

CONCORD CITY COUNCIL
WORK SESSION MEETING
DECEMBER 6, 2022

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on December 6, 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 W. Brian King
Council Member Betty M. Stocks
Council Member JC McKenzie
Council Member Jennifer Parsley-Hubbard
Council Member John A. Sweat, Jr.

Members Absent:

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 Certificate of Appreciation to Amos McClorey.

Informational Items:

Presentation by Youth Council President, Rohan Patel.

Presentation of the Independent Auditor's report on the Annual Comprehensive Financial Report for the fiscal year ending June 30, 2022.

Public Hearings:

Conduct a public hearing and consider adopting an ordinance annexing +/- 10.27 acres PIN 4680-39-2552 on Poplar Tent Rd. owned by the City of Concord.

The Planning and Neighborhood Development Services Planning Manager, Scott Sherrill, explained the request. He stated the property is currently zoned Cabarrus County Low Density Residential (LDR). The City is proposing to build a trailhead park on the site.

Conduct a public hearing and consider adopting an ordinance amending the Concord Development Ordinance Section 8.3.5.Q.5 and Article 14 regarding supplementary regulations and the definition of Food Trucks.

The Planning and Neighborhood Development Services Director, Steve Osborne, explained the proposed amendment. He stated the amendment defines food trucks as a temporary use and not permitted to stay at one site; they must be moved.

Mayor Pro-Tem Crawford asked if this amendment would affect food trucks at festivals. The Planning and Neighborhood Development Services Director stated it would not.

Council Member King asked if any food trucks would be grandfathered from the amendment. The Planning and Neighborhood Development Services Director stated no food trucks would be grandfathered from the proposed amendment. If the Council approves the amendment, all food trucks will need to be compliant with the regulations.

Presentations of Petitions and Requests:

Consider approving a Resolution Certifying and Declaring the results of the Special Bond Referendum on the Bond Order Authorizing the Issuance of \$60,000,000 General Obligation Parks and Recreation Bonds Held for the City of Concord, North Carolina on November 8, 2022.

The Finance Director, Jessica Jones, stated the adoption of the resolution is required following the bond referendum.

Consider adopting a resolution authorizing the grant of a stormwater easement and a temporary construction easement to the City of Concord Alcohol Beverage Control Board.

The City Attorney stated the Concord ABC Board has offered to purchase an easement from the City in order to construct stormwater infrastructure for property located at 230 International Drive, NW and they are also requesting a temporary construction easement from the City.

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

The Neighborhood Coordinator, Katherine Ramirez, stated Brook Valley is a small community with 11 single family homes. They are located in northeast Concord off of Bradley Street, Burrage Road, and Branchview Dr. Officers for the Association are: President, Angela Moon; Vice President, Chris Lippard; Treasurer, Tom Small; and Secretary, Harriet Hunter.

Consider adopting a resolution to consider the addition of the new Federal Regulatory Standards to the Public Utility Regulatory Policy Act (PURPA) by the Infrastructure Investment and Jobs Act of 2021.

The Electric Systems Director, Alex Burris, stated on November 15, 2021, the Infrastructure Investment and Jobs Act of 2021 (IIJA) was signed into law. He stated Section 111(d) of the Public Utility Regulatory Policy Act of 1978 (PURPA) was amended to add two new regulatory standards for "non-regulated electric utility" that must be formally considered.

The standards concern Demand Response Practices and Electric Vehicle Recharging Programs. As amended, PURPA Section 111(d)(20) directs non-regulated electric utilities to consider for adoption a very broad regulatory policy to promote demand response and Section 111(d)(21) directs non-regulated electric utilities to consider for adoption a broad four-part regulatory policy to promote electric vehicle charging programs in their retail service territories

Consider authorizing the Transportation Department to apply for the Transportation Alternatives Program (TAP) funding for the construction of sidewalks along Cedar, Glenn,

Elm and Crowell, through the Cabarrus Rowan Metropolitan Planning Organization's (CRMPO) call for projects.

The Transportation Deputy Director, Devin Houston, stated the project consists of constructing sidewalks along Cedar Dr., NW, Glenn St., NW, Elm Ave., NW, and Crowell Dr., NW and will complete walkable connections for residents to the ClearWater Arts Center & Studios, The Village Greenway, and The Boys and Girls Club. Total project cost is estimated at \$1,625,000 and the estimated City's participation is \$325,000 (20%). He stated funds for the project are allocated.

Council Member King asked if all rights-of-way have been obtained for the project. The Transportation Deputy Director stated staff is in the final planning stages for the rights-of-way.

Consider authorizing the City Manager to approve the multiple option award for Demand Response Software to RideCo. and CTS and to negotiate a contract with RideCo. for Rider Transit for five (5) years.

The Transit Director, LJ Weslowski, stated Rider Transit released an RFP in partnership with Cabarrus, Rowan and Mecklenburg County transit systems, to acquire a new Demand Response Transportation Program Scheduling and Trip Management software platform. Seven (7) responses were received and four (4) were selected to provide product demonstrations. Rider Transit selected RideCo. as the choice to replace the existing software system. The maximum cost of initial implementation and five (5) years of support and maintenance is not to exceed \$158,245.91. FTA 5307 funds are available at an 80/20 match (FTA share - \$126,596, Concord and Kannapolis share each - \$15,824.95). The Concord Kannapolis Transit Commission approved this recommendation for award at their November 30, 2022 meeting.

Consider authorizing Rider Transit to enter into a MOU with the SUN Project and CCTS to provide SUN Project participants program related trips as needed.

The Transit Director provided a short video to explain The Sun Project. He stated The SUN Project approached Rider Transit to discuss transportation support for program participants facing transportation challenges. The SUN Project team presented their initial request at the October 12, 2022 Concord Kannapolis Transit Commission meeting. Working in partnership with CCTS as the lead agency to provide trips, Rider Transit would like to support the SUN Project's request and provide program related trips for participants as needed that CCTS cannot fulfill - primarily nights and weekends.

He stated after receiving additional information and a formal written request for assistance from the SUN Project, the Concord Kannapolis Transit Commission unanimously approved entering into the partnership as a pilot project at their November 30, 2022 meeting, which will be monitored, data compiled, and revisited 6 months after initial implementation to determine next steps. Rider will utilize the additional FTA 5307 formula funds that were allocated to Rider Transit under the Federal BIL program to cover the costs of the pilot program

Consider authorizing the City Manager to negotiate and execute a contract with Carolina Siteworks, Inc. for the replacement of the culvert on Country Club Drive.

The Water Resources Director, Jeff Corley, stated the project consists of the removal of the existing culvert, the construction of a double-barrel culvert, and associated services that will include the relocation of water mains, relocation of gravity sewer mains, coordination with existing utilities, roadway pavement reconstruction, and other appurtenances.

He stated the project was bid under the formal bidding process. Bids were taken on November 18, 2022 and seven (7) bids were received. The lowest responsible bidder was

Carolina Siteworks, Inc. in the amount of \$1,524,784.55. This bid amount is under the budgeted amount.

He also stated Country Club Drive could be shut down for approximately 8-9 months for this project. Staff will send a public service announcement out once all the details are finalized by the contractor.

Consider accepting a Preliminary Application from Walter Baucom.

The Engineering Director, Sue Hyde, stated the property is located at 895 Silver Fox Drive in the Foxwood Acres Subdivision. Public sewer is not available to the parcel; therefore, staff is recommending to have the owner proceed to the final application phase excluding annexation.

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

The Engineering Director stated Mardan Enterprises, LLC has requested an exception to the Agreement in order to obtain water service for a proposed single-family home at 380 Patience Drive. She stated Cabarrus County will have to agree to the modification as well.

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

The Engineering Director stated Mark McCormick has requested an exception to the Agreement in order to obtain water service for a proposed single-family home at 2101 NC Hwy 73, E. She stated Cabarrus County will have to agree to the modification as well.

Consider appointing or reappointing two members (1 board member and 1 alternate) to serve on the Centralina Regional Council Board of Delegates for CY 2023.

Council Member Langford stated he would like to continue serving on the Board, but Mayor Pro-Tem Crawford declined reappointment.

Consider making appointments or reappointments to the Transportation Advisory Committee (TAC) and the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization (CRMPO).

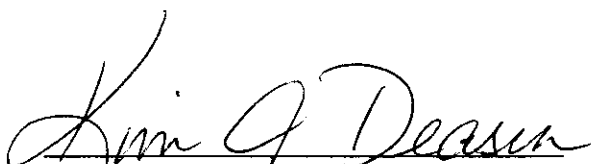
Current members of the TAC and TCC stated they would like to continue serving.

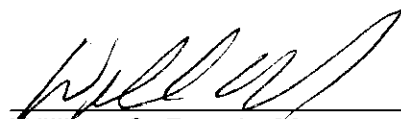
Consent Agenda

There were no comments regarding the consent agenda.

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


Kim J. Deason, City Clerk


William C. Dusch, Mayor