

CONCORD CITY COUNCIL
REGULAR MEETING
AUGUST 12, 2021

A regular meeting of the City Council for the City of Concord, North Carolina, was held on August 12, 2021, at 6:00 p.m. in the Council Room of City Hall, with Mayor William C. Dusch presiding.

Council members were present as follows:

Members Present:

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

Others Present:

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

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Call to Order, Pledge of Allegiance, and Moment of Silent Prayer:

The meeting was called to order by Mayor Dusch followed by the Pledge of Allegiance and a moment of silent prayer.

Approval of Minutes:

A motion was made by Council Member Sweat and seconded by Council Member Small to approve the minutes for the meetings of July 6, July 8, and July 20, 2021—the vote: all aye.

Presentations:

1. Mayor Dusch presented a retirement plaque to Canine Bendix for seven years of service as a Police Canine for the Concord Police Department.
2. Mayor Dusch presented a retirement plaque to Code Enforcement Manager Chuck Brock for over 30 years of service with the City of Concord.
3. Mayor Dusch presented the Certificate of Achievement for Excellence in Financial Reporting for period ending June 30, 2020 to the City of Concord Finance Department.
4. Mayor Dusch presented a Certificate of Appreciation to Todd Phillips for his 10 years of service to the Concord ABC Board.

Unfinished Business:

A. Continue a public hearing to consider amending Section 8.8.4 of the Concord Development Ordinance (CDO) and Section 58-256 (c) of the City Code of Ordinances to clarify the use of recreational vehicles as residences.

Planning staff worked with Legal and Code Enforcement staff to draft minimum requirements based on recent enforcement actions. At the July 8, 2021 meeting, Council

continued the item to allow staff to present information on potentially allowing limited use for RVs when a home is being constructed. Staff conducted research with other municipalities and could not find any instances where RV use is permissible during a construction of a single-family home. A proposal has been drafted to allow use for 365 days in the event Council does want to pursue this option. If Council does not wish to pursue that option, the original proposed amendment quantifies the use of RV, travel trailers and campers on individual developed parcels and for security purposes.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member McKenzie to open the public hearing—the vote: all aye.

There were no speakers signed up to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member Sweat and seconded by Mayor Pro-Tem Crawford to close the public hearing—the vote: all aye.

Following some discussion, it was the consensus of the Council to adopt the proposed amendment as submitted by staff (to not allow RV use during residential construction).

A motion was made by Council Member King and seconded by Mayor Pro-Tem Crawford to adopt the following Statement of Consistency—the vote: all aye.

- The amendment is consistent with the 2030 Land Use Plan and is reasonable and in the public interest as the amendment sets forth minimum standards to assist in the basic administration and enforcement of the temporary use of recreational vehicles within the City of Concord.

A motion was made by Council Member McKenzie and seconded by Mayor Pro-Tem Crawford to adopt the following ordinances amending Section 8.8.4 of the CDO and Section 58-256(c) of the City Code relative to recreational vehicles—the vote: all aye.

ORD.# 21-73

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CONCORD, NORTH CAROLINA

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by the North Carolina General Statute §160A-364 enacted an Official Zoning Ordinance for the City of Concord, North Carolina and the Area of Extraterritorial Jurisdiction on July 28, 1977; and

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by North Carolina General Statute §§160D-6-1 through §§160D-6-5, 160D-7-1 through 160D-7-6, 160D-8-1 through 160D-8-8 and 160D-9-1 through 160D-9-51 may from time to time as necessary amend, supplement, change, modify or repeal certain of its zoning regulations and restrictions and zone boundaries; and

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by North Carolina General Statute §§160D-6-1 through §§160D-6-5, 160D-7-1 through 160D-7-6, 160D-8-1 through 160D-8-8 and 160D-9-1 through 160D-9-51 does hereby recognize a need to amend the text of certain articles of the City of Concord zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord, North Carolina:

SECTION 1: That the following section of Concord Development Ordinance (CDO) Article 8 "Use Regulations" Section 8.8.4 "No Recreational Vehicles" be amended to the following:

8.8.4 NO RECREATIONAL VEHICLES

No bus, slide-in camper, utility trailer, camping trailer, self-contained travel trailer or house trailer (defined as a vehicular, portable structure built on a wheel chassis, designed to be towed by a self-propelled vehicle for use as a temporary dwelling, for travel, recreation

and vacation uses, having a body width not to exceed eight (8) feet and a body length not exceeding forty (40) feet when equipped for road travel) shall be used for living, sleeping, or business purposes on any lot within the zoning jurisdiction of the City of Concord, except as provided below.

Camping trailers and self-contained travel trailers may be used as a temporary residence on residentially zoned property for no more than fourteen (14) days in any twelve (12) month period. This provision shall only be used on property where an occupied residence is located.

Camping trailers and self-contained travel trailers may be used as temporary security quarters for 1) Christmas tree sales lots and for 2) nonresidential construction projects greater than five (5) acres, and shall be permissible for the duration of the project/construction.

SECTION 2: That all remaining Articles and Sections of this Ordinance be renumbered to include the newly created Articles and Sections.

SECTION 3: That this Ordinance be effective immediately upon adoption.

Adopted in this August 12, 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

ORD.# 21-74

AN ORDINANCE TO AMEND CHAPTER 58 RECREATIONAL VEHICLES

WHEREAS, the City Council of the City of Concord, North Carolina, has adopted a Code of Ordinances; and

WHEREAS, the City desires to amend the ordinance to address parking of recreational vehicles,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord, North Carolina, after due consideration and in the best interests of its citizens and property of Concord, that the Concord Code of Ordinances be amended as follows:

SECTION 1. Chapter 58 "Traffic and Vehicles", Section 58-256 (c) "Parking and Storage of Certain Vehicles" be amended to the following:

Sec. 50-256. – Parking and storage of certain vehicles

(c) Recreational vehicles (as defined in G.S. 20-4.01(32a) except truck campers and conversion vehicles), trailers and boats stored on trailers, shall not be parked or stored on any predominately residential public right-of-way within the city, or on any unpaved portion of a front yard.

SECTION 2. That all remaining Articles and Sections be renumbered to include the newly created Articles and Sections.

SECTION 3. This Ordinance be effective immediately upon adoption.

Adopted this 12th day of August 2021.

CITY COUNCIL

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

B. Continue a public hearing to consider renaming a section of Roberta Church Rd.

This request was tabled at the July 8, 2021 City Council meeting in order to allow staff time to research the possibility of renaming the section of Roberta Church Rd. after a property owner who possess multiple properties fronting the street section. The suggestion from Council was "Dwight Morrison Rd". Planning staff reached out to Cabarrus County, who is responsible for approving street names within the County, to ensure there is no conflicting names or potential issues caused by proposed names. After review of the suggested street name, Cabarrus County responded providing guidance to the City related to the potential name. The County explained that their policy is to no longer title streets with the full proper names of individual persons.

As a reminder, with NCDOT's completed construction of George W. Liles Pkwy, there is a short dead-end section of Roberta Church Rd which NCDOT realigned to connect to Concord Pkwy S. This realigned section of roadway needs to be assigned a new street name for safety and emergency-response reasons. There is already a separate section of Roberta Church Rd located off of Roberta Rd near Stough Rd which can potentially be confused with this particular street section. The name "Elmwood" was randomly selected by Planning Department staff and presented at the July meeting. Cabarrus County Planning Department has indicated that the name would be acceptable as a street name since it is not used anywhere else in the county.

A motion was made by Council Member Sweat and seconded by Mayor Pro-Tem Crawford to open the public hearing—the vote: all aye.

There was no one signed in to speak in favor of or in opposition to the request. Therefore, a motion was made by Council Member Sweat and seconded by Mayor Pro-Tem Crawford to close the public hearing—the vote: all aye.

Following some discussion, it was the consensus of the Council to rename the street to Dwight Place.

A motion was made by Council Member King and seconded by Mayor Pro-Tem Crawford to rename the realigned section from Roberta Church Rd to Dwight Place, SW—the vote: all aye.

Public Hearings:

- 1. Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a seven year / 85% tax based Economic Development Incentive Grant to Ball Metal Beverage Container Corp. (Project Aquamarine Component 1) to locate at 2321 Concord Pkwy S. in Concord, NC.**

Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector expansion of new facilities. Ball Metal Beverage Container Corp. proposes to develop an 800,000 SF four-line beverage packing facility at the Grounds at Concord (2321 Concord Pkwy S, Concord, NC) with a projected investment of approximately \$383,874,400 in real and personal property. They also plan to create 220 jobs with an average annual salary for all new positions estimated at \$70,555. The total value of the City's seven-year grant is estimated to equal \$7,359,514 dependent on the actual investment. The City of Concord would still collect a 7-year net revenue of \$1,298,738 after the incentive payments.

A motion was made by Council Member Langford and seconded by Council Member Sweat to open the public hearing—the vote: all aye.

There were no speakers signed in to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member Langford and seconded by Council Member Sweat to close the public hearing—the vote: all aye.

A motion as made by Council Member Small and seconded by Mayor Pro-Tem Crawford to offer a contract for a seven year / 85% Economic Development Incentive Grant to Ball Metal Beverage Container Corp. (Project Aquamarine Component 1) to locate at 2321 Concord Pkwy S. in Concord, NC, pursuant to NC General Statutes Sec. 158-7.1—the vote: all aye.

2. Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a seven year / 85% tax based Economic Development Incentive Grant to RRB Beverage Operations Inc. (Project Aquamarine Component 2) to locate at 2321 Concord Pkwy S. in Concord, NC.

Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector expansion of new facilities. RRB Beverage Operations Inc. proposes to develop a 1,400,000 SF factory, distribution, and office space at the Grounds at Concord (2321 Concord Pkwy S, Concord, NC) with a projected investment of approximately \$553,000,000 in real and personal property. They also plan to create 323 jobs with an average wage of \$50,387. The total value of the City's seven-year grant is estimated to equal \$11,152,354 dependent on the actual investment. The City of Concord would still collect a 7-year net revenue of \$1,968,062 after the incentive payments.

A motion was made by Council Member Sweat and seconded by Council Member Langford to open the public hearing—the vote: all aye.

There were no speakers signed in to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member McKenzie and seconded by Council Member King to close the public hearing—the vote: all aye.

A motion was made by Council Member McKenzie and seconded by Mayor Pro-Tem Crawford to offer a contract for a seven year / 85% Economic Development Incentive Grant to RRB Beverage Operations Inc. (Project Aquamarine Component 2) to locate at 2321 Concord Pkwy S. in Concord, NC, pursuant to NC General Statutes Sec. 158-7.1—the vote: all aye.

3. Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a seven year / 85% tax based Economic Development Incentive Grant to Red Bull North America, Inc. (Project Aquamarine Component 3) to locate at 2321 Concord Pkwy S. in Concord, NC.

Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector expansion of new facilities. Red Bull North America, Inc. proposes to develop an 800,000 SF regional distribution center at the Grounds at Concord (2321 Concord Pkwy S, Concord, NC) with a projected investment of approximately \$140,000,000 in real and personal property. They also plan to create 90 jobs with an average wage of \$50,367. The total value of the City's seven-year grant is estimated to equal \$2,951,227 dependent on the actual investment. The City of Concord would still collect a 7-year net revenue of \$520,805 after the incentive payments.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Sweat to open the public hearing—the vote: all aye.

There were no speakers signed in to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member Sweat and seconded by Mayor Pro-Tem Crawford to close the public hearing—the vote: all aye.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member

Sweat to offer a contract for a seven year / 85% Economic Development Incentive Grant to Red Bull North America, Inc. (Project Aquamarine Component 3) to locate at 2321 Concord Pkwy S. in Concord, NC, pursuant to NC General Statutes Sec. 158-7.1—the vote: all aye.

4. Conduct a public hearing to consider adopting an ordinance amending the official zoning map for +/- 3.366 acres located at 2183 Heglar Rd from Cabarrus County LDR (Low Density Residential) to City of Concord RM-1 (Residential Medium Density) and to amend the 2030 Land Use Plan from Rural to Suburban Neighborhood.

The Planning and Zoning Commission heard the above referenced petition at their July 20th meeting and unanimously voted to forward the request to City Council with a recommendation that the zoning map be amended from Cabarrus County LDR (Low Density Residential) to City of Concord RM-1 (Residential Medium Density) and to amend the 2030 Land Use Plan from Rural to Suburban Neighborhood.

A motion was made by Council Member Sweat and seconded by Mayor Pro-Tem Crawford to open the public hearing—the vote: all aye.

William Niblock, petitioner, spoke in favor of the request.

There were no further speakers signed in to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member Langford and seconded by Council Member Small to close the public hearing—the vote: all aye.

A motion was made by Council Member McKenzie and seconded by Council Member Sweat to adopt the following Statement of Zoning Consistency—the vote: all aye.

- The subject property is approximately 3.366 acres and is zoned Cabarrus County Low Density Residential (LDR).
- The subject property was annexed on June 10th, 2021 and accommodates one single family home and an outbuilding. The home was constructed in 1983.
- The proposed zoning is inconsistent with the 2030 Land Use Plan (LUP) as RM-1 (Residential Medium Density) is not a corresponding zoning classification to the "Rural" land use category. However, a rezoning to RM-1 would allow infill development to occur in a similar manner to the adjacent properties. The rezoning would further the 2030 Land Use Plan guidance of sections 1.6 and 4.1 by providing infill housing that transitions between the smaller lots within the Buffalo Ranch PUD and Heglar Rd. Should the rezoning to RM-1 be deemed appropriate, the Land Use Plan should be modified to Suburban Neighborhood to reflect the proposed zoning and use.
- The zoning amendment is reasonable and in the public interest as the proposed zoning would allow development of a small infill project which is more consistent with the established development pattern along Heglar Road. The development pattern along Heglar Road is more suburban in nature, as opposed to Rural.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Small to adopt the following ordinance amending the official zoning map from Cabarrus County LDR (Low Density Residential) to City of Concord RM-1 (Residential Medium Density)—the vote: all aye.

A motion was made by Council Member King and seconded by Council Member Sweat to amend the 2030 Land Use Plan from Rural to Suburban Neighborhood—the vote: all aye.

ORD. #21-83

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CONCORD, NORTH CAROLINA FOR PROPERTY LOCATED AT 2183 HEGLAR RD

WHEREAS, the City of Concord, North Carolina, pursuant to the authority conferred by the North Carolina General Statutes 160A-364 enacted an Official Zoning Ordinance for the City of Concord, North Carolina and the Area of Extraterritorial Jurisdiction on July 28, 1977; and

WHEREAS, the City of Concord, North Carolina, pursuant to the authority conferred by North Carolina General Statute 160D-601 through 160D-605, 160D-701 through 160D-706, 160D-801 through 160D-808 and 160D-901 through 160D-951, may from time to time as necessary amend, supplement, change, modify or repeal certain of its zoning regulations and restrictions and zone boundaries; and

WHEREAS, the City of Concord, North Carolina, pursuant to the authority conferred by North Carolina General Statute, Chapter 160A, Art. 19, Session Laws of 1993, Chapter 247, House Bill 575 and Section 3.2.4.B.2 of the Concord Development Ordinance does hereby allow the Planning and Zoning Commission to be final approval authority for zoning changes of land, provided that at least three-fourths of the members present vote in the affirmative, and no appeal of the decision is taken; and

WHEREAS, Section 3.2.4.B.5 of the Concord Development Ordinance specifies that any person aggrieved by the decision of the Planning and Zoning Commission shall have the right to appeal the decision to the City Council within fifteen days of the decision of the Planning and Zoning Commission decision by giving written notice to the Administrator; and

WHEREAS, Section 3.2.4.B.2 of the Concord Development Ordinance specifies that a final approval decision shall not be in effect until the fifteen-day appeal period expires;

NOW, THEREFORE BE IT ORDAINED by the Planning and Zoning Commission (P&Z Commission) of the City of Concord and the City Council of the City of Concord, North Carolina:

SECTION 1. That the P&Z Commission held a duly advertised public hearing on July 20th, 2021. At the close of the public hearing, the P&Z Commission adopted the following "Statement of Zoning Consistency" as required by NC Gen Stat 160D-605.

- The subject property is approximately 3.366 acres and is zoned Cabarrus County Low Density Residential (LDR).
- The subject property was annexed on June 10th, 2021 and accommodates one single family home and an outbuilding. The home was constructed in 1983.
- The proposed zoning is inconsistent with the 2030 Land Use Plan (LUP) as RM-1 (Residential Medium Density) is not a corresponding zoning classification to the "Rural" land use category. However, a rezoning to RM-1 would allow infill development to occur in a similar manner to the adjacent properties. The rezoning would further the 2030 Land Use Plan guidance of sections 1.6 and 4.1 by providing infill housing that transitions between the smaller lots within the Buffalo Ranch PUD and Heglar Rd. Should the rezoning to RM-1 be deemed appropriate, the Land Use Plan should be modified to Suburban Neighborhood to reflect the proposed zoning and use.
- The zoning amendment is reasonable and in the public interest as the proposed zoning would allow development of a small infill project which is more consistent with the established development pattern along Heglar Road. The development pattern along Heglar Road is more suburban in nature, as opposed to Rural.

The P&Z Commission then voted to forward the request to City Council with a recommendation that the zoning map be modified from Cabarrus County LDR (Low Density Residential) to City of Concord RM-1 (Residential Medium Density) and a recommendation that the 2030 Land Use Plan be modified from "Rural" to "Suburban Neighborhood," by the required super-majority.

SECTION 2. That the City Council held a duly advertised public hearing on August 12th, 2021. At the close of the public hearing, the City Council adopted the following "Statement of Zoning Consistency" as required by NC Gen. Stat 160A-382(b):

- The subject property is approximately 3.366 acres and is zoned Cabarrus County Low Density Residential (LDR).
- The subject property was annexed on June 10th, 2021 and accommodates one single family home and an outbuilding. The home was constructed in 1983.
- The proposed zoning is inconsistent with the 2030 Land Use Plan (LUP) as RM-1 (Residential Medium Density) is not a corresponding zoning classification to the "Rural" land use category. However, a rezoning to RM-1 would allow infill development to occur in a similar manner to the adjacent properties. The rezoning would further the 2030 Land Use Plan guidance of sections 1.6 and 4.1 by providing infill housing that transitions between the smaller lots within the Buffalo Ranch PUD and Heglar Rd. Should the rezoning to RM-1 be deemed appropriate, the Land Use Plan should be modified to Suburban Neighborhood to reflect the proposed zoning and use.
- The zoning amendment is reasonable and in the public interest as the proposed zoning would allow development of a small infill project which is more consistent with the established development pattern along Heglar Road. The development pattern along Heglar Road is more suburban in nature, as opposed to Rural.

The City Council then voted to APPROVE the request by rezoning the subject property from Cabarrus County LDR (Low Density Residential) to City of Concord RM-1 (Residential Medium Density) for the area described as follows:

Beginning at a nail in the centerline of Heglar Road (Variable Public R/W), said nail being a common corner with now or formerly Niblock Homes, LLC (Deed Bk. 14315, Pg. 144), thence with the centerline of Heglar Road (Variable Public R/W), N 07°41'44" E 495.01 feet to a nail, said nail being a common corner with the property of now or formerly Niblock Homes, LLC (Deed Bk. 14315, Pg. 144); thence with the property of now or formerly Niblock Homes, LLC (Deed Bk. 14315, Pg. 144) the following three (3) calls: (1) S 81°34'18" E, passing a ½" rebar on line at 30.01 feet for a total of 299.42 feet to a ½" rebar; (2) S 08°25'42" W 494.97 feet to a ½" rebar; (3) N 81°34'18" W 293.09 feet to the POINT AND PLACE OF BEGINNING and containing 3.366 AC.

SECTION 3. The City Council then voted to APPROVE the request by amending the Land Use Plan for the property described in Section 3 from "Rural" to "Suburban Neighborhood."

SECTION 4. That the establishment of this district and subsequent issuance of Zoning Clearance Permits are hereby authorized.

SECTION 5. That the above described property shall be perpetually bound to the uses authorized in the Concord Development Ordinance, as such may be amended from time to time and as provided for under Article 3 of the Concord Development Ordinance.

SECTION 6. That the effective date hereof is the 12th day of August, 2021

Adopted the 12th day of August, 2021

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

5. Conduct a public hearing to consider adopting an ordinance amending the official zoning map for +/- 0.64 acres located on the southwestern side of the intersection of Freeze Ave. NW and St. James St. NW from Neighborhood Commercial (B-1) and Residential Compact (RC) to Residential Compact Conditional District (RC-CD).

The Planning and Zoning Commission heard the above referenced petition at their July 20th, 2021 public hearing and acted to approve the request, by a unanimous vote, with conditions. In accordance with Concord Development Ordinance section 3.2.4-B "Any person aggrieved by the decision of the Planning and Zoning Commission shall have the right to appeal the action to the City Council. The appeal shall be filed by giving notice in writing to the Administrator as designated by the City Manager within fifteen (15) days of the decision of the Planning and Zoning Commission. The City Council shall place the item on the next available City Council agenda." An appeal was submitted on July 28th by Mr. Pete Barnhardt and wife Mrs. Carolyn Barnhardt. Therefore, the request is forwarded to City Council for reconsideration of the rezoning request. Please see attached documents for further detail.

A motion was made by Council Member Sweat and seconded by Council Member Langford to open the public hearing—the vote: all aye.

Appellants:

Pete and Carolyn Barnhardt, 229 McGill Ave, Concord, NC, expressed their opposition to the request.

Jim Sapp also stated he was in opposition to the request.

Proponents:

Lasharee Rogers, applicant and owner founder of the Upper Room, spoke in favor of the request. She explained the type of units that are proposed and showed diagrams of the units with elevations shown.

Council Member McKenzie asked Ms. Rogers what the estimated construction costs would be. Ms. Rogers stated she is estimating the construction cost of each unit to be approximately \$18,000.

Marcus Singleton spoke in favor of the request.

Appellants rebuttal:

Michael Alfonso, Allison St, NW, spoke in opposition to the request. He stated he is worried about neglectful landlords and commercial owners in the area.

Peter Barnhardt stated he is concerned with the proposed parking.

Proponent rebuttal:

Lasharee Rogers stated the Upper Room has served the community for 13 years.

With there being no further speakers signed in to speak in favor or in opposition to the request, a motion was made by Council Member Langford and seconded by Council Member Sweat to close the public hearing—the vote: all aye.

Mayor Pro-Tem Crawford asked what could be constructed on that site by right. The Planning and Neighborhood Development Planner read the permitted uses for the subject property.

Council Member Langford stated, in his opinion, this proposed is an acceptable use for

the site.

A motion was made by Council Member Sweat and seconded by Council Member McKenzie to adopt the following Statement of Zoning Consistency—the vote: all aye.

- The subject property is approximately 0.64 Acres +/- and is zoned B-1 (Neighborhood Commercial) and RC (Residential Compact).
- The subject property was incorporated into the City Limits sometime between 1882 and 1932 and consists of one (1) parcel of record (5621-30-8773) with a single-family detached house and a portion of a parcel (5621-30-9561) with a parking lot in the portion of the parcel to be developed.
- The proposed RC-CD (Residential Compact Conditional District) zoning classification is considered corresponding to the 2030 Land Use Plan's Civic Institutional and Urban Neighborhood land use categories. Single-family attached dwellings are also an option for infill development within the urban neighborhood future land use category and would further Land Use Plan Objective 1.6 to provide a mix and range of housing options through infill development. The townhomes would be connected by sidewalk to civic uses, medical offices, and neighborhood businesses along McGill Ave. NW.
- The zoning amendment is reasonable and in the public interest because it demonstrates compatibility with the 2030 Land Use Plan as it relates to infill development, ensuring compatibility between neighboring land uses through transitions in land use intensity and buffers, and providing a walkable community between the proposed neighborhood and nearby commercial and civic uses.

A motion was made by Council Member Langford and seconded by Mayor Pro-Tem Crawford to adopt the following ordinance amending the official zoning map from Neighborhood Commercial (B-1) and Residential Compact (RC) to Residential Compact Conditional District (RC-CD)—the vote: all aye.

ORD. #21-84

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
CONCORD, NORTH CAROLINA FOR PROPERTY LOCATED AT P/O 212 MCGILL
AVE. NW, 193 FREEZE AVE NW, CONCORD, NC

WHEREAS, the City of Concord, North Carolina, pursuant to the authority conferred by the North Carolina General Statutes 160A-364 enacted an Official Zoning Ordinance for the City of Concord, North Carolina and the Area of Extraterritorial Jurisdiction on July 28, 1977; and

WHEREAS, the City of Concord, North Carolina, pursuant to the authority conferred by North Carolina General Statute 160D-601 through 160D-605, 160D-701 through 160D-706, 160D-801 through 160D-808 and 160D-901 through 160D-951, may from time to time as necessary amend, supplement, change, modify or repeal certain of its zoning regulations and restrictions and zone boundaries; and

WHEREAS, the City of Concord, North Carolina, pursuant to the authority conferred by North Carolina General Statute, Chapter 160A, Art. 19, Session Laws of 1993, Chapter 247, House Bill 575 and Section 3.2.4.B.2 of the Concord Development Ordinance does hereby allow the Planning and Zoning Commission to be final approval authority for zoning changes of land, provided that at least three-fourths of the members present vote in the affirmative, and no appeal of the decision is taken; and

WHEREAS, Section 3.2.4.B.5 of the Concord Development Ordinance specifies that any person aggrieved by the decision of the Planning and Zoning Commission shall have the right to appeal the decision to the City Council within fifteen days of the decision

of the Planning and Zoning Commission decision by giving written notice to the Administrator; and

WHEREAS, Section 3.2.4.B.2 of the Concord Development Ordinance specifies that a final approval decision shall not be in effect until the fifteen-day appeal period expires;

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Concord, North Carolina:

SECTION 1. That the P&Z Commission held a duly advertised public hearing on July 20th, 2021. At the close of the public hearing, the P&Z Commission adopted the following "Statement of Zoning Consistency" as required by NC Gen Stat 160D-605.

- The subject property is approximately 0.64 Acres +/- and is zoned B-1 (Neighborhood Commercial) and RC (Residential Compact).
- The subject property was incorporated into the City Limits sometime between 1882 and 1932 and consists of one (1) parcel of record (5621-30-8773) with a single-family detached house and a portion of a parcel (5621-30-9561) with a parking lot in the portion of the parcel to be developed.
- The proposed RC-CD (Residential Compact Conditional District) zoning classification is considered corresponding to the 2030 Land Use Plan's Civic Institutional and Urban Neighborhood land use categories. Single-family attached dwellings are also an option for infill development within the urban neighborhood future land use category and would further Land Use Plan Objective 1.6 to provide a mix and range of housing options through infill development. The townhomes would be connected by sidewalk to civic uses, medical offices, and neighborhood businesses along McGill Ave. NW.
- The zoning amendment is reasonable and in the public interest because it demonstrates compatibility with the 2030 Land Use Plan as it relates to infill development, ensuring compatibility between neighboring land uses through transitions in land use intensity and buffers, and providing a walkable community between the proposed neighborhood and nearby commercial and civic uses.

The P&Z Commission then voted to approve the map amendment by the required supermajority, subject to the following conditions, which have been offered by the petitioner and/or mutually agreed upon during the course of the hearing:

1. Compliance with the "212 McGill Avenue Concord, NC Preliminary Site Plan" Sheet PP-1 dated 1-26-21 and last revised 7-12-21, limiting the development to 8 single-family attached dwellings at 12.5 dwelling units per acre.
2. Compliance with all minimum requirements relative to landscaping, stormwater, transportation and fire protection
3. Technical site review and approval plan shall be required.

SECTION 2. That the City Council held a duly advertised public hearing on August 12, 2021. At the close of the public hearing, the City Council adopted the following "Statement of Zoning Consistency" as required by NC Gen. Stat 160D-605.

- The subject property is approximately 0.64 Acres +/- and is zoned B-1 (Neighborhood Commercial) and RC (Residential Compact).
- The subject property was incorporated into the City Limits sometime between 1882 and 1932 and consists of one (1) parcel of record (5621-30-8773) with a single-family detached house and a portion of a parcel (5621-30-9561) with a parking lot in the portion of the parcel to be developed.

- The proposed RC-CD (Residential Compact Conditional District) zoning classification is considered corresponding to the 2030 Land Use Plan's Civic Institutional and Urban Neighborhood land use categories. Single-family attached dwellings are also an option for infill development within the urban neighborhood future land use category and would further Land Use Plan Objective 1.6 to provide a mix and range of housing options through infill development. The townhomes would be connected by sidewalk to civic uses, medical offices, and neighborhood businesses along McGill Ave. NW.
- The zoning amendment is reasonable and in the public interest because it demonstrates compatibility with the 2030 Land Use Plan as it relates to infill development, ensuring compatibility between neighboring land uses through transitions in land use intensity and buffers, and providing a walkable community between the proposed neighborhood and nearby commercial and civic uses.

The City Council then voted to APPROVE the map amendment subject to the following conditions, which have been offered by the petitioner and/or mutually agreed upon during the course of the hearing:

1. Compliance with the "212 McGill Avenue Concord, NC Preliminary Site Plan" Sheet PP-1 dated 1-26-21 and last revised 7-12-21, limiting the development to 8 single-family attached dwellings at 12.5 dwelling units per acre.
2. Compliance with all minimum requirements relative to landscaping, stormwater, transportation and fire protection
3. Technical site review and approval plan shall be required.

SECTION 3: That the Official Zoning Map is hereby amended by rezoning the subject property from B-1 (Neighborhood Commercial) and RC (Residential Compact) to RC-CD (Residential Compact Conditional District) for the area described as follows:

Proposed parcel is a portion of Upper Room Properties Unlimited (Deed Book 12772 Page 0106).

Beginning at p.k. nail in the pavement southwest intersection edge of Freeze Ave; thence with the western edge of St. James Avenue S.13-58-04 E. 211.81' to a point, thence crossing west through Upper Room Unlimited parcel (Deed Book 12772 Page 0106), (5) Lines as follows: (1) S. 76-01-56 W. 99.17' to a point; (2) N. 13-58-04 W. 29.44' to a point; (3) S. 69-59-44 W. 48.43' to a point; (4) N. 35-50-32 W. 12.32' to an existing iron pin; (5) from existing iron pin to an existing iron pin at the southwest corner of Lashree Rogers (Deed Book 14173 Page 0129) N. 35-50-32 W. 15.01' thence continuing across the south property line of Lashree Rogers (Deed Book 14173 Page 0129) to an iron pin N. 55-18-07 E. 57.08'; thence along the east property of Lashree Rogers (Deed Book 14173 Page 0129) to an iron pin beside a power pole N. 31-37-14 W. 101.31', thence along the south side of Freeze Ave NW to the point of beginning N. 57-26-19 E. 142.27' containing +/- 0.54 acres.

Lashree Rogers (Deed Book 14173 Page 0129).

Beginning at iron pin near power pole on south side of Freeze Ave NW thence along the westerly property line of Upper Room Unlimited parcel (Deed Book 12772 Page 0106) to an iron pin, S. 31-37-14 E. 101.31', thence to an iron pin beside wooden fence, S. 55-18-07 W. 57.08', thence to an iron pin behind retaining wall on the south side of Freeze Ave NW, N. 36-03-50 W. 103.79', thence along the south side of Freeze Ave to the point of beginning, N. 57-35-08 E. 65.05' containing +/- 0.14 acres.

SECTION 4. That the establishment of this district and subsequent issuance of Zoning Clearance Permits are hereby authorized.

SECTION 5. That the above described property shall be perpetually bound to the uses authorized in the Concord Development Ordinance, as such may be amended from time to time and as provided for under Article 3 of the Concord Development Ordinance.

SECTION 6. That the effective date hereof is the 12th day of August, 2021

Adopted this 12th day of August, 2021

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim J. Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

Presentations of Petitions and Requests

1. Consider authorizing the City Manager to negotiate and execute a contract with McGill Associates, P.A. for Construction Phase Services for the Union Streetscape Improvements Project.

McGill Associates, P.A. (McGill) was the selected firm awarded the professional services contract for Engineering Services on the Union Streetscape Improvements Project in March 2020. At the time of this award, City Staff was unsure of the involvement that would be required by McGill during construction and choose not to include Construction Phase Services as part of the original contract. With the Engineering Services phase wrapping up and the Construction Phase getting started, it is now known what City staff can handle in-house and what is needed from McGill.

The fee for Construction Phase Services from McGill is \$211,135 and will be invoiced based on time and materials. The contract will be broken down into three parts: 1-Construction Assistance Services, \$115,795; 2-Provide Design Modifications, \$10,000; and 3-Construction Observation Services, \$85,340. The amount for the construction contract that was budgeted is \$420,000 meaning the contract will be \$208,865 under budget.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member McKenzie to authorize the City Manager to negotiate and execute a contract with McGill Associates, P.A. for Construction Phase Services for the Union Streetscape Improvements Project in the amount of \$211,135—the vote: all aye.

2. Consider approving the lighting design and authorizing the City Manager to negotiate and execute a sole source contract with Illuminating Concepts Inc, LLC for Intellistreets Light Poles & Accessories as part of the Union Streetscape Improvements Project.

Staff has been working with Intellistreets over the past two years for the lighting and technical advantages that the company brings to urban streetscapes. The poles will have wireless audio, multicolored indicator LED's, adjustable flood light control, wireless switch receptacle control and the thinnest LED banners in the industry and concealed wifi.

As part of the sole source consideration, staff proposes to move to single globe light fixtures and black painted poles instead of green. The proposed poles will be approximately 1' 3" shorter than the existing poles and much more streamline with less mass. The lights on City Hall as well as the new signal poles are single globe. If Council concurs, the plan will be to transition the existing poles to black and to replace the poles as the streetscape is expanded in future years. The price for the single globe poles with all of the components presented to Council and the public is \$108,170, which is below the budgeted amount. This also includes incorporating the Intellistreet technology into the poles that the County is using in Means Plaza.

A motion was made by Council Member Langford and seconded by Mayor Pro-Tem Crawford to approve the lighting design and authorize the City Manager to negotiate and execute a sole source contract with Illuminating Concepts Inc, LLC for Intellistreets Light Poles & Accessories in the amount of \$865,764 as part of the Union Streetscape Improvements Project—the vote: all aye.

3. Consider amending the City's sign ordinance to extend the allowable time periods for posting temporary banners.

The Cabarrus Regional Chamber of Commerce, on behalf of their members, has requested the 14 and 30-day limits for temporary banners be suspended and extended until five days after the federal unemployment benefits expire (whether that is September 6 or later). This would give business owners the opportunity to utilize this option and advertise in an affordable manner.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member McKenzie to amend the City's sign ordinance to extend the allowable time periods for posting temporary banners—the vote: all aye.

4. Consider approving the purchase of 26, 30, 34, & 69 Powder Street NW, 224 Cabarrus Avenue E, and 243 Corban Avenue SW from the estate of Barry K. McClamrock for \$150,050 using City Affordable Housing funds.

Staff continues to seek vacant and/or abandoned property for acquisition to address neighborhood concerns and the continuing need of affordable housing within Concord. The goal is to return vacant and/or abandoned property into suitable housing stock through new construction on vacant lots, rehabilitation of existing homes, or demolishing dilapidated structures and constructing new.

Investigation of the Powder Street and Corban Avenue properties began several months ago. Staff was informed that these properties were held within the estate of Barry K. McClamrock. Tax value and current condition for each property are: 26 Powder Street NW – \$24,000 (vacant lot), 30 Powder Street NW – \$24,000 (vacant lot), 34 Powder Street NW – \$24,000 (vacant lot), 69 Powder Street NW – \$24,000 (vacant lot), 224 Cabarrus Avenue E – \$25,000 (house to be demolished), 243 Corban Avenue SW – \$29,050 (house to be demolished). An offer, contingent on Council approval, has been made and accepted by the estate attorney in the amount of \$150,050, which is the total tax value of all properties. The purchase would be made utilizing the City's affordable housing allocation.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Small to approve the purchase of 26, 30, 34, & 69 Powder Street NW, 224 Cabarrus Avenue E, and 243 Corban Avenue SW from the estate of Barry K. McClamrock for \$150,050 using City Affordable Housing funds—the vote: all aye.

5. Consider recognizing the Woodbridge Home Owners Association in to the City's Partnership for Stronger Neighborhoods program.

Woodbridge is a residential, certified NC Wildlife Friendly community of 49 Asheville-inspired patio homes located on Davidson Highway. The recently completed neighborhood is on Stonecroft Lane NW and Zemosa Lane NW. Officers for the Association are: President Cindy Rankin; Treasurer Martha Rusher; Secretary Bradley Dilks; and At-Large member Amy Browne. The Association hosts monthly meetings in their homes on the last Thursday of the month and hold officer elections each October. They submitted all the required documentation for recognition.

A motion was made by Council Member Langford and seconded by Council Member King to add the Woodbridge Home Owners Association into the Partnership for Stronger Neighborhoods Program—the vote: all aye.

6. Consider adopting a resolution giving preliminary approval for the issuance of multifamily housing revenue bonds to finance the acquisition, rehabilitation and equipping of The Greens of Concord.

Under the North Carolina General Statutes, the City is authorized to exercise all of the powers granted to housing authorities under the North Carolina Housing Authorities Law (the "Act"). The Act authorizes the City, acting as a housing authority, to issue its notes or bonds in accordance with the provisions of the Act for the purpose of making loans to private developers to assist in the construction or rehabilitation of housing facilities for persons of low and/or moderate income.

The Greens of Concord Apartments, LP (the "Company") has requested that the City issue multifamily housing revenue bonds in an amount not to exceed \$24 million to provide financing for the acquisition, rehabilitation and equipping of the Greens of Concord. The Greens of Concord is an existing 152-unit affordable housing development located at 1400 Daley Circle NE in the City and was originally built in 1996. The City will have no legal responsibility or liability whatsoever for the payment of principal or interest on the proposed bonds, and the bonds will not affect the City's debt ratios or legal debt limits. All costs and expenses in connection with the financing and the acquisition, rehabilitation and equipping of the Development, including the reasonable fees and expenses of the City's counsel and bond counsel will be paid from the proceeds of the Bonds or by the Company.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Small to adopt the following resolution giving preliminary approval for the issuance by the City of multifamily housing revenue bonds to provide financing for the acquisition, rehabilitation and equipping by Greens of Concord Apartments, LP of an existing 152-unit affordable housing development known as The Greens of Concord and located in the City—the vote: all aye.

RESOLUTION GIVING PRELIMINARY APPROVAL TO ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS TO FINANCE THE ACQUISITION, REHABILITATION AND EQUIPPING OF THE GREENS OF CONCORD

WHEREAS, the City Council (the "City Council") of the City of Concord, North Carolina (the "City") met in Concord, North Carolina at 6:00pm on the 12th day of August, 2021; and

WHEREAS, pursuant to Section 160D-1311(b) of the General Statutes of North Carolina, the City is granted the power to exercise directly the powers of a housing authority organized pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the "Act"); and

WHEREAS, the Act in N.C.G.S. §§ 157-9 and 157-37 gives the City acting as a housing authority the power "to provide for the construction, reconstruction, improvement, alteration or repair of any housing project" and "to borrow money upon its bonds, notes, debentures or other evidences of indebtedness and to secure the same by pledges of its revenues"; and

WHEREAS, Greens of Concord Apartments, LP, a North Carolina limited partnership, or an affiliated or related entity (the "Company"), intends to provide affordable housing in the City; and

WHEREAS, the Company has requested that the City assist it in financing the acquisition, rehabilitation and equipping of a 152-unit multifamily residential rental development known as the Greens of Concord and located at 1400 Daley Circle NE in the City (the "Development"); and

WHEREAS, the Company has described to the City the benefits of the Development to the City and the State of North Carolina and has requested the City to agree to issue its multifamily housing revenue bonds in such amounts as may be necessary to finance the costs of acquiring, rehabilitating and equipping the Development; and

WHEREAS, the City is of the opinion that the Development is a facility that can be financed under the Act and that the financing of the same will be in furtherance of the purposes of the Act; and

WHEREAS, the Bonds will not be deemed to constitute a debt or a pledge of the faith and credit of the City, the State of North Carolina or any political subdivision thereof and will be payable solely from the revenues and other funds provided for under the agreements related to the Bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CONCORD:

1. It is hereby found and determined that the Development will involve the acquisition, rehabilitation and equipping of a multifamily housing facility, and that therefore, pursuant to the terms and subject to the conditions hereinafter stated and the Act, the City agrees to assist the Company in every reasonable way to issue bonds to finance the acquisition, rehabilitation and equipping of the Development, and, in particular, to undertake the issuance of the City's multifamily housing revenue bonds (the "Bonds") in an amount now estimated not to exceed Twenty-Four Million Dollars (\$24,000,000) to provide all or part of the cost of the Development.

2. The City intends that the adoption of this resolution be considered as "official action" toward the issuance of the Bonds within the meaning of the regulations issued by the Internal Revenue Service pursuant to Section 1.150-2 of the Treasury Regulations issued under the Internal Revenue Code of 1986, as amended (the "Code").

3. The Bonds shall be issued in such series and amounts and upon such terms and conditions as are mutually agreed upon between the City and the Company. The City and the Company shall enter into a "financing agreement" pursuant to the Act for a term and upon payments sufficient to pay the principal of, premium if any, and interest on the Bonds and to pay all of the expenses of the City in connection with the Bonds and the Development. The Bonds will be issued pursuant to an indenture or security agreement between the City and a trustee (the "Trustee") or the bondholder which will set forth the form and terms of the Bonds and will assign to the Trustee for the benefit of the holders of the Bonds, or directly to the bondholder, the City's rights to payments under the financing agreement, except the City's rights to payment of fees and expenses and indemnification. The Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit of the State of North Carolina or any political subdivision or agency thereof, including the City, but shall be payable solely from the revenues and other funds provided under the proposed agreements with the Company.

4. The City hereby authorizes the Company to proceed, upon the prior advice, consent and approval of bond counsel and the City's counsel, to obtain approvals in connection with the issuance and sale of the Bonds and to obtain an allocation of a sufficient amount of the State of North Carolina's "private activity bond limit", as required by Section 146 of the Code and as defined in Section 146 of the Code, for the Bonds.

5. It having been represented to the City that it is desirable to proceed with the acquisition, rehabilitation and equipping of the Development, the City agrees that the Company may proceed with plans for such acquisition, rehabilitation and equipping, enter into contracts for the same, and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Company to obligate the City without its written consent in each instance to the payment of any monies or the performance of any act in connection with the Development and no such consent shall be implied from the City's adoption of this resolution. The Company has indicated that it expects to incur and pay expenses relating to the Development prior to the issuance of the Bonds and expects to reimburse those expenditures with proceeds of the Bonds. The City agrees that the Company may be reimbursed from the proceeds of the Bonds, if and when issued, for all qualifying costs so incurred as permitted by Treasury Regulations Section 1.150-2.

6. All obligations hereunder of the City are subject to the further agreement of the City and the Company to terms for the issuance, sale and delivery of the Bonds and the execution of a financing agreement, indenture or security agreement and other documents and agreements necessary or desirable for the issuance of the Bonds. The City has not authorized and does not authorize the expenditure of any funds or monies of the City from any source other than the proceeds of the Bonds. All costs and expenses in connection with the financing and the acquisition, rehabilitation and equipping of the Development, including the reasonable fees and expenses of the City's counsel, bond counsel and the agent or underwriter for the sale of the Bonds, shall be paid from the proceeds of the Bonds or by the Company, but if for any reason the Bonds are not issued,

all such expenses shall be paid by the Company and the City shall have no responsibility therefor. It is understood and agreed by the City and the Company that nothing contained in this resolution shall be construed or interpreted to create any personal liability of the officers or council members from time to time of the City.

7. The officers of the City are hereby authorized and directed to take all actions in furtherance of the resolution and the issuance of the Bonds.

8. The City hereby approves McGuireWoods LLP, Raleigh, North Carolina, to act as bond counsel for the Bonds.

9. This resolution shall take effect immediately.

Adopted this 12th day of August, 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

7. Consider adopting an ordinance to temporarily close Cabarrus Ave (SR 1002) between Market St., SW and Church St., S for the Concord International Festival to be held October 2, 2021.

The City of Concord is co-sponsoring the Concord International Festival. As such, to protect the safety of pedestrians in the event, staff is requesting from NCDOT to temporarily close Cabarrus Ave (SR 1002) between Market St., SW and Church St., S to vehicular traffic on October 2, 2021 between the hours of 8:00 A.M. and 8:00 P.M. See attached Ordinance.

A motion was made by Council Member King and seconded by Council Member McKenzie to adopt the following ordinance to temporarily close Cabarrus Ave (SR 1002) between Market St., SW and Church St., S from 8:00 A.M. to 8:00 P.M. for the Concord International Festival on October 2, 2021—the vote: all aye.

ORD. # 21-85

AN ORDINANCE TO TEMPORARILY CLOSE CERTAIN STATE-MAINTAINED ROADS FOR A SPECIAL EVENT ORGANIZED BY THE CITY OF CONCORD, NC

WHEREAS, North Carolina General Statute 20-169 authorizes local authorities to regulate by ordinance the use of a highway within their jurisdiction by processions, assemblages or anything that may be construed as a procession or assemblage, and

WHEREAS, the City of Concord will consult with the local NCDOT Division office to verify that a proposed event will not 1) interfere with other planned special events and 2) impact or be impacted by planned maintenance or other activities., and

WHEREAS, the City of Concord will co-sponsor with El Puente Hispano and hold The Concord International Festival on October 2, 2021; and

WHEREAS, this event will require the temporary closing of Cabarrus Ave (SR 1002) between Market St., SW and Church St., S.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Concord, North Carolina, that Cabarrus Ave (SR 1002) between Market St., SW and Church St., S be closed to vehicular traffic on October 2, 2021 between the hours of 8:00 A.M. and 8:00 P.M.

City will place signage as appropriate advising the Public of the closing.

A copy of this Ordinance shall be forwarded to the local NCDOT Division Office.

Adopted this 12th day of August, 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

8. Consider approving and adopting the Conceptual Master Plan to develop the 28.6-acre J.E. "Jim" Ramseur Park located at 1252 Cox Mill Road.

The property is adjacent to Clarke Creek (a planned greenway corridor), Cox Mill Elementary School, Odell Recreation Sports fields (City lease beginning August 2021), Cox Mill High School, and Cabarrus Soil and Water Conservation Property. Based on recommendations from the 2016 Comprehensive Master Plan, and City Council Strategic Goals, a new community park in the Northwest region of the City is a high priority for the City. The Comprehensive Plan references the need to expand indoor programs and outdoor amenity offerings in this area, including greenways and trails, splash pads, environmental facilities, areas for both active and passive sports, and a community or recreation center.

The City contracted with the firm Woolpert to complete the design of the park, including the preliminary master plan. Over the past year, City staff, working in conjunction with Woolpert, went through an intensive community engagement process, which featured three (3) separate opportunities for public feedback. The first, a public survey in October of 2020, was completed by over 1,000 residents with a total of over 500 write-in comments. A second survey, which included a public workshop, was completed in November where citizens were asked specifically to rank their top 5 indoor and outdoor facility/amenity recommendations.

From the first two surveys, Woolpert created two (2) concepts for Council and public review and comments. The first concept included a community center concept featuring an open green space in the center, a smaller community/multi-purpose room building, and a larger sport court complex in the front, and a dog park. The second concept was the recreation center concept, featuring an adventure-style playground, larger recreation center with indoor gymnasium and court space, and several outdoor education/open space areas. A third public online survey was then presented, with a total of close to 200 responses. The vast majority of residents preferred the Recreation Center concept, with some added elements to consider from both plans.

The final conceptual master plan features the results from a very robust community engagement process over the past year. This plan features the following elements: 1-Trails and Connectivity, including a greenway loop trail, boardwalk overlook, and sidewalk connections to adjoining developments, the elementary school, and the recreation fields; 2-40,000 square foot recreation center, with two gymnasiums, a multi-activity court, a nature center/meeting room, classrooms, administration and lobby area, and a running track/exercise area; 3- Large Open Lawn/Event Space; 4-Splash Pad; 5-Adventure/Obstacle-style playground; 6-Traditional Playground; 7-Outdoor Environmental education area with terraced garden and seating; 8-Pickleball courts; 9-Several ancillary park buildings, including pavilions, restrooms and shelters; 10-Support Services; 11-250+ parking spaces; and 12-Vehicular driveway connections to northern property and to the Cox Mill School driveway to the south.

The conceptual master plan will serve as a guiding document for the continued design and development of the park, and may be updated as the project moves through schematic design, design development and construction document phases over the next 2-3 years, and as funding becomes available. Development of the park may also be phased over time with many Council briefings over the course of the design process.

A motion was made by Council Member Small and seconded by Council Member McKenzie to approve and adopt the master plan and conceptual design for the J.E. "Jim" Ramseur Park located at 1252 Cox Mill Road—the vote: all aye.

9. Consider authorizing the City Manager to negotiate and execute a contract amendment for professional services with Woolpert, North Carolina PLLC to complete the schematic design phase for the J.E. "Jim" Ramsey Park property located at 1252 Cox Mill Road.

The property at 1252 Cox Mill Road in Concord, which totals approximately 28.6 acres and is adjacent to Cox Mill Elementary School, was purchased by the City in 2020 to serve as the site of Concord's first Park in the Northwest. In July 2020, Council approved the contract with Woolpert, North Carolina PLLC to complete the master plan and design for the park.

The amendment of \$413,500 will include the following items: 1-Waters of the U.S. & Wetland Boundary Determination. Once the environmental surveying has been completed, Woolpert and their sub-consultant, STV will work directly with the U.S. Army Corps of Engineers, and N.C. Division of Water Resources to verify and certify wetland boundaries & jurisdictional determination; 2-Building Programming & Rendering. The Woolpert Architectural Team will begin the design, programming and rendering process for the proposed recreation center on the property; 3-Pedestrian Bridge Due Diligence. The Woolpert team will begin to review the proposed pedestrian bridge and greenway crossing of Clarke's Creek; 4-Utility coordination, feasibility and assessment. The Woolpert Team along with their subconsultant, Hinde Engineering will review existing as-builts and begin to explore feasible options and costs for water, sanitary sewer, and other utility access to the site; 5-Geotechnical sub-surface investigations. Woolpert's subconsultant, Terracon, will provide Geotech services including soil borings and lab testing on select samples to determine ground conditions on the site; and 6-Schematic Design. The Woolpert Team will begin the schematic design phase for the Park and Recreation Center Development. This phase of the project will include detailed plans, drawings, building renderings and floor plans, proposed grading plans, and cost estimations.

A motion was made by Council Member Langford and seconded by Mayor Pro-Tem Crawford to authorize the City Manager to negotiate and execute a contract amendment with Woolpert, North Carolina, PLLC in the amount not to exceed \$413,500 for due diligence and schematic design services for the J.E. "Jim" Ramsey Park—the vote: all aye.

10. Consider awarding a sole source purchase order in the amount of \$320,877.36 to Reinhausen Manufacturing Inc. for purchase of two (2) On-Load Tap Changers.

On-Load Tap Changers (OLTC) are a built-in mechanical part of substation main power transformer. OLTC units have a manufacturer defined lifespan and must be upgraded in the 20-25-year time-frame. The City currently has four (4) substation power transformers that have need of a replacement OLTC due to normal end of life cycle. Staff has been carefully evaluating the four (4) units in question to determine the best options for repair/replace and concluded that an exact replacement from the manufacturer is the only option. The original manufacturer was Westinghouse Inc., which has since been purchased by Reinhausen Manufacturing Inc. Council approved purchase of the first two (2) units in June 2021. This second order of units will complete the materials acquisition. Installation plan is underway and will be complete in April 2022.

A motion was made by Council Member McKenzie and seconded by Council Member King to award a sole source purchase order in the amount of \$320,877.36 to Reinhausen Manufacturing Inc. for purchase of two (2) On-Load Tap Changers—the vote: all aye.

11. Consider awarding a bid for one 44KV Substation Power Transformer for the Country Club Dr. Substation F and one spare 100 KV Power Transformer.

Electric Systems staff received bids on July 21, 2021 for electric equipment and materials required for the replacement of one (1) 27 MVA power transformer for our substation F and one (1) 37 MVA 101.25/ 13.2kv spare power transformer. The bids were arranged into the following two schedules of equipment: Schedule I – 27 MVA 43.8v/13.2kv power

transformer; lowest responsible bidder was Virginia Transformer Corp., in the amount of \$723,634; and Schedule II – 37 MVA 101.25/ 13.2kv power transformer; lowest responsible bidder was Virginia Transformer Corp., in the amount of \$823,975. Staff recommended the low bidder for each Schedule.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member McKenzie to award a bid in the amount of \$1,547,609 to Virginia Transformer Corporation for the purchase of two (2) Substation Power Transformers—the vote: all aye.

12. Consider authorizing the City Manager to negotiate and execute a contract with Talbert Bright and Ellington (TBE) to provide engineering, design, and bidding services for the South and North Gravel Parking Lot Paving and Budget Amendment.

In 2014, the City of Concord received a grant from the Federal Aviation Administration for the purposes of expanding public parking at the airport. These improvements included design, clearing, grubbing, site grade and gravel to accommodate parking for the commercial airline operations. The two gravels lots are currently being used by a third party. With the recent expansion of airline service, the use of the lots has changed from alternative parking to an overflow lot for the parking deck.

In 2019, the south lot, which holds approximately 364 parking spaces, was utilized during peak summer months 60% of the time. In accordance with the FAA grant assurances, any real property that is converted from aeronautical or public use to non-aeronautical or revenue generated use, the federal portion of the grant improvements must be reimbursed.

The FAA has agreed to reduce our amount of entitlement funding for a 3-year period to pay down \$1.2 million in grant funding to meet the reimbursement obligation. With the expansion of Allegiant Air at the airport, these lots will be converted from public to revenue parking facilities. In anticipation of new and expanded service and to ensure adequate parking for Allegiant's customers along with connectivity from the parking lot to the commercial terminal bldg., these improvements are necessary.

The project will include asphalt pavement overlay of the existing aggregate, drain modifications for grassed islands, erosion control devices, perimeter security fencing relocation and access control system/revenue control system. The funding for the professional services will be from retained earnings at a cost of \$161,492. The airport anticipates \$2,240,445 in FY 22 to fund the construction phase of the project.

A motion was made by Council Member Langford and seconded by Council Member King to authorize the City Manager to negotiate and execute a contract with TBE for the design and bidding services for the long-term parking lots and to adopt the following budget amendment—the vote: all aye.

ORD.# 21-86

CAPITAL PROJECT ORDINANCE AMENDMENT

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby ordained:

SECTION 1. The project authorized is the **Long-Term Parking Upgrade.**

SECTION 2. The City Manager is hereby authorized to proceed with the implementation of the project within terms of a grant agreement with the N.C. Department of Transportation – Division of Aviation.

SECTION 3. The following revenues are anticipated to be available to the City of Concord for the project:

Revenues

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
451-4501680	Transfer from Aviation	320,906	482,906	162,000
451-4501680				
Total				162,000

SECTION 4. The following amounts are appropriated for the project:

<u>Expenses/Expenditures</u>				
Account	Title	Current Budget	Amended Budget	(Decrease) Increase
6300-5800449	Long- Term Parking Upgrade	0	162,000	162,000
6300-5800449				
Total				162,000

SECTION 5. Accounting records are to be maintained by the Finance Department of the City of Concord in such manner as (1) to provide all information required by the grant agreement and other agreements executed or to be executed with the various parties involved with the project; and (2) to comply with the Local Government Budget and Fiscal Control Act of the State of North Carolina.

SECTION 6. Within five (5) days after adopted, copies of this grant project amendment shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 7. The Finance Director is directed to report on the financial status of this project in accordance with the existing City policy. She shall also report to the City Manager any unusual occurrences.

Duly adopted by the City Council of the City of Concord, North Carolina this 12th day of August, 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

13. Consider authorizing the City Manager to negotiate and execute a contract with Carolina Siteworks, Inc. for the installation of the General Services Dr. 12-inch Water Line Replacement.

The General Services Line Replacement project consists of the installation of approximately 941 linear feet of 12-in water main along General Services Dr from inside the Brown operation Center to Highway 49. This new water line replaces an existing 8-inch water line that was identified for replacement in our master plan to increase flow distribution throughout our system. The project was bid under the formal bidding process, bids were taken on July 13, 2021 and 3 bids were received. The lowest responsible bidder was Carolina Siteworks, Inc. in the amount of \$341,317.90 which is within budget.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member King to authorize the City Manager to negotiate and execute a contract with Carolina Siteworks, Inc. in the amount of \$341,317.90 for the installation of the General Services Dr. 12-inch Water Line Replacement—the vote: all aye.

14. Consider a Preliminary Application from Cedric O. Harris.

In accordance with City Code Chapter 62, Cedric Harris has submitted a preliminary application to receive water service outside the City limits. The property is located at 9722 Dewitt Road. The parcel is currently vacant and zoned LDR. The owner proposed to construct one single family home. Sewer is not available to the parcel.

A motion was made by Council Member King and seconded by Council Member Small to accept the preliminary application and have the owner proceed to the final application phase excluding annexation—the vote: all aye.

15. Consider a Preliminary Application from Sandra S. Diffie.

In accordance with City Code Chapter 62, Sandra Diffie has submitted a preliminary application for water service outside the City limits. The property is located at 1041 Cox Mill Road. The property is currently zoned LDR and developed with a single-family home. There is not sanitary sewer service available to this property. The owner has expressed that she is having problems with her well.

A motion was made by Council Member McKenzie and seconded by Mayor Pro-Tem Crawford to accept the preliminary application and have the owner proceed to the final application phase excluding annexation—the vote: all aye.

Consent Agenda:

The consent agenda items were presented for the Council's consideration.

A motion was made by Council Member King and seconded by Council Member McKenzie to approve the following consent agenda items—the vote: all aye.

CONSENT AGENDA ITEM A

The offers of dedication were accepted on the following plat and easements: Heritage Ridge at Moss Creek Phase 2 and 62 Woodsdale Place.

CONSENT AGENDA ITEM B

The following ordinance was adopted to amend the Fees and Charges schedule for water, wastewater, and transit fees.

ORD.# 21-87

AN ORDINANCE AMENDING FY 2021-22 APPROVED FEES, RATES AND CHARGES SCHEDULE AS ADOPTED IN THE FY 2021-2022 BUDGET ORDINANCE

WHEREAS, the City Council of the City of Concord, North Carolina did on the 10th day of June, 2021, adopt a City budget for the fiscal year beginning July 1st, 2021 and ending on June 30th, 2022, as amended; and

WHEREAS, the City desires to amend the ordinance as it relates to the Schedule of Fees, Rates and Charges;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord that in accordance with the authority contained in G.S. 159-15, the following fees, rates and charges are hereby amended as follows:

Transit System - Concord/Kannapolis Rider			
Credit/Debit Card Processing Fee			\$4.00
Water Connection Charges			
Volume Charges			
<u>Other Volume Charges</u>			
Water Usage through Detector Meters on Fire Lines	\$5.33	per	1,000 gallons
outside rate			

Wastewater Collection System Use Fees

Volume Charges

Outside City

Flat-Rate Customers \$27.56 \$32.78 per month

This Ordinance amendment shall be effective upon adoption.

Adopted this 12th day of August 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim J. Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM C

The Payment Standards for the Housing Department was increased to encourage landlord participation in the Housing Choice Voucher program.

CONSENT AGENDA ITEM D

The following ordinance was adopted to amend the FY 2021/2022 Budget Ordinance for the General Fund to appropriate unspent FY 2021 funds for the Public Art Committee.

ORD.# 21-88

AN ORDINANCE TO AMEND FY 2021-2022 BUDGET ORDINANCE

WHEREAS, the City Council of the City of Concord, North Carolina did on the 10th day of June, 2021, adopt a City budget for the fiscal year beginning July 1, 2021 and ending on June 30, 2022, as amended; and

WHEREAS, it is appropriate to amend the expense/expenditures and the revenue accounts in the funds listed for the reason stated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord that in accordance with the authority contained in G.S. 159-15, the following accounts are hereby amended as follows:

Account	Title	<u>Revenues</u>		(Decrease) Increase
		Current Budget	Amended Budget	
100-4370000	Fund Appropriated Balance	9,149,109	9,168,909	19,800
	Total			19,800

Account	Title	<u>Expenses/Expenditures</u>		(Decrease) Increase
		Current Budget	Amended Budget	
4910-5194000	Contract Services	87,081	106,881	19,800

Total

19,800

Reason: To appropriate unspent funds from FY 2021 for the art committee.

Adopted this 12th day of August, 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM E

The following capital project ordinance was adopted to amend the Transportation Projects Fund.

ORD.# 21-89

**CAPITAL PROJECT ORDINANCE
US601/Flowes Store Improvements**

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby ordained:

SECTION 1. The project authorized is the US601/Flowes Store Improvements.

SECTION 2. The City Manager is hereby authorized to proceed with the implementation and amendments of the projects within the terms of the plans and specifications for the projects.

SECTION 3. The following revenues are anticipated to be available to the City of Concord for the project:

Revenues

<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
423-4338600				
423-4338600	CMAQ Grant	5,236,043	3,869,321	(1,366,722)
				<u>(1,366,722)</u>

SECTION 4. The following amounts are appropriated for the project:

Expenses/Expenditures

<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
8600-5811257				
8600-5811257	US601/Flowes Store	4,079,873	2,713,151	(1,366,722)
8600-5811240				
8600-5811240	US 29 Bridge 66 & 69	15,553	16,995	1,442
8600-5811073				
8600-5811073	Future Improvements	4,220,402	4,218,960	(1,442)
				<u>(1,366,722)</u>

SECTION 5. Accounting records are to be maintained by the Finance Department of the City of Concord in such manner as (1) to provide all information required by the

grant agreement and other agreements executed or to be executed with the various parties involved with the project; and (2) to comply with the Local Government Budget and Fiscal Control Act of the State of North Carolina.

SECTION 6. Within five (5) days after adopted, copies of this grant project amendment shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 7. The Finance Director is directed to report on the financial status of this project in accordance with the existing City policy. She shall also report to the City Manager any unusual occurrences.

Duly adopted by the City Council of the City of Concord, North Carolina this 12th day of August, 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM F

The following ordinances were adopted to amend the Golf Fund operating budget and the Golf Projects Fund project budget.

ORD.# 21-90

**CAPITAL PROJECT ORDINANCE
Range Netting**

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby ordained:

SECTION 1. The project authorized and amended is Range Netting.

SECTION 2. The City Manager is hereby authorized to proceed with the implementation and amendments of the project/projects within the terms of the plans and specifications for the projects.

SECTION 3. The following revenues/expenditures are anticipated to be available to the City of Concord for the project:

<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
7550-5811404	Range Netting	\$100,000	\$102,745	\$2,745
7550-5811404				
475-4501650	Transfer Golf Fund	\$0	\$2,745	\$2,745
475-4501650				

SECTION 4. Accounting records are to be maintained by the Finance Department

of the City of Concord in such manner as (1) to provide all information required by the grant agreement and other agreements executed or to be executed with the various parties involved with the project; and (2) to comply with the Local Government Budget and Fiscal Control Act of the State of North Carolina.

SECTION 5. Within five (5) days after adopted, copies of this grant project amendment shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 6. The Finance Director is directed to report on the financial status of this project in accordance with the existing City policy. She shall also report to the City Manager any unusual occurrences.

Duly adopted by the City Council of the City of Concord, North Carolina this 12th day of August, 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

ORD.# 21-91

AN ORDINANCE TO AMEND FY 2021-2022 BUDGET ORDINANCE

WHEREAS, the City Council of the City of Concord, North Carolina did on the 10th day of June, 2021, adopt a City budget for the fiscal year beginning July 1, 2021 and ending on June 30, 2022, as amended; and

WHEREAS, it is appropriate to amend the expense/expenditures and the revenue accounts in the funds listed for the reason stated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord that in accordance with the authority contained in G.S. 159-15, the following accounts are hereby amended as follows:

Account	Title	Revenues		(Decrease) Increase
		Current Budget	Amended Budget	
Total				

Account	Title	Expenses/Expenditures		(Decrease) Increase
		Current Budget	Amended Budget	
7501-5987000	Transfer to Golf Projects	0	2,745	2,745
7501-5990001	Approp to Ret Earnings	106,132	103,387	(2,745)
Total				0

Reason: To transfer operating funds to the range netting project to cover the additional money needed to complete the project.

Adopted this 12th day of August, 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM G

The following ordinance was adopted to amend the FY 2021/2022 General Fund budget and approve the use of contingency funds.

ORD.# 21-92

AN ORDINANCE TO AMEND FY 2021-2022 BUDGET ORDINANCE

WHEREAS, the City Council of the City of Concord, North Carolina did on the 10th day of June, 2021, adopt a City budget for the fiscal year beginning July 1, 2021 and ending on June 30, 2022, as amended; and

WHEREAS, it is appropriate to amend the expense/expenditures and the revenue accounts in the funds listed for the reason stated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord that in accordance with the authority contained in G.S. 159-15, the following accounts are hereby amended as follows:

		<u>Revenues</u>		
Account	Title	Current Budget	Amended Budget	(Decrease) Increase
Total				

		<u>Expenses/Expenditures</u>		
Account	Title	Current Budget	Amended Budget	(Decrease) Increase
4190-5992000	Contingency	443,839	440,839	(3,000)
4110-5470040	Donations	0	3,000	3,000
Total				0

Reason: To fund donation for memorial honoring LTC Parker and authorize use of the contingency funds.

Adopted this 12th day of August, 2021.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM H

The Title VI Policy was amended to include Appendix F.

CONSENT AGENDA ITEM I

An amendment to Article 8.1, Hiring Procedure Policy, of the City's Personnel and Procedures Policy was approved. The amendment will minimize the risk of discriminatory practices in the hiring process.

CONSENT AGENDA ITEM J

An amendment to Article 8.13, City of Concord Computer Network, Email and Internet Access Policy of the City's Personnel Policies and Procedures was approved. The amendment will reflect the City's procedures regarding fraudulent messages, which is also referred to as phishing.

CONSENT AGENDA ITEM K

The second quarter water and wastewater extension report for 2021 was received.

CONSENT AGENDA ITEM L

The Tax Office collection reports for the month of June 2021 were accepted.

CONSENT AGENDA ITEM M

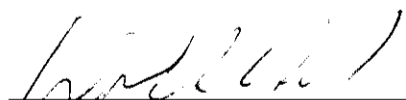
The Tax releases/refunds for the month of June 2021 were approved.

CONSENT AGENDA ITEM N


The monthly report on status of investments as of June 30, 2021 was received.

* * * * *

Following the announcement, a motion was made by Mayor Pro-Tem Crawford and seconded by Council Member McKenzie to adjourn the meeting—the vote: all aye.



William C. Dusch, Mayor



Kim J. Deason, City Clerk