

CONCORD CITY COUNCIL  
WORK SESSION MEETING  
JANUARY 9, 2024

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3<sup>rd</sup> floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on January 9, 2024, at 4:00 p.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

**Members Present:**

Mayor Pro-Tem Jennifer Parsley-Hubbard  
Council Member Lori A. Clay  
Council Member Betty M. Stocks  
Council Member JC McKenzie  
Council Member Terry L. Crawford  
Council Member John A. Sweat, Jr.

**Members Absent:**

Council Member Andy Langford

**Others Present:**

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

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A motion was made by Council Member Crawford and seconded by Council Member Sweat to add the following item to the Consent Agenda—the vote: all aye.

Consider approving a \$1,500 donation from the Mayor's Golf Tournament Fund to the International Center for Community Development (ICCD), formally known as the Hispanic Learning Center of Cabarrus (HLCCC) and to adopt a budget amendment.

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The following agenda was presented for discussion:

Presentation of retirement plaque to Major Robert Ledwell for over 25 years of loyal and dedicated service with the City of Concord Police Department.

Presentation of retirement plaque to Captain James Alan Lee, who served over 27 years of loyal and dedicated service with the City of Concord Police Department.

Presentation of a Proclamation recognizing January 15, 2024 as Dr. Martin Luther King, Jr. Day.

**Informational Items:**

Receive the results of the Cabarrus County Arts & Prosperity Survey at the City Council Work Session.

This item was postponed until the February 6<sup>th</sup> City Council Work Session.

Receive a presentation regarding the Local Government Language Access Collaborative

Program at the City Council Work Session.

The City Manager requested no action be taken and this item be removed from the agenda. He stated staff will present the information in the future.

**Departmental Reports:**

Downtown Streetscape update

Planning and Neighborhood Development Services staff and CDDC staff will provide an update at the Thursday, January 11<sup>th</sup>, City Council meeting.

Parks and Recreation Bonds update

Parks and Recreation staff will provide an update at the Thursday, January 11<sup>th</sup>, City Council meeting.

**Public Hearings:**

Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a five-year/85% tax-based infrastructure development grant to Concord Commerce Park to be located the corner of Concord Parkway and George Liles Parkway (PIN #'s 5509-75-4953 and 5509-86-7447) having an investment of approximately \$125,000,000 in real and personal property.

The Planning and Neighborhood Development Services Director, Steve Osborne, stated the 1,287,000 square foot nine-building development will include a variety of uses which include manufacturing, warehousing, life science, distribution, and limited retail. He stated the total value of the City's five-year grant is estimated to equal \$2,550,000 depending on the actual investment.

STEVE OSBORNE – PRESENTED INFORMATION. EDC STAFF COULD NOT BE ATTENDANCE DUE TO INCLEMENT WEATHER

Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a three-year/85% tax-based center city district economic development incentive grant to Southpaw Investors, LLC to develop a restaurant space located at 325 McGill Avenue NW, Suite 10 having an investment of approximately \$1,385,000 in real and personal property.

The Planning and Neighborhood Development Services Director stated Southpaw Investors, LLC, proposes to develop an approximately 3,950 square foot facility that will serve as Gianni's Restaurant. This facility will house restaurant functions and associated uses and is projected to accommodate approximately 177 diners and 3 kitchen employees. Southpaw Investors, LLC, is proposing to invest approximately \$1,385,000 in real and personal property.

Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a three-year/35% tax-based municipal service district economic development incentive grant to Morris Building, LLC for tenant investment to develop the Sawmill Tavern, located at 56 Union Street South, and the adjacent Charros Restaurant, located 48 Union Street South having an investment of approximately \$1,122,930 in real and personal property.

The Planning and Neighborhood Development Services Director stated Morris Building, LLC, proposes to develop an approximately 5,250 square foot facility that will serve as the Sawmill Tavern. This facility will house restaurant functions and associated uses and is projected to accommodate approximately 150 diners and 6 kitchen employees. He stated Morris Building, LLC, is proposing to invest approximately \$544,555 in real and personal property.

He also stated Morris Building, LLC, is also proposing to develop an approximately 6,250 square foot facility that will serve as the Charros Restaurant. This facility will house restaurant functions and private dining space and is projected to accommodate approximately 202 diners and 8 kitchen employees. Morris Building, LLC, is proposing to invest approximately \$578,375 in real and personal property.

Conduct a public hearing for case Z-26-23 and consider adopting an ordinance amending the official zoning map for +/- 1.29 acres located at 3010 New Town Way, SW from RM-1 (Residential Medium Density) to AG (Agricultural) and to amend the 2030 Land Use Plan to modify the future land use designation of the parcel from "Industrial Employment" to "Open Space."

The Planning and Neighborhood Development Services Planning Manager, Autumn James, explained the request. She stated the Planning and Zoning Commission heard the petition at their December 19, 2023 meeting and voted to forward the request to City Council with a recommendation that the zoning map be amended from RM-1 (Residential Medium Density) to AG (Agricultural) and to amend the 2030 Land Use Plan to designate the parcel as "Open Space."

#### **Presentations of Petitions and Requests:**

Consider approving allocating \$40,000 of HOME Investment Partnership (HOME) funds to Habitat for Humanity Cabarrus County for the construction of 190 Duval Street NW.

The Community Development Manager, Mary Carr, stated the City of Concord and Habitat for Humanity Cabarrus County partnership began in early 2013 and has seen 17 families purchase homes in the Logan and Gibson Neighborhoods.

She stated the current HOME funding request of \$40,000 would be to construct a new home located at 190 Duval Street NW located in the Gibson Community. This joint effort allows both organizations to expand reach while working together toward the common goal of rebuilding neighborhoods/communities and promoting stability through home ownership.

The construction will follow the City's standards with hardy plank siding, meeting SystemVision requirements and sealing the crawlspace. Construction would also include a front porch, two car parking pad and a landscaping package. Staff will also be working closely with Habitat to have additional visual enhancements (paint color, decorative porch railings, etc.) included on each house.

Consider adopting a resolution directing the application to the LGC for approval of Utilities Systems Revenue Bonds; requesting LGC approval of the Utilities Systems Revenue Bonds, Series 2024 and certain related matters.

The Finance Director, Jessica Jones, stated the City is planning the issuance of revenue bonds of an amount not to exceed \$25,000,000 to fund improvements at the Hillgrove Water Treatment Plant and pay the costs of issuing the 2024 Bonds. Adopting the resolution authorizes the Finance Director to submit an application to the LGC for approval of the 2024 Bonds, approves the financing team for the bonds, and includes other relevant information related to the issuance of the bonds.

Considering authorizing the City Manager to negotiate and execute a contract with Talbert, Bright & Ellington (TBE) to provide engineering and design and bidding services for the northern portion of the general aviation apron and taxilane "A1" rehabilitation project at Concord-Padgett Regional Airport.

The Aviation Director stated the proposed project will complete the remaining hangar taxilane and apron. The project includes milling and replacing 2 inches of P-401 bituminous concrete on the northern portion of the apron system and taxilane "A1". The airport has advised FAA, Memphis ADO, that entitlement funding along with NCDOA funds

will be utilized to pay for these improvements.

Consider authorizing the City Manager to negotiate and execute a contract with Hazen and Sawyer for Engineering and Bid Phase Services for the Poplar Tent Area Booster Pump Station project in the amount of \$477,000.

The Water Resources Director, Jeff Corley, stated this location is intended to have a dual purpose of allowing movement of finished water from the Coddle Creek Water Treatment Plant to the areas served by the Hillgrove Water Treatment Plant and water purchased from Albemarle for redundancy and better usage of plant capacities, but also to eliminate the existing Rock Hill Church Rd Booster Pump Station.

He stated the Water Resources Department advertised an RFQ and received 7 interested firms. Hazen and Sawyer is the selected consultant at a negotiated fee of \$477,000.

Consider authorizing the City Manager to negotiate and execute a contract with ESource for Advanced Metering Infrastructure (AMI) consulting services in the total amount of \$1,076,597.

The Assistant City Manager, LeDerick Blackburn, stated staff publicly advertised an RFQ for AMI consulting services and received six (6) responses. All respondents were interviewed and ESource was selected as the vendor. City staff interviewed all 6 respondents. The selected vendor is ESource. The proposed scope will lead the City's AMI team through a very intentional process to assure all aspects of the AMI project are successful including technology selection, system integration, vendor contract negotiations, and deployment.

ESource Senior Vice President, Kody Salem, was in attendance and explained the services ESource will provide.

The Assistant City Manager explained the proposed scope includes services that will be provided throughout the life of the project, including deployment support. The scope and fee is structured so the City only pays for the task items needed to complete. The project schedule includes approximately one year of preliminary work (Phase 1 & 2) before the full scale deployment (Phase 3) would begin in early 2025. Phase 3 is estimated to last up to three years for full completion.

Consider accepting a Preliminary Application from William Niblock.

The Engineering Director, Jackie Deal, stated William Niblock submitted a preliminary application to receive water service outside the City limits. The property is located at 8805 Poplar Tent Road. It is zoned LDR. The parcel lot of record has been in existence as of 1978 as part of Beech Bluff and is being developed with a single family home. There is both water and sewer available.

She also explained why the parcel is not subject to annexation.

Consider accepting a Preliminary Application from Skiold Nino and Mildrey Mendoza.

The Engineering Director stated Skiold Nino and Mildrey Mendoza submitted preliminary applications for water service at 3802 Solen Drive Harrisburg, NC, which is located outside of the City limits. The property is currently developed with a single family home. The property is zoned RE and City sanitary sewer is not available to the parcel.

Consider a Preliminary Application from Matthew and Claudia Pigg.

The Engineering Director stated Matthew and Claudia Pigg have submitted a preliminary application to receive water service outside the City limits. The property is located at 3605 Mill Bridge Rd. It is zoned county AO (Agriculture/Open Space). The property is being developed with a single family home and City sanitary sewer is not available to this parcel.

Consider appointing or reappointing two elected officials to the Concord/Kannapolis Transit Commission.

Mayor Dusch stated Council Member Stocks and Council Member Sweat have expressed their desire to continue serving on this Board.

Consent Agenda

There were no comments regarding the consent agenda.

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A motion was made by Council Member McKenzie, seconded by Council Member Crawford, and duly carried, to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(3) to consult with the Attorney to protect the attorney-client privilege and to consider and give instructions concerning a potential or actual claim, administrative procedure, or judicial action, and to consider and give instructions concerning a judicial action titled City of Concord vs. Barber Scotia College—the vote: all aye.

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

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William C. Dusch, Mayor

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Kim J. Deason, City Clerk