

CONCORD CITY COUNCIL  
WORK SESSION MEETING  
AUGUST 6, 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 August 6, 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 Andy Langford  
Council Member Lori A. Clay  
Council Member Betty M. Stocks  
Council Member JC McKenzie  
Council Member Terry L. Crawford

**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  
Department Directors

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The following agenda was presented for discussion:

**Presentations:**

**Presentation of Certificates of Appreciation to out-going Commission Members, Carolyn Coggins (HPC), William Isenhour (HPC) and Eric Williamson (P&Z).**

**Mayor Dusch presented a retirement plaque to Joseph “Joey” Burleson for over 25 years of dedicated service with the City of Concord.**

**Mayor Dusch presented a retirement plaque to Captain Clint Little for 29 years of service with the City of Concord.**

**Presentation honoring former City Council Member, Sam Leder, on the fifth anniversary of his death.**

**Departmental Reports:**

**Streetscape Update**

Staff will provide an update at the August 8, 2024 City Council meeting.

## **Parks and Recreation Bonds update**

Staff will provide an update at the August 8, 2024 City Council meeting.

### **Public Hearings:**

#### **Conduct a public hearing to consider adopting a resolution closing a portion of the Evans Street NW right-of-way located near the intersection of Evans and Central Drive.**

Senior Planner, Fred Womble, stated the existing residential structure is located at 636 Central Drive and is an older home that was built partially within the 50-foot right-of-way along Evans Street. The house was originally developed as part of the Luringood Park development and +/- 62.3 sf. of the structure lies within the right-of-way. Erica Fulton and Jermaine Lawrence filed the application and are the owners of the house.

He further stated all City departments have reviewed the petition, and there were no objections to the petition.

#### **Conduct a public hearing and consider adopting an ordinance annexing +/- 5.8 acres at 2892 Zion Church Rd. PIN 5529- 85-8725 owned by Russell and Jennifer Moose.**

The Planning and Neighborhood Development Services Deputy Director, Kevin Ashley, stated the petition is for voluntary annexation of approximately 5.8 acres of property located on Zion Church Rd.

He stated Cabarrus County is proposing to annex the property into Concord and zone it as I-2 (General Industrial) for the construction of an animal shelter. The subject parcel is located within the Industrial Employment (IE) Land Use Category of the 2030 Land Use Plan where I-2 is listed as a corresponding zoning district.

#### **Conduct a public hearing and consider approving an ordinance to adopt The Boulevards of Concord – Concord Mills Blvd. & Bruton Smith Blvd. Corridor Study.**

The Planning and Neighborhood Development Services Director, Steve Osborne, stated the consultants would provide the Study results to the Mayor and Council at the Thursday, August 8, 2024, City Council meeting.

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

#### **Consider adopting a resolution to sell 314 Sycamore Avenue SW to home buyer Dara Woolfolk for \$232,800.**

The Community Development Manager, Mary Carr, stated Council previously approved the sale of the 1,080 sq. ft. home to another buyer, but they were unable to complete the purchase. Ms. Woolfolk has met all HUD requirements to purchase. The listed purchase price was \$232,800, and the City received the full asking price.

Council Member Stocks entered the meeting.

#### **Consider approving an owner-occupied reconstruction of 363 Lincoln Street SW for Ms. Wynona Bost through a partnership with Habitat for Humanity Cabarrus in the amount of \$139,200.**

The Community Development Manager stated the City of Concord's mission within the HOME program is to provide assistance to low and moderate-income residents who need major housing rehabilitation.

She stated Ms. Bost's home is 876 square feet with significant foundation issues, no closets, lead-based paint, broken and damaged windows, inadequate bath facilities and kitchen. Staff will partner with Habitat for Humanity Cabarrus to reconstruct the home to help to reduce the cost. Ms. Bost is under 30% of AMI, she would pay 25% of the cost at 0% interest. A deed restriction will be placed on the property for 40 years. Ms. Bost requested to stay with her daughter during construction. Based on current projects, the reconstruction cost is estimated to be \$139,200, and CDBG funds would be used.

**Consider the sale of structure located at Ramseur Park to WeBuild, Inc.**

The City Attorney stated the City acquired an A-frame dwelling structure as part of the acquisition of the property located at 1252 Cox Mill Road. The house was planned to be demolished at a cost of approximately \$40,000.

She stated WeBuild has offered to purchase the house for one dollar (\$1.00) and pay all expenses related to moving the house off-site to a location suitable for residential development. WeBuild would then, at their expense, renovate and sell the property at market rate, using any net proceeds from the sale to help fund the Corban Street senior housing development project (an affordable housing project targeting individuals with an average age of 65 years and older earning at or below 80% AMI).

**Consider approving the Co-Sponsorship application, submitted by the Logan Community Association, for the Logan Community Reunion.**

The Emergency Management Coordinator, Ian Crane, stated the event is scheduled to be held at Barber-Scotia College. The applicant is requesting the following in-kind services from the City of Concord: Solid Waste - Providing additional trash collection bins and pick up of those bins. Police - Requesting 1 Police Officer to be dedicated to the event between the hours of 1-6pm.

**Consider adopting a resolution authorizing the sale of six (6) Caterpillar 3516 diesel Peak Shaving Generator units.**

Electric Systems Maintenance Member, Jarrin Hogue, stated staff negotiated a guaranteed capacity credit in the current power purchase agreement, which allows for financial gain without the need to peak shave. Sale of the generators is coupled with extensive decommissioning efforts for the site. A request for proposals to purchase the generators and perform the decommissioning work was issued, and one bid was received from DH Griffin in the amount of \$87,400 with net proceeds to the City.

**Consider adopting a resolution authorizing the sale of five (5) station power transformers.**

Electric Systems Maintenance Member stated two (2) transformers fed the generation plant that is being decommissioned, and the other three (3) were taken out of service due to old age and/or maintenance issues.

The highest responsive bid was received from ANB System Solutions, LLC in the amount of \$129,302.

**Consider authorizing the City Manager to negotiate a contract with Conner Construction Corporation for the McInnis Aquatic Center Pool Renovations.**

The Parks and Recreation Senior Planner, George Berger, stated the renovations will include the addition of play features and a “zero entry pool”. The project was bid under the formal bidding process, bids were received on June 27, 2024, and no bids were received. The project was re-advertised, and bids were received a second time on July 11, 2024. This time four (4) bids were received, and the lowest responsible bidder was Conner Construction Corporation in the amount of \$493,680.

**Consider authorizing the City Manager to negotiate and execute a contract not to exceed \$649,000 with Musco Sports Lighting, LLC for the purchase and installation of Musco Light-Structure System LED lighting fixtures, poles, re-use of existing poles, and related equipment for the Caldwell Park renovation project.**

The Parks and Recreation Senior Planner stated the project includes the installation of pre-cast concrete bases with integrated lightning grounding, galvanized steel poles, factory wired and tested remote electrical component enclosures, factory assembled wire harnesses, factory wired and UL-listed pole top LED luminaire assemblies, the re-use of six lighting poles currently in the park, and related equipment.

The City proposes to purchase the light fixtures from Musco Lighting under the sole-source exception #199030 allowed by N.C. Gen. Stat. 143-129 (e) Exceptions (6) when “(iii) Standardization or compatibility is the overriding consideration.” The project will be funded from the 2022 parks general obligation bond program.

**Consider authorizing the City Manager to negotiate and execute a contract with Kompan, Inc. for equipment to purchase and installation for the inclusive and accessible playground at Caldwell Park in the amount of \$597,614.66.**

The Parks and Recreation Senior Planner stated staff is requesting authorization for the negotiation and execution of a contract to purchase and install the playground equipment from Kompan, Inc. in a contract separate from the overall contract for construction of the overall park renovation.

He stated a portion of the cost for the playground will come from the City’s 2022 Land and Water Conservation Fund grant. The total amount of the LWCF award provided by the North Carolina Department of Natural and Cultural Resources was \$498,960 (matched at 50% by the City). The remainder of the project cost will be provided by funds generated by the 2022 park general obligation bond program.

**Consider adopting an ordinance amending Chapter 46, Solid Waste, of the City's Code of Ordinances, Section 46:1 (Definitions), Section 46:2 (Compliance enforcement, removal costs and civil penalties), Section 46:33 (Pre-collection practices and public nuisance), Section 46:34 (Prohibited materials not collected by city and handling prohibitions), Section 46:37 (Collection practices and schedule), Section 71 (Container requirements and specifications), and Section 46:74 (Evening and early morning use of refuse collection equipment prohibited) relative to the collection of solid waste materials in the City of Concord.**

The Solid Waste Deputy Director, Greg Holt, stated staff has revised the ordinance language to be consistent with the implementation of the fee and its application as well as minor cleanup of language and wording. All references to specific fines, fees, and penalties throughout the ordinance have been replaced pointing to the current/adopted Schedule of Fees and Charges, and an entry regarding commercial cardboard programming has been eliminated with the program ending in December 2023.

**Consider authorizing the City Manager to negotiate and execute an addendum to the contract with Edifice General Contractors for the construction of the Fleet Services Facility.**

The Engineering Director, Jackie Deal, stated Edifice General Contractors is currently under contract for pre-construction services related to the design and construction of the Fleet Services Facility. Edifice has submitted a guaranteed maximum price (GMP) for construction services in the amount of \$24,103,451. The guaranteed maximum price is made up of the following costs: cost of the work, builders contingency, general requirements cost, bonds and insurance and design builder fee. MWBE/HUB participation is over 14%, or \$3.28M and with 14 subcontractors participating on the project.

Council Member McKenzie asked if this amount was within budget. The Engineering Director stated it was.

**Consider adopting a resolution granting a temporary construction easement to Dominion Energy.**

The Engineering Director stated Dominion Energy is installing a system expansion from Kannapolis to Concord and are requiring a temporary construction easement on a City of Concord parcel located at the intersection of Branchview Drive SE and Crestside Drive SE.

She stated staff reviewed and discussed this request with the City Arborist and Risk Management. If Council approves, the following conditions will apply: (1) restore the area to desired grades, (2) certain insurance requirements, and (3) market price compensation for the easement area and tree loss and damages with a reforestation allowance estimated to be 7,500.

**Consent Agenda:**

There were no comments regarding the consent agenda.

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

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William C. Dusch, Mayor

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Kim J. Deason, City Clerk