

CONCORD CITY COUNCIL  
2nd WORK SESSION MEETING  
MARCH 21, 2023

The City Council for the City of Concord, North Carolina, held the City Council 2nd Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on March 21, 2023, at 11:00 a.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

**Members Present:**

- Mayor Pro-Tem JC McKenzie
- Council Member Andy Langford
- Council Member W. Brian King
- Council Member Betty M. Stocks
- Council Member Jennifer Parsley-Hubbard
- Council Member John A. Sweat, Jr.

**Members Absent:**

- Council Member Terry L. Crawford

**Others Present:**

- City Manager, Lloyd Wm. Payne, Jr.
- City Attorney, Valerie Kolczynski
- Assistant City Manager, LeDerick Blackburn
- Assistant City Manager, Josh Smith
- Assistant City Manager, Pam Hinson
- City Clerk, Kim J. Deason
- Various Department Directors

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Mayor Dusch called the meeting to order

**Preliminary Wastewater allocation**

Mayor Pro-Tem McKenzie explained that 24 hours prior to the start of the meeting the City of Concord received the January true-up which was negative 80,000. This is due to the rainfall in November and two developments that were approved prior to the shortage. He stated the current remaining capacity is 259,833 gallons, of which 250,000 has been allocated. Therefore, there is approximately 10,000 gallons remaining that can be allocated.

The City Council members proposed the following projects for allocation approval:

**Non-residential**

- Multiply Church - 3,273 gpd
- 2361 Concord Lake Road - 825 gpd
- Charlotte Motor Speedway Road Course Clubhouse - 5,000 gpd
- Old Tire Shop - 750 gpd

**Residential – Apartments**

- Taylor Glen - Phase 1 Cottages - 2,090 gpd
- Climbing Rose Courtyards – 720 gpd

**Mixed-Use**

- Climbing Rose Courtyards – 765 gpd

**Public**

Marvin Caldwell Park – 3,000 gpd

Allocation True-up

WSACC distribution - (80,229) gpd

Villas at Rocky River – 60,450 gpd

Calamar Independent Living – 20,480 gpd

A motion was made by Council Member Langford and seconded by Council Member King to approve the allocation totals—the vote: all aye.

The City Manager asked the Council if they wanted staff to entertain allocation applications since there is no sewer to allocate at the next quarterly allocation meeting.

It was the consensus of the Council not to accept allocation applications for the June 20, 2023 City Council 2<sup>nd</sup> Work Session. If the City receives a positive true-up in July, the City Manager is directed to convey that information to the Council and staff will accept applications for the September 26, 2023 sewer allocation meeting.

**Tiny Homes discussion**

Council Member Langford stated, in his opinion, the tiny homes proposed amendment would be beneficial to our community.

Council Member King stated he would like to see an overlay district or a specific zoning classification for these types of dwellings.

Council Member Stocks stated she agreed with Council Member Langford and would like to see specifications put in place that would not negatively affect property valuations.

Mayor Pro-Tem McKenzie stated that WeBuild Concord Executive Director, Dr. Patrick Graham, stated this type of dwelling would not be a good tool for affordable housing but it would be beneficial for senior homeowners.

Council Member Parsley-Hubbard stated she was in support of a diverse housing product and spoke with the Planning and Neighborhood Development Services Director as to how the market would drive this.

Council member Sweat stated, in his opinion, the City should move forward with the proposed amendment.

The Planning and Neighborhood Development Services Deputy Director, Kevin Ashley, stated in most other cities, tiny homes are allowed by right. He explained several other zoning classification options. He stated a PUD zoning district could be one way to permit tiny homes without a rezoning approval.

It was the consensus of the Council to direct staff to research other municipalities requirements for tiny homes and the pros/cons of having tiny homes in their community. Staff was directed to present the information to the Council at the April 18, 2023 2<sup>nd</sup> Work Session.

**Transit Consolidation discussion**

Council Member Langford stated the Council has been presented the pros/cons of this issue. He stated he would be in support that it be relayed to the other jurisdictions that Concord would be the lead agency. He stated he is not in support of establishing a Transit Authority.

Council Members King and Stocks agreed with Council Member Langford.

Mayor Pro-Tem McKenzie stated he was in agreement with establishing a government entity with Concord being the lead agency but if the Town of Kannapolis and Cabarrus County want an Authority, then Concord should agree to that.

Council Member Parsley-Hubbard and Sweat support the establishment of a Transit Authority.

Following the discussion, it was the consensus of the Council to have Mayor Dusch relay to the Town of Kannapolis, Cabarrus County officials, and the consultant the City of Concord supports a Government Model with Concord being the lead entity and in the future looking at what it will take to eventually becoming a Transit Authority.

**City Manager Review Process discussion**

Mayor Pro-Tem McKenzie stated that he, Council Member Crawford and Mayor Dusch met with the City Manager following the Council retreat to establish a new evaluation form for his annual review.

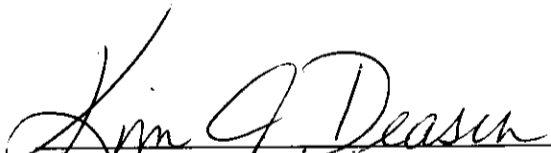
He explained the City Manager will be provided eight evaluations with the rankings on top of the forms. The forms are due back by September 30<sup>th</sup> each year. Items that are not ranked will not be reflected in the total score. After all the evaluation forms are received, the Mayor, Mayor Pro-Tem, and the City Manager will meet to review the evaluation forms. Other City Council members are welcome to attend the review.


The City Manager stated by putting a process together it will eliminate confusion and will allow collective feedback from the Mayor and each Council Member.

It was the consensus of the Council to accept the new evaluation form for the City Manager's annual evaluation process.

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

  
 Kim J. Deason, City Clerk

  
 William C. Dusch, Mayor

CONCORD CITY COUNCIL  
EXTERNAL AGENCIES HEARING, WORK SESSION, AND BUDGET  
PRESENTATION MEETING  
APRIL 11, 2023

The City Council for the City of Concord, North Carolina, held the annual External Agencies Hearing, the scheduled City Council Work Session, and the annual Budget Presentation on April 12, 2022, beginning at 2:00 p.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

**Members Present:**

Mayor Pro-Tem JC McKenzie  
Council Member Andy Langford  
Council Member Betty M. Stocks  
Council Member Terry L. Crawford  
Council Member Jennifer H. Parsley

**Members Absent:**

Council Member W. Brian King 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

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Representatives from the following agencies made presentations relative to funding requests in the FY 2023-2024 Budget:

**City Grant Fund Requests:**

**Cabarrus Arts Council**

The Cabarrus Arts Council submitted a request of \$52,620. If granted, the funds will be used to assist with core operational expenses and enabling the organization to provide free and low cost arts programming for Concord residents and visitors.

**Cabarrus Victims Assistance Network (CVAN)**

CVAN submitted a request of \$10,000. If granted, the funds will be used in to assist with providing shelter and support services for battered women and their children.

**Endless Opportunities**

Endless Opportunities submitted a request of \$177,141. If granted, the funds will be used to support existing program services previously funded by Cabarrus Partnership for Children.

**Fulltime Funkytown**

Fulltime Funkytown submitted a request of \$3,000. If granted, the funds will be used to enable the organization to provide numerous sculptures for citizens and visitors of Concord to enjoy.

**Historic Cabarrus Association**

The Historic Cabarrus Association submitted a request of \$10,000. If granted, the funds