

# 422

## CONCORD CITY COUNCIL WORK SESSION MEETING NOVEMBER 8, 2022

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3<sup>rd</sup> floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on November 8, 2022, at 4:00 p.m. 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 Betty M. Stocks  
Council Member JC McKenzie  
Council Member Jennifer Parsley-Hubbard  
Council Member John A. Sweat, Jr.

### **Members Absent:**

Council Member W. Brian King

### **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:**

Presentation of a Retirement Plaque to Dawn Simpson for over 26 years of service with the City of Concord Parks and Recreation Department.

Recognition of Camden Ramsey as the recipient of the NC Firefighter of the Year 2022.

Mayor Dusch and the City Council recognized Camden Ramsey as North Carolina's Firefighter of the Year for 2022.

Recognition of Sonya Bost as the recipient of 2022 NAACP Presidents Award.

Recognition of Water Treatment Plant Operator, Tena Mullis, as the North Carolina "A-Surface Operator of the Year".

Mayor Dusch and the City Council recognized Water Treatment Plant Operator, Tena Mullis, as the North Carolina A-Surface Operator of the Year.

Recognition of the Water Department for receiving the 2022 Area Wide Optimization Program (AWOP) award for both Hillgrove and Coddle Creek Water Treatment Plants.

Mayor Dusch and the City Council recognized the Water Department for receiving the 2022 Area Wide Optimization Program award for both City Water Treatment Plants.

Recognition of the City of Concord's Human Resources Department for being awarded the Best in HR for 2022 by the Charlotte Business Journal.

**Public Hearings:**

Conduct a public hearing, pursuant to North Carolina General Statutes Sec. 158-7.1, to consider revising the Economic Development Incentive Grant (EDI) awarded in 2021 to RRB Beverage Operations, Inc. (Project Aquamarine Component 2) granting a seven-year/85% tax-based economic development grant.

Cabarrus Economic Development Corporation, Samantha Grass, stated RRB Beverage Operations, Inc., proposes to develop an approximately 1,400,000 SF factory, distribution, and office space development at the Grounds at Concord with an increased investment of approximately \$127,000,000 from \$553,000,000 to \$680,000,000 in real and personal property. She stated they also plan to create 323 jobs with an average wage of \$50,387. The total value of the City's seven-year grant based on the increased investment would rise from approximately \$11,152,354 to \$14,630,880 depending on the actual investment.

Conduct a public hearing, pursuant to North Carolina General Statutes Sec. 158-7.1, to consider revising the Economic Development Incentive Grant (EDI) awarded in 2021 to Red Bull North America, Inc. (Project Aquamarine Component 3) granting a seven-year/85% tax-based economic development grant.

Cabarrus Economic Development Corporation, Samantha Grass, stated Red Bull North America, Inc., proposes to develop an approximately 800,000 SF regional distribution center at the Grounds at Concord with an increased investment of approximately \$284,000,000 from \$140,000,000 to \$424,000,000 in real and personal property. She stated they also plan to create 90 jobs with an average wage of \$50,367. The total value of the City's seven-year grant based on the increased investment would rise from approximately \$2,951,227 to \$9,479,778, depending on the actual investment.

**Presentations of Petitions and Requests:**

Consider approving two resolutions concerning the issuance of Multifamily Housing Revenue Bonds related to the Coleman Mills project.

The Finance Director, Jessica Jones, stated as part of the process required for the Coleman Mills project financing, the City Council must approve two resolutions. The first resolution approves the financing team and makes certain findings with respect to the issuance of the Multifamily Housing Revenue Bonds. The second resolution authorizes the issuance and sale of the bonds. The developer plans to go to the LGC for approval in December so that the bonds can then be issued.

Consider approving a request from WeBuild Concord for an allocation of \$1,400,000 from the City's Affordable Housing Revolving Fund and to adopt a budget amendment.

WeBuild Executive Director, Patrick Graham, stated WeBuild Concord is requesting \$1,400,000 from the Affordable Housing Revolving fund for new affordable housing projects and construction. He stated WeBuild would use the funds for new naturally reoccurring affordable housing projects at 114 Kerr Street (a mixed-use development), 531 Allison Street NW, Sky Summer Apartments, and projects at seven sites on land purchased from the City.

Council Member Stocks asked if the Sky Summer Apartments would be located on Old Charlotte Road. Mr. Graham confirmed the location.

Consider recognizing The Pendleton Home Owners Association (HOA) into the City's Partnership for Stronger Neighborhoods program.

The Neighborhood Coordinator, Katherine Ramirez, stated Pendleton is a community with 144 single and two story single family homes. They are located west of Crestmont Drive in northeast Concord. Officers for the Association are: President, Reverend James Bernacki; Vice President, Renee Troublefield; Treasurer, Joseph Chamberlain; and Secretary, Corinna Ousley.

Consider authorizing the City Manager to approve a change order for the General Aviation Terminal Parking Lot Rehabilitation Project at the Concord-Padgett Regional Airport.

The Aviation Director, Dirk Vanderleest, explained the General Aviation Terminal Parking Lot Rehabilitation project was designed to mill along the edges of the curb and gutter and drainage structures in several of the parking areas so that the contractors could tie-in at the existing gutter and drainage structure elevations. Once the contractors started milling the edges and around the drainage structures per the plans in these parking areas, the asphalt was coming up in large pieces in lieu of the typical millings. Therefore, it was decided to mill all of the pavement instead of just the edges, which caused the original project total to increase. He stated the amount of the final change order is \$108,725.16.

Consider authorizing the City Manager to negotiate and execute a contract with EST Building Systems to complete the roof replacement at Academy Recreation Center.

The Building and Grounds Director, Susan Sessler, stated bids were accepted to replace the remaining six of the total nine sections of roof at Academy Recreation Center; three section were replaced in 2021. The lowest bid received was from EST roofing in the amount of \$220,000.

Consider awarding bids for electric equipment and materials for Substation V located at 7437 Ruben Linker Road to the following vendors: Substation Enterprises; Virginia Transformer Corporation; S&C Electric Company; Siemens Industry, Inc; and Myers Controlled Power, LLC.

The Electric Systems Special Projects Manager, Andrea Cline, stated bids were received on October 20, 2022, for electric equipment and materials required for the construction of a new substation located at 7437 Ruben Linker Road. The bids were arranged into six schedules of equipment and each bid was reviewed for compliance with the technical specifications and purchase price. All schedules combined total \$3,646,532. Funding to be derived from the existing Substation V project account.

Consider awarding a bid for electric materials for two (2) 2500 KVA padmount distribution transformers to WESCO Distribution, Inc.

The Electric Systems Special Projects Manager stated four bids were received on October 26, 2022 for electric materials for the purchase of two (2) 2500 KVA padmount distribution transformers. WESCO Distribution, Inc was the lowest bidder at \$193,370 and was compliant in meeting the required specifications.

Consider authorizing the City Manager to negotiate and execute a contract with Musco Sports Lighting, LLC Sourcewell #199030 for the purchase and installation of Green Generation lighting fixtures and poles at Gibson Field, located at 323 Misenheimer Drive NW.

The Parks and Recreation Director, Bob Dowless, stated this project will include the installation of 5 light fixtures and poles with pre-cast concrete bases and galvanized steel poles at the Gibson ballfield in addition to locking and unlocking of ballfield restrooms using the Control Link system. He stated staff is proposing to purchase the light fixtures from Musco Lighting under the sole-source exception #199030, contract number #071619-MSL as allowed by the NC General Statutes. The proposed cost for equipment and installation is \$275,000.

Consider authorizing the City Manager to sign a contract with Garver for preliminary engineering and design of the rehabilitation of the chlorine room at the Coddle Creek Water Treatment Plant in the amount of \$269,194.

The Water Resources Director, Jeff Corley, stated extensive rehab and concrete work is needed for the chlorine room at the Coddle Creek WTP. Holding tanks will also be replaced as part of the project. The project will make structural repairs and improvements and will make the room safer for plant personnel. He stated Water Resources staff advertised an RFQ for professional engineering design services and one response was received. Water staff interviewed Garver and is recommending them as the selected consultant for this project.

Consider authorizing the City Manager to negotiate and execute a construction contract with Fuller & Co. Construction, LLC for the construction of the 12" Public Sewer Extension Phase IIA.

The Engineering Director, Sue Hyde, stated bids were received on October 25, 2022 for the construction of a 12" Public Sewer Extension located along Coddle Creek Tributary from the end of Phase I to New Town Way which is approximately 2,476 feet. Fuller & Co. Construction, LLC was the low bidder with a total bid of \$1,297,449.38.

Consider amending the Sewer Allocation Policy.

The Engineering Director stated City Council initially approved the Sewer Allocation Policy at their December 21, 2021 Work Session. The proposed amendments proposed will clarify the definition of public projects such that the definition is as defined in the Concord Development Ordinance and clarify that approved Economic Development projects are not limited to a one year time limit.

Consider a Preliminary Application from Eric Barnhardt.

The Engineering Director stated Eric Barnhardt submitted a preliminary application to receive water service outside the City limits. The property is located at 1361 Zion Church Road. This parcel is zoned county LDR and developed with a single family house. The applicant indicates that the existing well is going bad. Public sewer is not available to the parcel; therefore, staff is recommending Council accept the preliminary application and have the owner proceed to the final application phase excluding annexation.

Consider a Preliminary Application from Ready Mix of the Carolinas, Inc.

The Engineering Director stated Rick Alexander of Ready Mix of the Carolinas, Inc. has submitted a preliminary application to receive water service outside the City limits. The property is located at 2976 Zion Church Road. This parcel is zoned county GI (General Industrial) and is currently undeveloped. The applicant is planning on constructing a concrete ready mix plant with a +/- 2,500 sf maintenance shop. She explained the applicant will need to extend the existing water line in order to serve the property. She also stated sewer is available to the parcel but the applicant has obtained a septic permit from the county.

The City Attorney stated the Council is not required to require annexation from the applicant and the applicant can keep their septic permit issued from Cabarrus County.

Consent Agenda

There were no comments regarding the consent agenda.

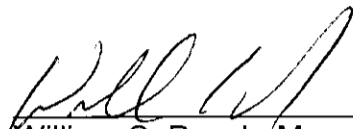
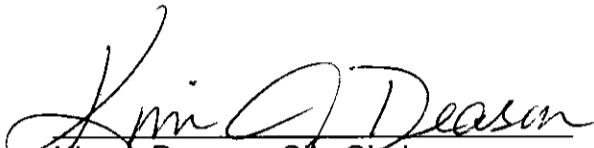
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A motion was made by Council Member Sweat, seconded by Council Member McKenzie,

and duly carried, to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(3) to consult with the Attorney to protect the attorney-client privilege and; N.C. General Statute 143-318.11(a)(6) to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee—the vote: all aye.

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

  
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William C. Dusch, Mayor  
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Kim J. Deason, City Clerk