



City Council Agenda

Thursday, January 8, 2026
6:00 PM
City Hall

Cell phones are to be turned off or placed on vibrate during the meeting. Please exit the Council Chambers before using your cell phone.

The agenda is prepared and distributed on Friday preceding the meeting to Council and news media. A work session is then held on the Tuesday preceding the regular meeting at 4:00 pm.

- I. Call to Order
- II. Pledge of Allegiance and Moment of Silent Prayer
- III. Approval of Minutes

November 25, December 9, December 11, and December 16, 2025. **APPROVED**

IV. Presentations

1. Presentation of retirement plaque to Sergeant Phillip Carlton for over 28 years of service to the City of Concord Police Department.

Sgt. Phillip Carlton has been a proud resident of Cabarrus County since 1978. A 1992 graduate of Mount Pleasant High School, he earned his Associate's degree from Central Piedmont Community College (CPCC), laying the foundation for a long and distinguished career in law enforcement.

He began his service with the Concord Police Department on January 12, 1998 first assigned to B Squad Patrol. He served as an Officer, Master Police Officer, and Field Training Officer, and in 2003 received the MADD Officer of the Year Award. In 2006, he was promoted to Sergeant. Since then, he has served as a patrol sergeant in every district and played a key role in the pilot program that established the department's permanent shift structure.

His leadership has extended to specialty units including Criminal Investigations, Support Services, and Community Outreach and Education. His commitment to readiness and community safety is reflected in his involvement with the CPD Dive Team, SWAT, and his work as a Community Liaison.

He has earned numerous certifications and recognition, including his Advanced Law Enforcement Certification, Traffic Crash Investigation and Enforcement Certification, completion of the Law Enforcement Management Program at RCCC, and the FBI-LEEDA Trilogy Award.

Outside of law enforcement, he is devoted to his family. He has been married to his wife, Cindy, for 27 years, and they have two sons, Kyle and Garrett. He enjoys traveling, spending time with family, and playing cornhole. He is also an accomplished high school wrestling official and has been selected multiple times to officiate the NCHSAA State Championships.

2. Presentation of a retirement plaque recognizing Mark "Rosey" Cain for over 30 years of service with the City of Concord.

Mark began his career with the City over 30 years ago as a member of the Sewer department. Mark then transferred to Water Resources where he worked on both construction and meter lab crews. He later transitioned to the Electric underground division where he continued to expand his technical expertise with the City. He ultimately found his long-term home as a Meter Technician where he dedicated approximately 23 years of service. Throughout his career, Mark was known for his strong work ethic, and reliability. His contributions will have a lasting impact on the City and his service is deeply appreciated.

3. Presentation of a retirement plaque recognizing Keith “Cooter” Karriker for over 31 years of service with the City of Concord.

Keith began his career with the City over 31 years ago as part of a tree trimming crew. He later transitioned to Electric overhead, and finally Meter Technician, a position he held for an estimated 25 years. Over the course of his career, Keith became a trusted and familiar presence, delivering outstanding service to our community. His long tenure reflects a sustained commitment to his work, and his contributions over the years have been a meaningful part of the City's service to the community. His contributions will have a lasting impact on the City and his service is deeply appreciated.

V. Unfinished Business

VI. New Business

A. Informational Items

1. Presentation of the Independent Auditor's report on the Annual Comprehensive Financial Report for the Fiscal Year ending June 30, 2025.

G.S. 159-34 requires each unit of local government or public authority to have its accounts audited as soon as possible after the close of each fiscal year by a certified public accountant or by an accountant certified by the Local Government Commission as qualified to audit local government accounts. The auditor shall be selected by and report directly to the governing board. As a minimum, the required report shall include the financial statements as prepared in accordance with generally accepted accounting principles, all disclosures in the public interest required by law, and the auditor's opinion and comments relating to the financial statements. A copy of the report is available on the City's website.

B. Departmental Reports

1. Parks and Recreation Bonds Update

C. Persons Requesting to be Heard

D. Public Hearings

1. Conduct a public hearing to consider adopting a resolution on the matter of closing the right-of-way of two unopened areas at the intersection of Hermitage Dr. SE and Winfield Blvd. SE. The proposal includes the abandonment of the right -of-way of two unopened areas at the intersection of Hermitage Dr. SE and Winfield Blvd. SE. **APPROVED**

These areas were never opened and are unimproved. Carolyn Tucker filed the application and is the owner of 621 Hermitage Dr. SE. The other adjoining properties are also owned by Carolyn Tucker.

Staff posted signs in two (2) places along the right-of-way, sent copies of the approved resolution of intent to all neighboring owners after adoption, and advertised in the newspaper once a week for four (4) consecutive weeks, all as required by the General Statutes. All City departments have reviewed the petition and there are no objections.

Recommendation: Conduct a public hearing to consider adopting a resolution on the matter of closing the right-of-way of two unopened areas at the intersection of Hermitage Dr. SE and Winfield Blvd. SE.

2. Conduct a public hearing and consider adopting an ordinance annexing +/- 13.40 acres at 7201 Trail Rd. (PIN 4691-41-2998 owned by Calmat Co.); 7205 Trail Rd. (PIN 4691-42-0039 owned by Vulcan Lands, Inc.); & 508 Cessna Rd. (PIN p/o 4691-32-7633 owned by Gerald & Kimberly Hinson). **APPROVED**

Voluntary annexation petition of +/- 13.40 acres at 7201 Trail Rd., 7205 Trail Rd., & a portion of 508 Cessna Rd. The property is currently zoned Cabarrus County CR (Countryside Residential). The proposed annexation would be for the extension of the existing quarry's overburden storage area. If annexed, this parcel would be in District 5.

Recommendation: Conduct a public hearing and consider a motion adopting the annexation ordinance and set an effective date for January 8, 2026.

3. Conduct a public hearing to consider adopting an ordinance amending Article 3 (Zoning Amendments and Hearing Procedures), Article 5 (Subdivision Plats, Site Plans, and Construction Documents), and Article 14 (Definitions) of the Concord Development Ordinance (CDO).

APPROVED

The proposed changes to the Concord Development Ordinance (CDO) are part of an ongoing effort to clarify, increase efficiency of use, and ensure compliance with state statutes and various other state and federal requirements.

The proposed amendments to Article 3 will simplify administrative approvals in reference to conditional rezoning plans; amendments to Article 5 include updates to maintain compliance with NCGS 160D-802, cross reference the updated language of Article 3, including a new requirement associated with minor plats, and additionally includes changes requested by the engineering department; and, the amendment to Article 14 cross references the updated language of Article 5 regarding exemption plats to maintain compliance with NCGS 160D-802.

The Planning and Zoning Commission unanimously recommended the proposed amendments to Council at their December 16, 2025 meeting.

Recommendation: Motion to adopt an ordinance amending Articles 3, 5, and 14 of the Concord Development Ordinance (CDO).

E. Presentations of Petitions and Requests

1. Consider authorizing the City Manager to execute a contract between the Concord ABC Board and the City of Concord Police Department. **APPROVED**

The Police Department shall provide ABC law enforcement responsibilities within the City limits of Concord, North Carolina in return for \$200,000. This amount shall be reimbursed to the City in equal payments every 90 days.

Recommendation: Motion to authorize the City Manager to execute a contract between the Concord ABC Board and the City of Concord Police Department.

2. Consider adopting updated Rules and Regulations for the Concord-Padgett Regional Airport. **APPROVED**

The purpose of these Rules and Regulations is to protect the health, safety, interest, and general welfare of the public and the Tenants, Operators, Permittees, and users of the airport and to restrict or prevent any activities or actions that would negatively interfere with the safe, orderly, and efficient use of the Airport. The last revision of the Rules and Regulations occurred in mid-2000s. The FAA encourages updates every 5-10 years or on an as needed basis.

Recommendation: Motion to adopt the updated Rules and Regulations for the Concord-Padgett Regional Airport.

3. Consider adopting updated General Aviation Minimum Standards (Minimum Standards) to encourage and promote the consistent provision of high quality Commercial General Aviation Aeronautical Activities available to the public at the Concord-Padgett Regional Airport.

APPROVED

The last revision to the Minimum Standards occurred in mid-2000's. The FAA encourages updates every 5-10 years or on an as needed basis.

Recommendation: Motion to adopt updated General Aviation Minimum Standards for the Concord-Padgett Regional Airport.

4. Consider authorizing the City Manager to execute a change in order #1, Apron and Taxliane Rehabilitation Airport. APPROVED

Change order #1 is for additional work for enlarging the repair area, and asphalt removal which was not included in the original bid for the hard stand, full depth pavement repair, curb and gutter repair. In addition to these items, the contractor is requesting an additional 15 days. These items have been reviewed and recommended by our independent Engineer. The increase in the contract amount will be funded through the NCDOT-Airport Improvement Program grant.

Recommendation: Motion to authorize the City Manager to execute the change order#1 in the amount of \$116,560.00 with an additional 15 days and to approve the budget amendment attached.

5. Consider authorizing the City Manager to negotiate and execute a professional service agreement with The Wilson Group Architects PA. APPROVED

In accordance with Federal Aviation Administration (FAA) guidelines, the Aviation Department advertised professional services to design and bid for a new Hangar in Common (HIC). The total square footage for the new HIC is approximately 40,000 feet. The department has received eight proposals. The committee interviewed three of the eight firms. After the interviews were completed, staff recommended The Wilson Group Architects PA which was based on previous experience with the Aviation Department. FAA requires the airport to prepare an Independent Fee Estimate (IFE) for design/bid and construction administration portion of the project. The IFE must be within +/- 10% percent of the fees. The IFE was \$875,888.10.

The total cost for design/bid including construction administration fees submitted by the Wilson Group Architects is \$852,651.04.

The funding for the architecture and engineering (A/E) fees will be from Bipartisan Infrastructure Law grant. The current balance remaining for BIL is \$6,244,948. The project will be funded 100% with no match required.

Recommendation: Motion to accept the recommendation and authorize the City Manager to execute a Professional Services contract with The Wilson Group Architects PA in the amount of \$852,651.04.

6. Consider authorizing the City Manager to negotiate and execute a contract with JD Goodrum Company, INC for the construction of the Laurel Park Pump Station Elimination. APPROVED

The Laurel Park Pump Station Elimination is located at 2594 Sunberry Ln. NW within the Laurel Park subdivision. This project consists of the installation of approximately 1,300 linear feet of 8-inch diameter sewer line and associated manholes to eliminate the existing pump station. This project was bid under the formal bidding process, with bids being received December 18th, 2025. Three (3) bids were received. The lowest responsible bidder was JD Goodrum Company, INC. at \$849,899.20. The contract duration is 120 calendar days.

Recommendation: Motion to authorize the City Manager to negotiate and execute a contract with JD Goodrum Company, INC. for \$849,899.20 for the Laurel Park Pump Station Elimination.

7. Consider authorizing the City Manager to negotiate and execute a change order with Cinderella Partners up to \$250,000 and utilize retained earnings to pay for the additional cost. APPROVED

Cinderella Partners is the contractor for the Rocky River Clubhouse Renovation project. The original contract amount is \$879,545.24, which includes \$ 79,958.66 in contingency. During construction, several conditions not included in the original scope were discovered, including areas of deterioration that require repair or replacement.

To address these issues and to ensure the building exterior is durable and low maintenance, a change order in the amount of \$250,000 is requested. This change order will allow the contractor to upgrade the cupola to a vinyl exterior; remove and replace sections of rotted wood; replace the existing wooden shingle siding on one side of the building with a more durable vinyl product that mimics the appearance of wood shingles; and replace rusted aluminum sheeting that was uncovered after the original siding was removed. Additionally, termite damage and mold remediation identified during construction will be addressed as part of this project that was not discovered until construction began. An additional 60 days has been requested for this additional work.

Retained earnings are available to cover the cost of these additional items.

Recommendation: Motion to authorize the City Manager to negotiate and execute a change order with Cinderella Partners up to \$250,000 and use retained earnings to pay for the cost.

8. Consider adopting a resolution authorizing an eminent domain action for a parcel located at 145 Hemlock Street, SW. APPROVED

This property is currently owned by all heirs known and unknown of Callie Misenheimer. The purpose of the acquisition of this property is affordable housing in the Council's capacity as the Housing Authority as provided in N.C.G.S. Chapter 157 and N.C.G.S. Chapter 40A. The property is estimated to have a value of \$45,000.00.

Recommendation: Consider adopting a resolution authorizing an eminent domain action for a parcel located at 145 Hemlock Street, SW.

9. Consider adopting a resolution authorizing an eminent domain action for a parcel located at 75 Young Street, SW. APPROVED

This property is currently owned by all heirs known and unknown of Hazel Misenheimer Murray. The purpose of the acquisition of this property is affordable housing in the Council's capacity as the Housing Authority as provided in N.C.G.S. Chapter 157 and N.C.G.S. Chapter 40A. The property is estimated to have a value of \$50,730.00.

Recommendation: Consider adopting a resolution authorizing an eminent domain action for a parcel located at 145 Hemlock Street, SW.

10. Consider adopting the 2026 State Legislative Goals. APPROVED

The City Manager will present the 2026 State Legislative Goals for Council's consideration.

Recommendation: Motion to adopt the 2026 State Legislative Goals.

VII. Consent Agenda APPROVED ALL IN ONE MOTION

A. Consider authorizing the Concord Police Department to apply for grant funding from the NC Governor's Highway Safety Administration aimed at preventing traffic related deaths and injuries on streets and highways in the City of Concord.

The grant funds would be used on overtime expenses, up to \$35,000 for traffic safety enforcement. The grant does not require a local match from the City. The application is due January 31, 2026. Grants awarded will be for the 2027 federal fiscal year which begins October 1, 2026.

Recommendation: Motion to authorize the Concord Police Department to apply for grant funding from the NC Governor's Highway Safety Administration aimed at preventing traffic-related deaths and injuries on streets and highways in the City of Concord.

B. Consider adopting a resolution updating the current approved depositories for the City of Concord.

The attached resolution and the attached list of pooling banks for N.C. is submitted for City Council approval. Although the City has a contract with Wells Fargo, the central depository for the City, the City also has relationships with many other financial institutions in regard to investment activities and debt relationships. A list of pooling banks is attached for review. This list represents banks that the Treasurer's office currently works with to receive deposits for State agencies. These banks agree to comply with State guidelines to operate as a depository of State funds. Staff are requesting these financial institutions be approved.

Recommendation: Motion to adopt a resolution to designate allowed depositories for the City.

C. Consider accepting an Offer of Dedication of an access easement and approval of the maintenance agreement from FRED-Charlotte Apartments, LLC.

In accordance with the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: SCM Maintenance & Access Easement to serve 9065 Quay Road, Concord, NC, Cabarrus County Property Identification Number (PIN): 4589-43-7818, and 8981 Quay Road, Charlotte, NC 28262, Mecklenburg County Parcel ID number: 029-18-106. 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: 9065 Quay Road, Concord, NC, Cabarrus County Property Identification Number (PIN): 4589-43-7818, and 8981 Quay Road, Charlotte, NC 28262. Mecklenburg County Parcel ID number: 029-18-106.

D. Consider accepting an Offer of Dedication for an access easement and approving the maintenance agreement from Peachtree Townhomes LLC.

In accordance with the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: SCM Maintenance & Access Easement to serve property located at 24 Peachtree Avenue NW, Concord, NC, Cabarrus County Property Identification Number (PIN): 5621-51-7259. 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 property: Property 24 Peachtree Townhomes NW, Concord, NC. Property Identification Number (PIN): 5621-51-7259.

E. 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: Trade Park at Concord, formerly Concord Commerce Park, Subdivision Plat for Church St. N Townhomes. 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: Trade Park at Concord, formerly Concord Commerce Park, Subdivision Plat for Church St. N Townhomes.

F. Consider Accepting an Offer of Dedication of an access easement and approval of the maintenance agreement.

In accordance with the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: Concord Commerce Park (PIN 5509-76-6882, 5509-75-9900, and 5509-87-7781) 2711 Concord Parkway South. Access easements and SCM maintenance agreements are being offered by the owners.

Recommendation: Motion to approve the maintenance agreements and accept the offers of dedication on the following properties: Concord Commerce Park.

G. Consider adopting an updated resolution authorizing the use of settlement funds from the National Opioid Litigation Settlement Funds.

The City is participating in the National Opioid Litigation. When the first settlement funds were distributed, the City received an initial payout of about \$189,910.05, and that amount has earned interest resulting in a current amount of \$203,787.53. The funds will be used by Cabarrus County EMS for evidence-based addiction treatment as indicated in the previously approved interlocal agreement. An initial spending authorization resolution was approved in September 2025 with an estimated amount. Now that all funds have been posted and finalized, the attached resolution has been updated to reflect the total amount available.

Recommendation: Motion to adopt an updated resolution authorizing the use of settlement funds from the National Opioid Litigation Settlement Funds.

H. Consider accepting North Carolina Department of Transportation (NCDOT) - FY26 North Carolina Department of Transportation - State Transportation Improvement Program (STIP) grant award and adopt a budget ordinance to amend the budget for the Airport capital projects to appropriate NCDOT grant funds received.

Concord-Padgett Regional Airport received notice from the Division of Aviation NCDOT that STIP grant funds in the amount of \$300,000 have been allocated under the commercial service appropriation funding for Concord-Padgett Regional Airport in FY26. These grant funds will be used for the purpose of funding design for the Commercial Service Apron Expansion.

Recommendation: Motion to authorize the City Manager to approve the grant agreement and to adopt the grant project ordinance.

I. Consider approving a donation from the Mayor's Golf Tournament Fund to 1, 2, 3 JUMP and to adopt a budget amendment to appropriate the donation.

The 1, 2, 3 JUMP organization focuses on serving youth aged 18 and under. Their mission centers are to promote physical fitness, leadership, and positive youth development through structured jump rope programs, camps, classes, and events. The jump ropes are not only used in school and community-based activities but are also given away to students so they can continue exercising at home, reinforcing to long-term impact and sustainable physical activity. The organization is requesting \$2,325 to help underwrite the cost of custom jump ropes for the program.

Recommendation: Motion to approve a \$2,325 donation from the Mayor's Golf Tournament Fund to 1, 2, 3 JUMP and to adopt a budget amendment to appropriate the donation.

J. Consider authorizing the City Manager to permit the Parks & Recreation Department to apply for a Land and Water Conservation Fund (LWCF) grant from the NC Department of Natural and Cultural Resources in an amount not to exceed \$500,000 for development and renovations at WW Flowe Park.

Using funds from the US Department of the Interior, the Land and Water Conservation Fund (LWCF) provides up to dollar -for-dollar matching grants through the NC Department of Natural and Cultural Resources to incorporated counties and municipalities for the acquisition, development and renovation of outdoor public recreation projects or a combination thereof on a single site, including renovation of existing LWCF parks.

A local government can request a maximum of \$500,000 with each application. Property acquired or developed with LWCF assistance must be used for public outdoor recreation use in perpetuity. If received, LWCF funding would be used to help reduce local costs of development and renovations to WW Flowe Park, which are now solely to be paid for from the 2022 General Obligation bond park improvement program. The intended scope for improvements as part of the LWCF grant will be determined through the design process, which is now underway. Applications must be submitted no later than November 3, 2026.

Recommendation: Motion to authorize the City Manager to authorize the Parks & Recreation Department to apply for a Land and Water Conservation Fund grant funding for development and renovations at WW Flowe Park up to a maximum of \$500,000.

K. Consider authorizing the City Manager to permit the Parks & Recreation Department to apply for a North Carolina Parks and Recreation Trust Fund (PARTF) grant from the NC Department of Natural and Cultural Resources in an amount not to exceed \$500,000 for construction at WW Flowe Park.

The Park & Recreation Trust Fund (PARTF) provides dollar- for-dollar matching grants to local governments for the acquisition and/or development of park and recreational projects to serve the general public. North Carolina incorporated municipalities are eligible for PARTF grants. Facilities built or renovated with a PARTF grant must be available for public recreational use for at least 25 years. The City must match any allocated grant dollar-for-dollar at least 50% of the total amount of the grant and may contribute more than 50%.

If received, PARTF funding would be used to help reduce local costs of renovations to WW Flowe Park, which are now solely to be paid for from the 2022 General Obligation bond park improvement program. The intended scope for improvements as part of the PARTF grant will be determined through the design process, which is now underway. Applications must be submitted no later than May 1, 2026.

Recommendation: Motion to authorize the City Manager to authorize the Parks & Recreation Department to apply for North Carolina Park and Recreation Trust Fund grant funding for development of facilities at WW Flowe Park up to a maximum of \$500,000.

L. Consider authorizing the City Manager to permit the Parks & Recreation Department to apply for a grant from the NC Amateur Sports association.

The North Carolina Amateur Sports (NCAS) is a 501(c)(3) non-profit organization established in 1983. The Youth Sports Grant is available for any local government agency or 501(c)(3) nonprofit organization. Parks and Recreation is requesting approval to apply in the amount not to exceed \$10,000. No City match is required.

The State of North Carolina and North Carolina Amateur Sports have established an annual youth sports grant fund from a percentage of the sports wagering tax revenues. Youth sports grants will be provided annually to local government agencies and 501(c)(3) nonprofits in all 100 North Carolina counties. These grants may be used for youth sports equipment, or facility upgrades and improvements that primarily benefit youth sports.

If awarded, the funds would be utilized to purchase sports equipment for different parks to be used by City residents. The equipment Parks and Recreation intend to purchase would include pickleball training

supplies that would attach to a fence. Other supplies purchased would include softball and baseball hitting stations. These supplies would allow more athletes to practice and warm up prior to games.

Recommendation: Motion to authorize the City Manager to permit the Parks & Recreation Department to apply for a grant from the NC Amateur Sports Association through its Youth Sports Grants in an amount not to exceed \$10,000.

M. Consider accepting an offer of infrastructure at 4510 Fortune Ave, Concord Fleet Services, Cordera Sub; Roadway Acceptance: Annsborough Park Sub (PH 1 MP 3), Christenbury Village (PH 1), Spring Meadow Subdivision (PH 1 MP 1; PH 2A MP 1; PH 2B MP 1; PH 3 MP 1; PH 4 MP 1), Cumberland Sub (PH 1).

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:

30 LF of 12 -inch water line, 1467 LF of 8-inch water line, 8 valves (8 -inch), 213 LF of 2 -inch water line, 2 valves (2-inch), 6 Hydrants, 2597 LF of 8-inch sewer main line and 13 Manholes.

Annsborough Park Sub (Ph 1 M 3)-Roadway Acceptance: 871 LF – Annsborough Drive NW; 1441 LF – Nutgrove Drive NW; 346 LF – Cavehill Drive NW; 646 LF – Rafferty Hill Drive NW.

Cumberland Subdivision (PH 1)- Roadway acceptance: 840 LF – Fulworth Drive; 840 LF-Alveston Drive. Christenbury Village (PH 1)- Roadway acceptance: 215 LF - Herrons Nestplace NW.

Spring Meadow Subdivision (PH 1 MP 1; PH 2A MP 1; PH 2B MP 1; PH 3 MP 1;PH 4 MP 1) - Roadway acceptance: 245 LF - Big Ivy Street SW; 230 LF - Beaver Dam Street SW; 2180 LF - Langhorne Avenue SW; 1105 - Bell Spur Avenue; 830 LF - Nesters Store Place SW; 1100 LF-Maple Shade Rd SW; 505 LF- Light Ridge Court SW ; 280 LF - Turnip Patch Street SW; 675 LF - Dan River Court SW.

Correction:

Campbell Farms Subdivision Roadway acceptance (November 13,2025): 500 LF - Bell Lane; 513 LF - Ring Lane corrected to 500LF - Campbell Chase LN SW; 513 LF - Cloverdale Court SW.

Recommendation: Motion to accept the offer of infrastructure acceptance in the following s it e s : 4510 Fortune Ave, Concord Fleet Services, Cordera Sub; Roadway Acceptance: Annsborough Park Sub (PH 1 MP 3), Christenbury Village (PH 1), Spring Meadow Subdivision (PH 1 MP 1; PH 2A MP 1; PH 2B MP 1; PH 3 MP 1; PH 4 MP 1), Cumberland Sub (PH 1).

N. 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. The previously approved payment standards in November 2025 had incorrect payment standards in three categories. This request is to make the necessary updates to ensure Concord is in compliance with QHWRA regulations.

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

O. Transfer the remaining \$140,512 in Affordable Housing funds along with the \$15,320 in actual interest received to the Wilkinson Repositioning Project.

Funds will assist with architecture and engineering costs related to the Wilkinson Homes Repositioning Project. Staff is requesting to move the previous year's unallocated Affordable Housing funds (\$140,512) along with the interest received for the account (\$15,320) to the Wilkinson Repositioning Project. The total amount to be moved is \$155,832.

Recommendation: Motion to approve the transfer of the remaining \$140,512 in Affordable Housing funds along with the \$15,320 in actual interest to the Wilkinson Repositioning Project.

P. Consider approving a change to the classification/compensation system to include the following classification: Aviation Badging Specialist.

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 Aviation Badging Specialist (Grade 55 with a salary range of \$54,738.98 (minimum) - \$72,529.15 (midpoint) - \$90,319.31 (maximum).

Q. Consider approval of Utility Write Offs for the 2026 Fiscal Year.

Annually, staff must review the accounts receivable utility balances and determine if any of the balances are non-collectable. The accounts that are deemed non-collectable should be transferred to losses. Delinquent utility accounts deemed to be noncollectable amount to \$717,768.66. The primary reason for these losses is due to bankruptcies filings and bad debts that result when someone leaves their residence without paying their final bill. Staff continues to work with legal to pursue collections methods available as well as using the Debt Set-off Program offered through the State and an independent collection agency. Account collection continues even after the account is written off.

Final accounts from July 1, 2024 - June 30, 2025. These revenues are less than 1% of the total operating revenues for each utility - Electric \$476,289.43; Water \$116,166.39; Wastewater \$88,949.44; Stormwater \$24,074.53; and Environmental Services \$12,288.47.

Recommendation: Motion to approve on the transfer of delinquent utility accounts to collection losses.

R. Consider accepting the semiannual debt status report as of December 31, 2025.

The City's debt report as of December 31, 2025 is presented for the City Council's review.

Recommendation: Motion to accept the semiannual debt status report as of December 31, 2025.

S. Consider acceptance of the Tax Office reports for the month of November 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 November 2025.

T. Consider Approval of Tax Releases/Refunds from the Tax Collection Office for the month of November 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 November 2025.

U. Receive monthly report on status of investments as of November 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)
We Build 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.