

CONCORD CITY COUNCIL  
2nd WORK SESSION MEETING  
DECEMBER 19, 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 December 19, 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 Lori A. Clay  
Council Member Betty M. Stocks  
Council Member Terry L. Crawford  
Council Member Jennifer Parsley-Hubbard

**Members Absent:**

Council Member John A. Sweat, Jr.

**Others Present:**

City Manager, Lloyd Wm. Payne, Jr.  
City Attorney, Valerie Kolczynski  
City Clerk, Kim J. Deason  
Assistant City Managers  
Various Department Directors

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Mayor Dusch called the meeting to order

**Preliminary Wastewater allocation**

A motion was made by Council Member Crawford and seconded by Council Member Langford to cease allocations on projects rated under 3.0—the vote: all aye.

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

**Residential- Single Family:**

Myers Residential - 40,050 gpd  
1015 Rockland Cir Subdivision - 1,500 gpd  
Afton Village Phase 1 Remainder - 1,875 gpd

**Residential- Townhomes:**

266 Malvern Condominiums- WeBuild (Condo) - 1,650 gpd  
1015 Rockland Cir Subdivision - 15,600 gpd

**Residential- Apartments:**

Rebuilder's Campus for Cooperative Christian Ministry - 16,200 gpd  
Old Holland Road - 3,000 gpd

**Non-Residential:**

Uhaul Concord Warehouse – 100 gpd  
R&R BBQ Dining Patio - 3,040 gpd  
14 Cabarrus Ave - 945 gpd  
Chick-fil-a - 1,800 gpd  
Lawn Chair Brewing - 3,214 gpd  
Action Behavior Center - 1,375 gpd

Kids R Kids Daycare - 4,875 gpd  
4430 Motorsports Industrial - 3,850 gpd  
Davis Industrial Subdivision - 2,200 gpd  
New Horizon Academy - 4,950 gpd  
Five Star Bodies Distribution Facility - 1,500 gpd  
595 Warren C. Coleman Blvd (old Bi-Lo) - 3,094 gpd  
Rebuilder's Campus for Cooperative Christian Ministry - 18,200 gpd  
Morris Tract Industrial-Commercial - 30,400 gpd  
Butler Built Addition – 700 gpd  
324 Church St N - 4,210 gpd

Mixed Use:

Berkeley Building - Afton Village - 2,962 gpd  
Carnegie Building - Afton Village - 1,500 gpd  
Morgan Building - Afton Village – 950 gpd

Public:

Cabarrus Behavioral Health - 11,400 gpd  
Rebuilder's Campus for Cooperative Christian Ministry - 8,750 gpd

A motion was made by Mayor Pro-Tem McKenzie and seconded by Council Member Crawford to approve the allocation totals—the vote: all aye.

**Strategic Plan Discussion:**

Mayor Pro-Tem McKenzie stated, in his opinion, sewer, transportation, and transit issues should be brought into the plan discussion.

Council Member Langford stated he was comfortable with the draft vision statement as presented. Council Member Crawford agreed.

Council Member Stocks stated she would like to see a collection of the Council's responses and would like to see more methods of community outreach other than just the City survey. She stated she would like to see engagement with neighborhood leaders and the members of the Concord United Committee.

Council Member Parsley-Hubbard agreed and suggested that a meeting be held with the consultant and present the Council discussion so she would be aware of the community input the Council would like to have incorporated into the process.

Mayor Pro-Tem McKenzie stated, in his opinion, there shouldn't be a deadline for establishing the plan. The City Manager stated if the plan is not adopted the items in the vision statement are not going to be incorporated in the 24-25 budget.

It was a consensus of the Council to have Mayor Dusch, Mayor Pro-Tem McKenzie, Council Member Stocks and Council Member Parsley-Hubbard to meet with the consultant and present the Council's discussion points.

**Concord United Committee responses:**

Mayor Dusch stated a meeting should be held with the CUC Co-chairs.

Mayor Pro-Tem McKenzie stated he had reviewed the report and the staff responses and feels that a few Council Members should meet with the City Manager and a few staff members to better understand staff's responses before meeting with the CUC Co-chairs.

It was the consensus of the Council to send staff their responses and have Mayor Pro-Tem McKenzie, Council Member Stocks, and Council Member Parsley-Hubbard meet with the CUC Co-chairs in February.

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

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William C. Dusch, Mayor

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Kim J. Deason, City Clerk