

CONCORD CITY COUNCIL  
2nd WORK SESSION MEETING  
FEBRUARY 20, 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 February 20, 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  
Council Member John A. Sweat, Jr.

**Others Present:**

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

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Mayor Dusch called the meeting to order

**Strategic Plan Discussion:**

The Centralina Regional Council Executive Director, Geraldine Gardner, briefly recapped the Strategic Plan update process. She also presented an overview for the goals.

The Mayor and Council provided their thoughts on the worksheet provided by Ms. Gardner. Ms. Gardner stated Council's comments were similar to the Staff Leadership Team's comments and also comments received from public input.

Ms. Gardner presented the five themes drafted by the Staff Leadership Team. After reviewing, it was the consensus of the Council to direct the Staff Leadership Team to review themes 1, 4, and 5 and discuss further.

The City Manager stated a draft of the Plan will be presented to the Council at the April 23, 2024 2<sup>nd</sup> Work Session.

**Tax Rate Discussion**

Council Member Langford provided the Mayor and Council members information that he had drafted. He stated the he and Council Members Clay and Sweat had discussed with the City Manager the possibility of the City Manager submitting information to the Council as to how a tax rate of 0.42 up to 0.48 would impact the upcoming budget. Council Member Langford stated he would like an opportunity to review all options before voting on the budget.

The Council did not agree with the proposed idea from Council Member Langford.

**Eminent Domian Resolutions needed for the Lincoln Street Bridge project**

The City Attorney explained the resolutions are needed for the project.

A motion was made by Council Member McKenzie and seconded by Council Member Crawford to adopt the following eminent domain resolutions—all aye.

RESOLUTION AUTHORIZING NEGOTIATED  
PURCHASE OR EMINENT DOMAIN TO ACQUIRE PROPERTY

WHEREAS, the City Council for the City of Concord, North Carolina, hereby determines that it is necessary and in the public interest to acquire the following property interests owned by Clean Clothes Enterprises, Inc. for the purpose of completing the Lincoln Street Bridge Project, said property being described as follows:

TEMPORARY CONSTRUCTION EASEMENT:

LYING AND BEING in Township Number 12, City of Concord, County of Cabarrus, North Carolina and being more fully described as follows:

BEGINNING at a point in the western Lincoln Street right-of-way, said point being the eastern corner of City of Concord, thence with the line of City of Concord N 71°14'28" W 75.38 ft. to a point; thence N 28°49'08" E 152.16 ft. to a point; thence S 71°50'57" E 73.20 ft. to a point in the western Lincoln Street right-of-way; thence along said right-of-way the following three (3) courses: 1) S 24°56'46" W 3.09 ft. (L1) 2) along a curve turning to the right, having a radius of 980.00 ft. and having a chord with a bearing of S 26°56'15" W and a chord distance of 68.10 ft., an arc distance of 68.12 ft. (C1) 3) S 28°55'43" W 81.40 ft. to a point; returning to the POINT AND PLACE OF BEGINNING, and being labeled as TEMPORARY CONSTRUCTION EASEMENT #6 AREA, 11,285SQ. FT or 0.259 AC more or less as shown on map titled, "Easement Plat Crossing the Property of Clean Clothes Enterprises Inc." dated October 17, 2023 by Stantec and is attached as Exhibit A for further reference.

WHEREAS, the temporary construction easement is a portion of PIN 5620-81-8095 and is owned by Clean Clothes Enterprises, Inc. and is being acquired for the purpose of the construction and replacement of the Lincoln Street Bridge Replacement Project.

WHEREAS, representatives of the City of Concord are in negotiation with the above stated owners to acquire the above-described property by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CONCORD, THAT:

The City of Concord will acquire by condemnation or negotiated conveyances for the purposes stated above the property and interests therein described above.

The City Attorney is authorized and directed to acquire by negotiated offer or, in the alternative, institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes, to acquire the property described above.

Adopted this 20<sup>th</sup> day of February, 2024.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim J. Deason, City Clerk

RESOLUTION AUTHORIZING NEGOTIATED PURCHASE  
OR EMINENT DOMAIN TO ACQUIRE PROPERTY

WHEREAS, the City Council for the City of Concord, North Carolina, hereby determines that it is necessary and in the public interest to acquire the following property interests owned by Mount Calvary Holiness Church of America, Inc. for the purpose of completing the Lincoln Street Bridge Project, said property being described as follows:

PERMANENT UTILITY EASEMENT

LYING AND BEING in Township Number 11, City of Concord, County of Cabarrus, North Carolina and being more fully described as follows:

Beginning at a point in the line of JLP Holdings II LLC, said point being N 32°55'15" E 462.46 ft. from Stantec Control Point "GPS-2", a 5/8" rebar with NC GRID NAD83/2011 coordinates: N 600731.988 ft. E 1528830.429' thence S 63°32'07" E 17.28 ft. (L1) to a point; thence S 25°58'39" W 37.08 ft. (L2) to a point in the line of JLP Holdings II LLC; thence with the line of JLP Holdings II LLC the following two (2) courses: 1) S 55°05'43" W 6.65ft. (L3) 2) N 07°54'10" E 45.27 ft .(L4) to a point; returning to the POINT AND PLACE OF BEGINNING, and being labeled as PERMANENT UTILITY EASEMENT AREA #7, 431 SQ. FT. 0.010 AC more or less as shown on map titled, "Easement Plat Crossing the Property of Mt Calvary Holy Church, Inc/NC." dated October 17, 2023 by Stantec and is attached as Exhibit A for further reference.

WHEREAS, the permanent utility easement is a portion of PIN 5620-91-2691 and is owned by Mount Calvary Holiness Church of America, Inc. and is being acquired for the purpose of the construction and replacement of the Lincoln Street Bridge Replacement Project.

WHEREAS, representatives of the City of Concord are in negotiation with the above stated owners to acquire the above-described property by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CONCORD, THAT:

The City of Concord will acquire by condemnation or negotiated conveyances for the purposes stated above the property and interests therein described above.

The City Attorney is authorized and directed to acquire by negotiated offer or in the alternative, institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes, to acquire the property described above.

Adopted this 20<sup>th</sup> day of February, 2024.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim J. Deason, City Clerk

RESOLUTION AUTHORIZING NEGOTIATED PURCHASE  
OR EMINENT DOMAIN TO ACQUIRE PROPERTY

WHEREAS, the City Council for the City of Concord, North Carolina, hereby determines that it is necessary and in the public interest to acquire the following property interests owned by Wickenden Brunting VII, LLC for the purpose of completing the Lincoln Street Bridge Project, said property being described as follows:

NEW FEE SIMPLE ACQUISITION:

BEGINNING at a Point in the eastern Lincoln Street right-of-way, thence along the Lincoln Street right-of-way along a curve turning to the left, having a radius of 10020.00 ft. and having a chord with a bearing of N 19°09'11" E and a chord distance of 37.00 ft., an arc distance of 37.00 ft.(C2) along said R/W to a point; thence N 19°02'51" E 325.91 ft. to point, the corner of JLP Holdings II LLC; thence along the line of JLP Holdings II LLC S 32°52'01" E 40.98 ft. (L1) to a point; thence S 22°47'54" W 81.36 ft. to a point; thence N 67°36'52" W 20.00 ft. (L2) to a point; thence along a curve turning to the left, having a radius of 965.00 ft. and having a chord with a bearing of S 17°53'54" W and a chord distance of 151.00 ft., an arc distance of 151.15 ft. (C1) along said curve to a point; thence

S 16°21'41" W 101.20 ft. to a point; thence N 70°57'09" W 15.07 ft. (L4) to a point; returning to the POINT AND PLACE OF BEGINNING, and being labeled as NEW FEE SIMPLE R/W #2 AREA, 5,108 SQ. FT. 0.117 AC more or less as shown on map titled, "Easement Plat Crossing the Property of Wickenden Brunting VII, LLC." dated October 17, 2023 by Stantec and is attached as Exhibit A for further reference.

UTILITY EASEMENT:

LYING AND BEING in Township Number 11, City of Concord, County of Cabarrus, North Carolina and being more fully described as follows:

BEGINNING at a Point, said point being a corner of "NEW R/W #2", thence S 67°36'52" E 20.00 ft. (L2) to a point, a corner of said "NEW R/W #2"; thence S 21°26'23" W 154.54 ft. to a point; thence N 76°16'52" W 10.27 ft. (L5) to a point in the line of "NEW R/W #2"; thence along the line of "NEW R/W #2" N 16°21'01" E 5.56 ft. (L3) to a point, a corner of said "NEW R/W #2"; thence along the line of "NEW R/W #2" along a curve turning to the right, having a radius of 965.00 ft. and having a chord with a bearing of N 17°53'54" E and a chord distance of 151.00 ft., an arc distance of 151.15 ft. (C1) along said curve to a point; returning to the POINT AND PLACE OF BEGINNING, and being labeled as PERMANENT UTILITY EASEMENT #2 AREA, 2,657 SQ. FT. 0.061 AC more or less as shown on map titled, "Easement Plat Crossing the Property of Wickenden Brunting VII, LLC." dated October 17, 2023 by Stantec and is attached as Exhibit A for further reference.

TEMPORARY CONSTRUCTION EASEMENT:

LYING AND BEING in Township Number 11, City of Concord, County of Cabarrus, North Carolina and being more fully described as follows:

BEGINNING at a Point, said point being in the line of JLP Holdings II LLC and being a corner of "NEW R/W #2", thence along the line of JLP Holdings II LLC S 32°52'01" E 53.19 ft. (L6) to a point; thence S 24°36'15" W 169.78 ft. to a point; thence S 66°47'47" W 50.26 ft. (L7) to a point, said point being a corner of "PERMANENT UTILITY EASEMENT #2"; thence along the line of "PERMANENT UTILITY EASEMENT #2" N 21°26'23" E 154.54 ft. to a point, said point being a common corner of "NEW R/W #2" and "PERMANENT UTILITY EASEMENT #2"; thence along the line of "NEW R/W #2" N 22°47'54" E 81.36 ft. to a point; returning to the POINT AND PLACE OF BEGINNING, and being labeled as TEMPORARY CONSTRUCTION EASEMENT #2 AREA, 8,140 SQ. FT. 0.187 AC more or less as shown on map titled, "Easement Plat Crossing the Property of Wickenden Brunting VII, LLC." dated October 17, 2023 by Stantec and is attached as Exhibit A for further reference.

WHEREAS, the fee simple acquisition, utility easement, and temporary construction easement are a portion of PIN 5529-89-8769 and is currently owned by the Wickenden Brunting VII, LLC and is being acquired for the purpose of the replacement and construction of the Lincoln Street Bridge Replacement Project.

WHEREAS, representatives of the City of Concord are in negotiation with the above stated owners to acquire the above-described properties by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CONCORD, THAT:

The City of Concord will acquire by condemnation or negotiated conveyances for the purposes stated above the property and interests therein described above.

The City Attorney is authorized and directed to acquire by negotiated offer or, in the alternative, institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes, to acquire the properties described above.

Adopted this 20<sup>th</sup> day of February, 2024.

CITY COUNCIL  
CITY OF CONCORD

NORTH CAROLINA

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim J. Deason, City Clerk

**Sewer Allocation applications**

Mayor Pro-Tem Parsley-Hubbard stated there has been some confusion from the developers regarding the scoring system on the applications.

Following some discussion, it was recommended to remove the word “total” from the application.

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There being no further business to be discussed, a motion was made by Council Member McKenzie 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