



City Council Agenda

Thursday, November 13, 2025
6:00 PM
City Hall

I. Call to Order

II. Pledge of Allegiance and Moment of Silent Prayer

III. Approval of Minutes

September 23, October 7, and October 9, 2025 **APPROVED**

IV. Presentations

1. Presentation of retirement plaque to Canine Rio for 4 years of service as a Police Canine.

Rio, a Full Patrol Certified K-9, was born in June 2019 and joined the City of Concord Police Department in May 2021. He served faithfully alongside his handler, Sergeant Joel Patterson, throughout his entire career.

During his four years of service, Rio was instrumental in multiple criminal apprehensions and successfully tracked several missing children. He also made numerous narcotics discoveries, assisting in both vehicle and residential searches.

Rio is known for his love of tennis balls and his favorite toy, a ball on a rope. Due to circumstances beyond anyone's control, Rio is now retiring and will enjoy a well-deserved life of relaxation with the Patterson family.

2. Presentation of a Proclamation recognizing Reverend Nancy Cox.

~~3. Presentation by the Concord Indian Community commemorating the Diwali Festival of Lights.~~

4. Recognition for the Centralina Regional Council's 2025 James D. Prosser Excellence in Government Leadership Award.

On October 8, 2025 at the annual Region of Excellence Awards, the Centralina Regional Council bestowed its annual James D. Prosser Excellence in Government Leadership Award to Randy Shue. Recipients of this award exemplifies and promotes excellence in government, outstanding leadership, and high ethical standards. The award recognizes the cumulative achievements of a local government professional who has served as a role model for others and has consistently exhibited high professional and personal standards throughout his or her public career.

Randy's over 40 years of service to the City of Concord, his strong work ethic, service on multiple boards, and overall commitment to serving the public has been highlighted again and again.

Prior to this award, Mr. Shue was awarded the 2024 APWA-NC Streets Manager of the Year, and most recently, he was awarded the 2025 Samuel A. Greeley Local Government Service Award.

Randy continues to be a tremendous leader and example in the Transportation Department and City of Concord.

5. Recognition of North Carolina's Local Technical Assistance Program (NC LTAP) 2025 Master Road Scholar Recipients.

The Roads Scholar programs provide special training programs administered by North Carolina's Local Technical Assistance Program (NC LTAP), via NC State University staff, that allow local government agencies access to high quality training for their employees. The program includes 3 levels of recognition, Road Scholar, Advanced Road Scholar, and Master Road Scholar.

To become a Master Roads Scholar, one must complete the requirements of the prior Roads and Advanced Roads Scholar programs and then complete 6 additional courses and write a case study which focuses on a local transportation project.

This year at the 2025 NC APWA Streets and Equipment conference, Randy Shue and Scott Cox represented 2 out of the 3 recipients in the state to accomplish this feat. Their dedication to improving their knowledge and applying that to the City of Concord is proudly celebrated with this honor.

6. Presentation of the 2025 Collection System of the Year Award to the City of Concord Water Resources Department.

The mission of the North Carolina Collection System of the Year Award is to identify and recognize the municipality that protects the public health and the natural beauty of the environment through pro-active practices of management, operations, and maintenance beyond what is required of its NCDEQ collection system permit. Recipients of the award will have demonstrated that they perform quality collection system maintenance procedures through the efficient use of labor, materials, equipment, and innovative methods to keep their collection system in good working condition to minimize health hazards and property damage that occur due to sanitary sewer overflows during both wet weather and dry weather conditions. The award will honor the collection system personnel that serve their community with a high level of professionalism and diligent work in the operation and maintenance of their wastewater collection system facilities.

7. Presentation of the 2024 AWOP Award for the Coddle Creek Water Treatment Plant to the City of Concord Water Resources Department.

The NC Division of Water Resources has honored 63 water treatment plants for surpassing federal and state drinking water standards in 2024. The division's Public Water Supply Section awarded the facilities the prestigious N.C. Area Wide Optimization Program (AWOP) Award, which is part of a state effort to enhance the performance of existing surface water treatment facilities.

Awards are given each year to water systems that demonstrate outstanding turbidity removal, a key test of drinking water quality. Turbidity is a measure of the cloudiness or haziness of water caused by individual particles that can interfere with disinfection and provide a medium for microbial growth. Microbes are microscopic particles that occur

naturally but can include harmful bacteria and viruses. While all drinking water systems must meet strict state and federal drinking water standards, these systems met performance goals that are significantly higher.

V. Unfinished Business

1. Consider approving an amendment to the NOVI Economic Development Agreement to clarify affordable housing commitment and reporting requirements.

NOVI requests an amendment to the Economic Development Agreement to both solidify and clarify their commitment to the provision of affordable housing units in the project and to agree to reporting requirements so that compliance with that commitment can be monitored by planning staff. The amendment proposes to commit to 10% of the total units being reserved for affordable housing purposes for rent to applicants at the rental amounts designated by HUD for a household earning up to 80% of the Area Median Income defined by HUD for the Charlotte-Concord-Gastonia, NC-SC. The amendment clarifies that the units will be "floating units" located in all three buildings of the project. The amendment adds a requirement for reporting compliance to the City including rental amount, type and location of each workforce housing unit. Finally, the amendment specifically states that the workforce housing component is a material term to the agreement and that breach of that term shall constitute a breach of the agreement.

Recommendation: Motion to consider approving an amendment to the NOVI Economic Development Agreement. **DENIED**

VI. New Business

A. Informational Items

1. Update from Sarah Hardin on the progress of Kinetic's fiber broadband expansion in Concord. (Work Session) POSTPONED UNTIL DECEMBER 9TH WORK SESSION

B. Departmental Reports

1. Parks and Recreation Bond Update

C. Persons Requesting to be Heard

D. Public Hearings

1. Conduct a public hearing to consider adopting an ordinance amending Article 7 "Base Zoning Districts" of the Concord Development Ordinance (CDO).

This amendment would allow increased maximum building height up to 140 feet with additional setbacks for structures located on parcels greater than forty (40) acres in General Industrial (I-2) zoning districts. Given the minimum acreage threshold associated with this proposed requirement, this type of development could not occur on a widespread basis, just on larger parcels within the City.

The proposed is also to amend design standards for structures exceeding 72 feet in General Industrial Districts.

The Planning and Zoning Commission unanimously recommended the amendments to Council at their October 21, 2025 meeting.

Recommendation: Motion to adopt an ordinance amending Article 7 of the Concord Development Ordinance (CDO). **APPROVED**

2. Conduct a public hearing to consider adopting an ordinance amending Article 8 “Use Regulations,” and Article 14 “Definitions” of the Concord Development Ordinance (CDO) to incorporate “goatscaping,” the temporary use of goats for ground clearing and nuisance plant removal.

This proposed amendment is coming to Council after an inquiry regarding whether residents could temporarily bring goats onto their properties to clear weeds and invasive vegetation.

The proposed amendment would provide for “goatscaping” in the City of Concord. Goatscaping would be allowed through issuance of a temporary use permit in any zoning district. Additionally, this amendment includes supplementary approval criteria to be evaluated including location and number of goats to be used on a site adequate resource for each site, sign, and fence regulations.

The Planning and Zoning Commission unanimously recommended the amendments to Council at their October 21, 2025 meeting.

Recommendation: Motion to adopt an ordinance amending Articles 8 and 14 of the Concord Development Ordinance (CDO). **APPROVED AS AMENDED**

E. Presentations of Petitions and Requests

1. Consider receiving an update from the Planning Department on the status of the Façade Grant funding for Center City.

In the Center City, Concord offers grants of up to either \$5,000 or \$10,000 (depending on exact location) with a private match to allow exterior improvements to such items as lighting, signage, or awnings. The grants are intended to support small business development and to encourage artistry and creative placemaking. These grants are processed on a first-come first-served basis.

For FY 25-26, the grants were funded in the amount of \$50,000 within the Downtown Development budget. With the completion of the Streetscape improvements, there has been a much higher number of applications submitted for these grants than in previous years. At this point, the entire amount for this FY has been allocated in the span of only four months and merchant interest in these potential grants is unprecedented.

Staff has received additional grant applications totaling \$25,000 and inquiries from other potential applicants that total a maximum of \$55,000. These businesses have been notified that current funding has been exhausted.

Staff will provide a brief summary of the grant program with information on the grants that have been awarded through the program this fiscal year.

Recommendation: Consider making a motion to increase Center City Façade grant program funding. **DENIED**

2. Consider authorizing the City Manager to execute Work Authorization 2502 with Talbert, Bright & Ellington, LLC (TBE) for a Master Plan update at Concord-Padgett Regional Airport (CPRA).

In accordance with Federal Aviation Administration (FAA) guidelines, the Aviation Department advertised for professional services to update the FAA Master Plan. The department received two proposals. Each firm were interviewed in February with a recommendation to move forward with scope and fees with TBE. In addition, FAA requires the airport to prepare an Independent Fee Estimate (IFE) for the project. The IFE must be within +/- 10% percent of the total project cost. The budget for the Master Plan was \$1,500,000. The initial scope and fees that were submitted by the consultant exceeded the IFE.

Based on guidance from FAA, staff was successful in negotiating the fees to \$1,539,225.83. CPRA plans to fund the Master Plan update with Bipartisan Infrastructure Law (BIL) grant along with NC Department of Aviation Airport Improvement Plan grant. The current balance remaining for BIL is \$6,244,948. With both grants available, the project will be funded at 100% with no match required.

Recommendation: Motion to accept the recommendation and authorize the City Manager to execute Work Authorization 2025 Master Plan Update with TBE in the amount not to exceed \$1,539,225.83 and budget amendment. **APPROVED**

3. Consider adopting a Resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds for Norcutt Mill.

Norcutt Mill 2025, LLC, a Kentucky limited liability company, or another affiliated or related entity of Aventurine One, LLC (the "Company"), intends to provide affordable housing in the City; has requested that the City assist it in financing the acquisition of the historic Norcutt Mill and the constructing, renovating and equipping therein of a qualified residential rental project to be known as Norcutt Mill, consisting of 112 units and located at 31 White Street NW in the City (the "Development"). The housing bonds, when and if issued by the City, will be issued pursuant to Article 1 of Chapter 157 and Section 160D-1311(b) of the General Statutes of North Carolina and shall not be a debt of the State of North Carolina (the "State"), the City or any political subdivision thereof and none of the State, the City, or any political subdivision thereof shall be liable thereon, nor in any event shall such bonds be payable out of any funds or properties other than those of the City derived solely from payments made by the Borrower. The amount needing to be financed is estimated not to exceed \$17,000,000 to provide all or part of the cost of the Development.

Recommendation: Motion to adopt a Resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds for Norcutt Mill. **APPROVED**

4. Consider adopting an amendment to the City of Concord Code of Ordinances, Chapter 62, Water and Wastewater Utilities; Article IV; Section 62-132(a)(2); Volume charges.

Recent changes to this article did not include both references to the block volumetric charges. This change will adjust the outside city blocks to match the newly adopted inside city blocks. Article IV; Section 62-132(a)(2); Subsection (b)(1) includes the establishment of the residential block levels for the conservation water rate structure for outside city customers. Along with the adoption of the new fee schedule for FY26, this change is needed to provide consistency for the changing tier limits. The changes are below.

- Block 1. A Block 1 rate shall apply to customers that have zero to ~~6,000~~ 3,000 gallons pass through the water meter during the billing cycle.

- Block 2. A Block 2 rate shall apply to customers that ~~are~~ have 6,001 3,001 to 8,999 gallons pass through the water meter during the billing cycle.

Recommendation: Motion to adopt an ordinance amending the City of Concord Code of Ordinances, Chapter 62, Water and Wastewater Utilities; Article IV; Section 62-132(a)(2); Volume charges. **APPROVED**

5. Consider adopting an amendment to the City of Concord Code of Ordinances, Chapter 60, Stormwater Utility Control and Management; Article IV; Section 60-47(a)(2)(g) and add 60-47(f) Pet Waste.

The changes are required to update the stormwater rules to comply with fecal coliform (pet waste) requirements in our Phase II NPDES stormwater permit.

Section 60-47(a)(2)(g) Garbage, litter, yard waste, and any other solid waste materials (including pet waste); and

60-47(f) Pet Waste

Pet owners/handlers are required to immediately and properly dispose of their pet's solid waste deposited on any property, public or private, not owned or possessed by that person. Disposal of pet waste in a storm drain or into the storm drainage system is prohibited.

Recommendation: Motion to adopt an ordinance amending the City of Concord Code of Ordinances, Chapter 60, Stormwater Utility Control and Management; Article IV; Section 60-47(a)(2)(g) and add 60-47(f) Pet Waste. **APPROVED**

6. Consider authorizing the City Manager to negotiate and execute a contract with Insituform Technologies, LLC for the Lyles Lane CIPP Project and approve the attached project budget amendment.

During routine inspection, this area of Lyles Lane sewer infrastructure was found to be showing signs of moderate to severe pipe degradation. Some locations are nearly 40 feet deep. The City obtained specialty engineering services from Gavel & Dorn to complete a design for a Cured In Place Pipe and Manhole Rehabilitation Project. This project was bid under the formal bidding process, with bids being taken on October 2, 2025. Five (5) bids were received. The apparent low bidder was Hinterland Group, Inc. and the second lowest bidder was Insituform Technologies, LLC. During the bid review process, it was determined the apparent low bidder did not demonstrate the ability and/or readiness to perform the work and therefore does not meet the criteria of a responsive and responsible low bidder. Therefore, staff is recommending to award the bid to the second lowest responsible bidder, Insituform Technologies, LLC in the amount of \$1,533,515.20.

Recommendation: Motion to authorize the City Manager to negotiate and execute a contract with Insituform Technologies, LLC for the Lyles Lane CIPP Project \$1,533,515.20 and approve the attached budget amendment. **APPROVED**

7. Consider authorizing the City Manager to negotiate and execute a contract with Wesco for new meter installation and the implementation and installation of the new Electric and Water AMI system in the total amount of \$33 million.

This project has been in the planning stages for several years and went through a formal RFP process in January 2025. Multiple vendors and AMI systems were submitted and evaluated with Wesco being the most complete and robust system to fit our needs. The costs include nearly \$11 million to replace all 3/4 and 1" water meters with new modern meters that provide increased accuracy and a long 10+10 year warranty. The project will also replace all electric meters as they are nearing the end of their useful life since the last system replacement. The AMI system to be installed is robust licensed RF point to multipoint system. The Electric expense is approximately \$12.5 million and Water is approximately \$20.5 million.

Recommendation: Motion to authorize the City Manager to negotiate and execute a contract with Wesco for new meter installation and the implementation and installation of the new Electric and Water AMI system in the total amount of \$33 million. **APPROVED**

8. Consider accepting a preliminary application from Blue Pure Life LLC.

In accordance with City Code Chapter 62, Blue Pure Life, LLC has submitted a preliminary application to receive sewer service outside of the City limits. The property is located at 309 Dileen Dr., Concord, NC. This 31.306 acre parcel is zoned county LDR and is located within Area B. The owner wishes to build one single family home and is requesting one sewer service. This parcel is bisected by Dileen Drive, and the southwestern side of the parcel is served by sewer but is not considered served by water.

Recommendation: Motion to accept the preliminary application and have the owner proceed to the final application phase excluding annexation. **APPROVED**

VII. Consent Agenda **APPROVED ALL IN ONE MOTION**

A. Consider approving the 2026 Payment Standards for the Housing Choice Voucher Program to be effective on January 1, 2026.

The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires housing authorities to set Housing Choice Voucher (HCV) payment standards between 90% and 110% of the Fair Market Rents (FMRs) published by the U.S. Department of Housing and Urban Development (HUD). These standards determine the monthly subsidy paid to landlords and include tenant-paid utilities. Additionally, QHWRA mandates that tenants receiving HCV assistance cannot be required to pay more than 40% of their adjusted monthly income toward rent and utilities. On August 22, 2025, HUD released updated FMRs effective October 1, 2025. The 2026 Payment Standards align with the City's goals related to affordability, availability, and neighborhood stability. They also support the department's objective to increase and preserve affordable housing for residents earning 50% or less of the area median income, which currently stands at \$112,200 for a family of four. Based on an analysis of voucher holders' success in securing housing, the 2026 Payment Standards will remain the same. To determine appropriate standards, staff reviewed MLS data on average rents by bedroom size, available units at proposed payment levels, and active property listings that accept HCVs. The attached table outlines the proposed 2026 Payment Standards for Council consideration.

Recommendation: Motion to approve the 2026 Payment Standards for the Housing Choice Voucher Program to be effective on January 1, 2026.

B. Consider purchasing (17) seventeen distribution padmount transformers from WESCO Distribution Inc. for general inventory stock.

Warehouse staff received a quote on October 23, 2025 through SourceWell Cooperative Purchasing Agreement for electric materials for the purchase of (2) 2500 KVA and (15) 50 KVA distribution padmount transformers. WESCO Distribution Inc. submitted a total quote of \$222,804 for the seventeen transformers manufactured by Hitachi Energy USA Inc. All bidding requirements have been met through the SourceWell Cooperative Purchasing Agreement.

Recommendation: Motion to purchase 17 distribution padmount transformers in the amount of \$222,804 from WESCO Distribution Inc. using the SourceWell Cooperative Purchasing Agreement for general inventory stock.

C. Consider adopting an update to the Concord Kannapolis Area Transit FTA Title VI Civil Rights Program Plan.

FTA requires all federally funded public transit systems to develop and maintain a Title VI Civil Rights Program Plan, which must be updated and resubmitted for FTA approval every three years. Rider Transit's current Title VI plan expired on 5/31/25. There were no substantive changes required to the program policies and standards in the updated plan; however, the demographic and survey data was updated as required by FTA. The FTA program requirements include that approval of the updated plan by City Council be included within the plan document itself before submission to FTA for their final approval. The updated plan was approved unanimously by the Concord Kannapolis Transit Commission at their October 30, 2025 meeting.

Recommendation: Motion to accept and adopt the updated Concord Kannapolis Area Transit FTA Title VI Civil Rights Program Plan.

D. Consider adopting a budget ordinance to amend the FY2025/2026 Budget Ordinance to appropriate insurance reimbursements received.

The City of Concord received insurance reimbursements to cover repairs of damaged vehicles and equipment. The attached budget amendments will appropriate these funds to the respective impacted departments.

Recommendation: Motion to adopt ordinances to amend the FY2024/2025 Budget Ordinance to appropriate insurance reimbursements received.

E. Consider adopting an ordinance to amend the Utility Capital Reserve Fund project budget.

The attached budget amendment adjusts investments earnings and transfers to actual amounts as of 6/30/25.

Recommendation: Motion to adopt an ordinance to amend the Utility Capital Reserve Fund project budget.

F. Consider adopting an ordinance to amend the General Capital Reserve Fund budget to allocate investment earnings.

The attached budget amendment allocates investment earnings through June 30, 2025 to the future projects account for use towards future projects.

Recommendation: Motion to adopt an ordinance to amend the General Capital Reserve Fund budget to allocate investment earnings.

G. Consider adopting an ordinance to amend the Parks & Recreation Project Fund budget.

The attached budget amendment allocated investment earnings and interest earned on bond proceeds through June 30, 2025.

Recommendation: Motion to adopt an ordinance to amend the Parks & Recreation Project Fund budget.

H. Consider adopting a budget ordinance amendment to appropriate a \$785 donation from Mayor Golf Tournament reserves to Cabarrus Victim's Assistance Network (CVAN).

The annual Mayor's Golf Tournament was held Friday, October 17, 2025. As in previous years, players could make a donation to CVAN at Hole 11. This year, \$785 was raised. A budget ordinance amendment is needed to appropriate the donation amount to CVAN.

Recommendation: Motion to adopt a budget ordinance amendment to appropriate a \$785 donation from Mayor Golf Tournament reserves to Cabarrus Victim's Assistance Network (CVAN).

I. Consider approving a donation of \$2,500 from the Mayor's Golf Tournament Fund to the Backpack Buddy Program and adopt a budget ordinance appropriating the donation.

The Backpack Buddy Program supports families at Coltrane Webb Elementary School and offers monthly donations of food staples and a gift card to purchase fruit, vegetables, and meat for each participating family.

Recommendation: Motion to approve a donation in the amount of \$2,500 from the Mayor's Golf Tournament Fund to the Backpack Buddy Program and adopt a budget ordinance appropriating the donation.

J. Consider approving a donation of \$2,500 from the Mayor's Golf Tournament Fund to the Carolina Bears Youth Football Organization and adopt a budget ordinance appropriating the donation.

If approved, the funds will be used to assist with the cost of sponsoring children that want to play football but are not able to due to financial hardship.

Recommendation: Motion to approve a donation in the amount of \$2,500 from the Mayor's Golf Tournament Fund to the Carolina Bears Youth Football Organization and adopt a budget ordinance appropriating the donation.

K. Consider adopting an ordinance to amend the Transportation Capital Project fund budget.

The attached budget ordinance amendment adjusts the budget for final actuals as of 6/30/25, adjusts completed project budgets to actuals, and appropriates the excess funds to future projects.

Recommendation: Motion to adopt an ordinance to amend the Transportation Capital Project fund budget.

L. Consider adopting an ordinance to amend the General Capital Project fund budget to cleanup various project budgets.

The attached budget ordinance amendment allocates prior year investment earnings and cleans up the budget for various projects.

Recommendation: Motion to adopt an ordinance to amend the General Capital Project fund budget to cleanup various project budgets.

M. Consider adopting an Electric Project Fund project budget amendment.

Electric and finance staff reviewed current projects and the allocation of funding among the projects. After review, it was determined that funding should be reallocated from projects that had savings to other projects. The attached budget amendment also allocates investment earnings through June 30, 2025 to the future projects account.

Recommendation: Motion to adopt an Electric Project Fund project budget amendment.

N. Consider adopting a budget amendment to update Transit's FY26 budget to reflect the actual 5307 apportionment received.

When finalizing the FY 26 budget for Rider Transit, a placeholder amount for FTA 5307 formula grant funds, using last year's amount as the Federal Government had not yet passed their budget. Since then, the Federal budget was passed, and FTA was able to finally publish the full year grant apportionment's. This amendment is modifying the estimated amount to match what was actually received, which was slightly more than was budgeted.

Recommendation: Motion to approve a budget amendment to update Transit's FY26 budget to reflect the actual 5307 apportionment received.

O. Consider adopting an ordinance to amend the FY 2025/2026 Budget Ordinance for the General Fund.

Two developers failed to complete required improvements. The City's transportation department is going to complete the improvements using funds held in escrow from the developers. The developers was notified and did not make the required improvements. The budget amendment also includes an appropriation from fund balance to refund Inaara, LLC for funds incorrectly recorded as revenue in a prior year. The developer completed the required improvements and is entitled to a refund of the escrow funds previously remitted to the City.

Recommendation: Motion to adopt an ordinance to amend the FY 2025/2026 Budget Ordinance for the General Fund.

P. Consider granting an easement to Duke Energy.

Buildings and Grounds staff are installing automated gates at all cemeteries. The electricity service at West Concord Cemetery is provided by Duke Energy. Therefore, an easement is needed to complete this project.

Recommendation: Motion to grant an easement to Duke Energy for the installation of an automated gate at West Concord Cemetery.

Q. Consider accepting an offer of infrastructure at Carolina Thomas Midland, Taylor Glen A Thrivemore Community, Campbell Farms Subdivision(Roadway Acceptance).

In accordance with CDO Article 5, improvements have been constructed in accordance with the City's regulations and specifications. The following are being offered for acceptance: 1671 LF of 8-inch water line, 14 valves (8-inch), 3 LF of 12-inch water line, 2 Hydrants.

Campbell Farms Subdivision- Roadway Acceptance: 868 LF- Jeffrey Court; 2148 LF - Camp Court; 2283 LF Point Andrew Drive; 500 LF - Bell Lane; and 513 LF - Ring Lane.

Recommendation: Motion to accept the offer of infrastructure acceptance in the following site: Carolina Thomas Midland, Taylor Glen A Thrivemore Community, Campbell Farms Subdivision(Roadway Acceptance).

R. Consider accepting an Offer of Dedication of an access easement and approval of the maintenance agreement from CRP/Canvas Holly Grove Owner, LLC.

Per the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: SCM Maintenance & Access Easement to serve 2925 Concord Parkway S, Concord, NC, Cabarrus Property Identification Number (PIN) 5509-65-2446. The owners are offering access easements and SCM maintenance agreements.

Recommendation: Motion to approve the maintenance agreements and accept the offers of dedication to the following properties: 2925 Concord Parkway S, Concord, NC, Cabarrus Property Identification Number (PIN) 5509-65-2446.

S. Consider accepting an Offer of Dedication of an access easement and approval of the maintenance agreement from Eli Lilly and Company.

Per the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: SCM Maintenance & Access Easement to serve 1420 Concord Parkway South, Concord, NC, Cabarrus County Property Identification Number (PIN):5610-21-6230. The owners are offering access easements and SCM maintenance agreements.

Recommendation: Motion to approve the maintenance agreements and accept the offers of dedication to the following properties: 1420 Concord Parkway South, Concord, NC, Cabarrus County Property Identification Number (PIN):5610-21-6230.

T. Consider accepting an Offer of Dedication of an access easement and approval of the maintenance agreement from Concord Fortune LLC.

Per the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: SCM Maintenance & Access Easement to serve property on Fortune Avenue, Concord, NC, Cabarrus County Property Identification Number (PIN): 5601-74-4513. The owners are offering access easements and SCM maintenance agreements.

Recommendation: Motion to approve the maintenance agreements and accept offers of dedication to the following properties: Property on Fortune Avenue, Concord, NC. Property

Identification Number (PIN): 5601-74-4513.

U. Consider accepting an Offer of Dedication of utility easements and public rights-of-ways in various subdivisions.

In accordance with CDO Article 5, the following final plat and easements are now ready for approval: Cordera- 27.828 Ac, Skybrook Corners Expansion, Skybrook Corners Phase 2, and 1.692 AC Kerr Street NW . Various utility easements and public rights-of-ways are offered by the owners.

Recommendation: Motion to accept the offer of dedication on the following plat and easements: Cordera- 27.828 Ac, Skybrook Corners Expansion, 1.692 AC Kerr Street NW.

V. Consider approving a change to the classification/compensation system to include the following classification: Building Construction Supervisor.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Building Construction Supervisor (Grade 60) with a salary range of \$80,429.52 (minimum) - \$106,569.11 (midpoint) - \$132,708.69 (maximum).

W. Consider receiving quarterly report on water and wastewater extension permits issued by the Engineering Department in the second quarter of 2025.

In accordance with City Code Chapter 62, the attached reports outline the water and wastewater extension permits that were issued between April 1, 2025 and June 30, 2025.

Recommendation: Motion to receive the second quarter water and wastewater extension report for 2025.

X. Consider the required reporting related to the annual information on the Identity Theft Program.

Staff is required to review the City's Identity Theft Detection and Prevention Program each year to ensure that the City is in compliance and also to ensure that the policy remains current. Staff is also required to disclose to City Council any identity theft issues that have been noted in the past 12 months. Staff has reviewed the current policy and has found no issues. The identity theft issues are detailed in the attached document for your review. There were no incidents of identity theft during this reporting period.

Recommendation: Motion to accept the annual report on the City's Identity Theft Program.

Y. Consider acceptance of the Tax Office reports for the month of September 2025.

The Tax Collector is responsible for periodic reporting of revenue collections for the Tax Collection Office.

Recommendation: Motion to accept the Tax Office collection reports for the month of September 2025.

Z. Consider approval of Tax Releases/Refunds from the Tax Collection Office for the month of September 2025.

G.S. 105-381 allows for the refund and/or release of tax liability due to various reasons by the governing body. A listing of various refund/release requests is presented for your approval, primarily due to overpayments, situs errors and/or valuation changes.

Recommendation: Motion to approve the Tax releases/refunds for the month of September 2025.

AA. Receive monthly report on status of investments as of September 30, 2025.

A resolution adopted by the governing body on 12/9/1991 directs the Finance Director to report on the status of investments each month.

Recommendation: Motion to accept the monthly report on investments.

VIII. Matters not on the Agenda

- Transportation Advisory Committee (TAC)
- Metropolitan Transit Committee (MTC)
- Concord/Kannapolis Transit Commission
- Centralina Regional Council
- Water Sewer Authority of Cabarrus County (WSACC)
- WeBuild Concord
- Public Art Commission
- Concord United Committee

IX. General Comments by Council of Non-Business Nature

X. Closed Session (If Needed)

XI. Adjournment

*IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE CITY CLERK AT (704) 920-5205 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE MEETING.