

CONCORD CITY COUNCIL
2nd WORK SESSION MEETING
MARCH 26, 2024

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 26, 2024, 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.

Council Member Langford proposed that the Council consider approving the Murphy USA project as well. Mayor Pro-Tem Parsley-Hubbard and Council Member Stocks did not agree with the proposal.

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

Residential- Single Family:

Amhurst Subdivision - 675 gpd
Afton Village, Phase 3 - 9,900 gpd
Lakeside Reserve - 31,270 gpd

Residential- Townhomes:

No flow approved

Residential- Apartments:

River Rock Easy Living, 55 & over - 15,850 gpd

Non-Residential:

Stough Road-McGrath - 200 gpd
Cannon School Expansion - 2,750 gpd
190 George Liles Parkway - 7,950 gpd
International Corporate Center - 3,300 gpd
Fortune Tech Center - 2,800 gpd
Aeriston, LLC – 22 Union Street, N - 6,469 gpd
Atrium Health-Freestanding Emergency Dept - 2,200 gpd

Mixed Use:

The View – 16,004 gpd

Public:

Cabarrus Health Sciences Institute - 1,300 gpd

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

A motion was made by Council Member Clay and seconded by Council Member Langford to approve allocation to Murphy USA—the vote: aye – Langford, Clay, McKenzie, and Crawford; nay – Stocks and Parsley-Hubbard.

Additional Non-Residential allocation:

Murphy USA – 3,000 gpd

Budget Update Discussion:

The Finance Director, Jessica Jones, presented an update on the FY25 budget status. She stated staff is proposing a change in the \$0.01 cent allocation to help keep the City's tax rate low. She presented how much the allocation would be if the tax rate was set at \$0.42 or \$0.43.

Council Member Langford stated he was not comfortable with the \$0.42 or \$0.43 tax rate. He questioned if the aspirations of the City would change from greenways to transportation if the tax rate was set at \$0.42.

The Finance Director stated staff is still waiting on the tax values from the Cabarrus County Tax Office. She stated if there are significant appeals granted it could change the proposed tax rate. The City Manager stated, currently, the Cabarrus County Tax Office has received over 5,000 appeals. These won't be completed until mid-May after the proposed budget is completed.

After some discussion, it was the consensus of the Council to direct the City Manager to use the proposed tax rate of \$0.42 to balance the FY24/25 proposed budget. The budget presentation will be held following the April 9th Work Session.

MSD Information:

The Finance Director explained how the tax revaluation would impact the MSD District. She stated this impact is due to the construction of the Novi projects downtown. She stated the revenue neutral rate for the MSD District would be 20.66 cents if the Novi projects are removed from the calculation.

She explained the MSD revenues and expenditures. She stated her recommendation was to move forward with the proposed revenue neutral tax rate for the MSD District. The City Manager explained how much funding would be needed from the City's General Fund to subsidize the MSD District if the tax rate is not 20.66 cents.

After some discussion, it was the consensus of the Council to move forward with a tax rate of \$0.16 for FY24/25 for the MSD District

May 2024 2nd Work Session

The Council discussed changing the date of the May 2nd Work Session from May 21st to May 14th.

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

William C. Dusch, Mayor

Kim J. Deason, City Clerk