follows:

**Members Present:**

Mayor Pro-Tem John A. Sweat, Jr.  
Council Member Andy Langford  
Council Member W. Brian King  
Council Member Ella Mae P. Small  
Council Member JC McKenzie  
Council Member Terry L. Crawford  
Council Member Jennifer H. Parsley

**Others Present:**

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

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The following agenda was presented for discussion:

**Presentations:**

Mayor Dusch presented a Proclamation recognizing the week of October 5-9, 2020 as Customer Service Week.

Recognize the Planning and Neighborhood Development Services Department for receiving the Marvin Collins Award from the North Carolina American Planning Association for the Union Streetscape Demonstration Project in the category of Engagement.

**Additional Items:**

Council Member McKenzie proposed the following additional agenda items for consideration:

Consider amending the name of the Barber Scotia Property Task Force Committee to the Barber Scotia Community Task Force Committee.

A motion was made by Council Member Crawford and seconded by Council Member Langford to add the item to the October 8<sup>th</sup> meeting agenda for consideration—the roll call vote: Aye - Langford, King, Small, McKenzie, Crawford, Parsley and Sweat; Nay - none.

Consider making appointments to the Barber Scotia Property Task Force Committee.

A motion was made by Council Member Crawford and seconded by Council Member Langford to add the item to the October 8<sup>th</sup> meeting agenda for consideration—the roll call vote: Aye - Langford, King, Small, McKenzie, Crawford, Parsley and Sweat; Nay - none.

**Informational Items:**

Noelle Scott, Cabarrus Arts Council President and CEO, made a presentation to the Mayor

and Council in regards to the current funding status of the Cabarrus Arts Council and current projects underway.

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Cabarrus Visitor's Bureau President and CEO, Donna Carpenter, and Executive Vice President, John Mills, provided an update regarding the effects of COVID on the tourism industry.

**Presentations of Petitions and Requests:**

Consider authorizing the City Manager and City Attorney to modify the existing loan with Carolina Courts to interest only for a three-month term covering the months of November 2020 through January 2021.

The Planning and Neighborhood Development Services Director, Steve Osborne, explained the previously approved modification included the provision for the City Manager and City Attorney to grant an additional three-month modification if conditions warranted. Both of the three-month modifications were executed which extended the interest only payments through the end of October 2020. Since the economic conditions have changed very little for venues such as Carolina Courts, they are requesting City Council to extend the interest only period for an additional three months. If granted, this extension would cover the months of November through January.

He stated the interest only payments would continue to be \$1,840.08 per month, and the current loan balance is \$1,109,624. The monthly principal and interest payments are normally \$7,425.45.

Consider amending a resolution for the City of Concord to declare its intentions to issue tax exempt bonds (secured by and payable solely from private development revenues, not City of Concord revenues) in the new amount not to exceed \$18,000,000 to finance the acquisition, rehabilitation and equipping of mixed income units to be known as Coleman Mill Apartments and for related purposes.

The Planning and Neighborhood Development Services Director stated the developer is requesting the bond increase due to the rising construction costs associated with supply chain issues resulting from COVID-19. The amended amount of the bond issuance is not to exceed \$18,000,000. These bonds would be used for acquisition, rehabilitation and equipping of the aforementioned development. These bonds will not be general obligations of the City but will be special obligations secured by and payable solely from the developer's revenues.

Consider adopting a reimbursement resolution declaring the intent of the City of Concord to reimburse itself for capital expenditures incurred in connection with the financing a fire station from the proceeds of an installment financing contract to be executed during fiscal year 2021.

The Finance Director, Pam Hinson, stated the project may have costs before the City completes the financing. This resolution will allow the City to reimburse itself for the expenditures from the proceeds of the installment financing deal.

Consider approving a COPS hiring award from the US Department of Justice in the amount of \$1,000,000.

The Police Chief, Gary Gacek, stated the City was awarded a 3-year hiring grant in the amount of \$1,000,000 to hire 8 police officers that will cover salaries and fringe benefits of the officers. The start date of the grant will be when the department hires the first officer, which will be after 07/01/2021, and the grant will run until all 8 positions have been filled or 36 months. The total 25% local match that will cover the salaried and benefits for 8 officers over the life of the grant will total \$634,224. The local 25% match required for the FY 21-22 budget will be approximately \$158,556.

Consider authorizing the City Manager to negotiate and execute a contract with Odonnell

Company to provide marketing & public relations services for the Rider Transit system.

The Transit Director, LJ Weslowski, stated four (4) firms submitted proposals. The proposal review committee, comprised of Rider Transit staff, reviewed and scored the proposals. Based on the review of the technical and price proposals, the committee recommended Odonnell Company as the best choice to provide marketing services for Rider, beginning November 1, 2020, running through June 30, 2024.

Consider authorizing the City Manager to execute a development agreement for certain road improvements with Green Street Land Co., LLC.

The Transportation Director, Phillip Graham, stated Green Street Land Co., LLC will be developing a residential development on a parcel located adjacent to Poplar Tent Rd and Harris Rd, which will require certain roadway improvements to mitigate traffic impacts. The Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) has selected the intersection of Poplar Tent Rd and Harris Rd for STBGP-DA funds, Project No. HL-0001. Due to such, the Development Agreement specifies the in lieu payment for specific improvements that will be incorporated with the aforementioned project.

Consider adopting a resolution to convey a temporary construction easement to Concord Greenway Townhomes, LLC.

The Engineering Director, Sue Hyde, stated Concord Greenway Townhomes, LLC. is developing townhomes on Woodsdale Place. The City owns the parcel across the street from the townhome site, and the developer is required to install an extension connecting Patterson to Woodsdale for emergency services. Concord Greenway Townhomes, LLC would like to go ahead and begin construction of the extension prior to the right-of-way being platted.

Consider authorizing the City Manager to negotiate and execute a contract with Carolina Siteworks, Inc. for the construction of the Mountain Biking Second St. Parking.

The Engineering Director stated the project was bid under the informal bidding process. Bids were taken on September 23, 2020, and 4 bids were received. The lowest responsible bidder was Carolina Siteworks, Inc. in the amount of \$127,945.40. However, Parks & Recreation budgeted \$195,000 for the project and recommends to pave all the parking lot instead of half for a total cost of \$144,753.40.

Consider authorizing the City Manager to negotiate and execute a contract with D. R. Reynolds Company, Inc. for design build services for Fire Station 12.

The Engineering Director stated the Fire Station 12 project on Roberta Road has met the criteria for design build project delivery and a request for qualification statements was advertised on August 5, 2020. Eighteen statements were received with six companies being shortlisted for interviews. From the interviews, D. R. Reynolds Company, Inc., was selected. D. R. Reynolds is teaming with Pinnacle Architecture P.A., GAR Engineering and CESI to deliver the project. D. R. Reynolds Company, Inc. has completed a total of 26 fire stations since 2008 across North Carolina.

She explained the design build project delivery method and how the six companies were selected to be shortlisted.

Consider authorizing the City Manager to negotiate and execute a contract with Garney Companies, Inc. for design build services on the NC Hwy 49 24-inch water main extension project.

The Engineering Director stated the NC Hwy 49 24-inch water main extension project met the design-build project delivery method criteria and a request for qualification statements was advertised on June 11, 2020. Eleven statements were received with four companies being shortlisted for interviews. From the interviews, Garney Companies, Inc., was selected for design build services. Garney is teaming with Hazen and Sawyer who has extensive knowledge of the City's water system.

Consider approving a modification to the Interlocal Agreement with Cabarrus County administering the Central Area Plan.

The Engineering Director stated under the Agreement, the City agreed not to extend utilities into certain areas east of the then exiting City limits except under certain limited circumstances. Timothy and Matthew Hogan have requested an exception to the Agreement in order to obtain water service for proposed two single-family homes at 3385 Westview Road (PIN 5640 69 7462).

Consider a Preliminary Application from Michael David Barrett.

The Engineering Director stated Michael David Barrett has submitted a preliminary application to receive water service outside the City limits. She stated the lot is located in the Far Away Place Subdivision, and public water is available to the parcel however public sewer is not available.


**Consent Agenda:**

There were no comments regarding the Consent Agenda.

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

  
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Kim J. Deason, City Clerk

  
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William C. Dusch, Mayor