

CONCORD CITY COUNCIL
WORK SESSION MEETING
SEPTEMBER 10, 2024

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on September 10, 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 the 2024 Jo Atwater Continuous Core Values Award.

The Jo Atwater Continuous Core Values Award is the highest award presented to a City of Concord co-worker. Jo Atwater's life was synonymous with heartfelt service to others in our community and the highest dedication to our organizational core values. Jo Atwater worked for the City from 1994 until her passing in 2004. During this time, she became a respected friend and inspirational teammate to all co-workers. This award continues Jo's vibrant spirit and valued legacy by annually recognizing one co-worker that best embodies our organizational core values and commitment to serving others in the community.

The City Manager presented the 2024 Jo Atwater Continuous Core Values Award to Budget Manager, Lesley Reder.

Mayor Dusch presented a Proclamation recognizing September 15 - October 15, 2024 as National Hispanic Heritage Month.

Mayor Dusch presented a Proclamation recognizing Saturday, October 5, 2024, as Concord International Festival Day.

Presentation of a Proclamation recognizing the 50th Anniversary of Coltrane LIFE Center.

Mayor Dusch recognized the City of Concord Finance Department for receiving the Certificate of Achievement for Excellence in Financial Reporting for period ending June 30, 2023.

The City has received this award for 35 consecutive years.

Recognition of the City of Concord for receiving the ETC Institute's "Leading the Way" Award.

This award was created to recognize local governments for outstanding achievement in the delivery of services to residents. The following three core areas are assessed on the ETC Institute's DirectionFinder Survey: 1) satisfaction with the overall quality of services; 2) satisfaction with customer service provided by employees; and 3) satisfaction with the value residents think they receive for local taxes and fees. A maximum of 100 points are awarded in each of these areas. To rank in the top 10%, a City must have received a composite score of 210 or more. The City of Concord's composite rating was 225, which was 47 points above the average composite score of 178 for all cities in the US.

In addition to ranking in the top 10%, the City of Concord's ratings exceeded the national average by more than 20% in 17 additional areas as documented in the attached notification.

Departmental Reports:

Streetscape Update

Staff will provide an update at the September 12, 2024 City Council meeting.

Parks and Recreation Bonds update

Staff will provide an update at the September 12, 2024 City Council meeting.

Presentations of Petitions and Requests:

Consider adopting a resolution of intent to schedule a public hearing on the matter of closing the right-of-way of an unopened alley running parallel to Corban Ave SE.

Senior Planner, Fred Womble, stated the request is for the abandonment of the right-of-way for a +/- 55-foot long and +/- 15-foot wide portion of alley that runs behind 135 Corban Ave SE. This unimproved alley was originally part of the M.L. Widenhouse Subdivision which was platted in 1914 and was never opened. He stated the owners of 135 Corban Ave, SE filed the application.

Council Member Clay entered the meeting.

Consider awarding a bid to NC Quality Home Builders, LLC in the amount of \$278,638.50 to construct a new home located at 449 Cabarrus Avenue W.

The Planning and Neighborhood Development Services Director, Steve Osborne, stated this would complete the revitalization of Hawthorne Street SW and Cabarrus Avenue W.

He stated staff solicited bids from seven contractors. The first request only produced one bid so a rebid was required. The lowest responsible bid from the rebid process was from NC Quality Home Builders, LLC for \$278,638.50. Funding for the construction will come from the City's HOME funds.

Consider adopting a resolution amending the City Manager's authority in items 1(a) and 2 to align with the North Carolina General Statutes and clarify language for contract change orders in item 1(f).

Assistant City Manager, LeDerick Blackburn, stated due to price increases over the last several years, projects and services that used to be considered small in nature now exceed the City Manager's ability to approve contracts that pertain to everyday operations. In an effort to address this, staff reviewed the North Carolina General Statutes (N.C.G.S.) to see where realignment of the City Manager's approvals may need to occur.

Currently, the City Manager is authorized to execute and terminate contracts that involve formal bids for construction projects in an amount up to \$100,000. The State Statute allows a limit of \$500,000. Secondly, the City Manager is authorized to exempt Architectural, Engineering and Surveying Services from N.C.G.S provisions in an amount up to \$30,000. The State Statute allows a limit of less than \$50,000. Also, revised language is proposed to clarify the City Manager's approval authority is in reference to change orders that will increase the total amount of the contract by more than \$50,000. Any change orders that do not increase the total amount of the contract can proceed without Council approval.

Consider authorizing the City Manager to negotiate and execute a sole source purchase contract with Timken Gears & Services Inc., for the purchase of a new gearbox for the carbon mixer at the Coddle Creek Water Treatment Plant in the amount of \$205,406.

The Water Resources Director, Jeff Corley, stated the existing carbon mixer gearbox is nearing the end of its useful life. This equipment is a critical element of the treatment process. Philadelphia Gear, the original gearbox manufacturer is now part of Timken Gears & Services. The gearbox needed is protected by intellectual property rights and is not available from any other vendors or suppliers.

Consider adopting a resolution in support of the NCDOT project for roadway lighting at the I-85 and Kannapolis Pkwy/George W Liles Pkwy interchange.

The Transportation Director, Phillip Graham, stated the North Carolina Department of Transportation (NCDOT) is proposing to modify the I-85 and Kannapolis Pkwy/George W Liles Pkwy interchange to install roadway lighting. NCDOT is asking for local municipal support from Concord and Kannapolis of this project and a commitment to provide some funding for the project before Spot Safety funds will be committed. The City of Kannapolis passed a resolution in support on August 26, 2024.

He explained the project is estimated to cost around \$1,000,000. NCDOT will request Direct Allocation funds from the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) to cover 80% of the cost. The required 20% local match would be shared between NCDOT, Concord, and Kannapolis. The Concord share is estimated to equal \$67,000 from the Transportation Project Fund balance.

Consider adopting a resolution granting temporary modification to the New Air Service Incentive Plan.

The Aviation Director, Dirk Vanderleest, stated in October 2021, the City Council adopted an updated New Air Service Incentive Program to promote Commercial Airline Service for Concord-Padgett Regional Airport.

With the recent new routes announced by Avelo Airlines, Avelo has requested participation in the City's New Air Service Incentive Program for all six destinations. Based on FAA's updated policy, staff is recommending the following:

- Albany N.Y. (ALB) – 100% waiver of all fees for one month only - \$12,500 in marketing funding subject to verification of expenditures.
- Boston/Manchester, N.H. (MHT) – 100% waiver of all fees for one month only - \$12,500 in marketing funding subject to verification of expenditures.
- Hartford, CT (BIL) – 100% waiver of all fees for one month only - \$12,500 in marketing funding subject to verification of expenditures.
- Lakeland, FL (LAL) – Ineligible due to its proximity to St. Petersburg Airport (PIE) and Sanford, FL Airport (SFB) which is in direct competition with Allegiant Airline service to those markets. The ineligibility is consistent with FAA policy regarding New Air Service Incentive Program.
- Wilmington, D.E. (ILG) – 100% waiver of all fees for one month only - \$12,500 in marketing funding subject to verification of expenditures.
- Rochester, N.Y. (ROC) – 100% waiver of all fees for one month only - \$12,500 in marketing funding subject to verification of expenditures.

Consider authorizing the City Manager to negotiate and execute contract with Anderson Airport Group LLC to provide gate management analysis for the Aviation Department at the Commercial Airline Terminal in the amount of \$96,000 annually.

The Aviation Director stated with the additional Avelo Airlines routes, along with Allegiant Airlines existing routes and Sun Country charters, the current configuration for Commercial Aircraft parking is limited. The existing Air Carrier Apron can handle three narrow body aircraft. Staff anticipates a significant increase in gate utilization in the coming months. To avoid potential conflicts, it is recommended that we utilize the services of Anderson Airport Group (AAG) LLC to offset any issues at the gates. With the proprietary software, AAG will assist the Aviation Department in meeting current and future demands at the gates as well as flow of passenger traffic through the security checkpoints. The cost for these services will be funded through CARES and eventually be recovered through the rates and charges model via the airline fees.

Consider authorizing the City Manager to negotiate and execute Work Authorization 2403 with Talbert, Bright & Ellington, INC (TBE) to perform professional consulting services associated with the preparation of the Runway 02 Financial Feasibility and Equivalency of Runway Safety Area Improvements and Engineered Material Arresting Systems (EMAS) at the Concord-Padgett-Regional Airport (JQF).

The Aviation Director stated the Federal Aviation Administration recommends the City evaluate the process outlined in FAA Order 5200.9, Financial Feasibility and Equivalency of Runway Safety Area Improvements and Engineered Material Arresting Systems (March 15, 2004).

The total cost for these professional services is not to exceed \$102,973.64. The funding for this project will be through a Bipartisan Infrastructure Law grant and the North Carolina Department of Aviation Improvement Program.

Consider authorizing the City Manager to negotiate and execute Work Authorization 2304 with Talbert, Bright & Ellington, Inc. for planning and engineering services for the City of Concord at the Concord-Padgett Regional Airport.

The Aviation Director stated the Aviation Department has two projects that require professional engineering services. The first is a Category Exclusion (CATX) for the new Fire Station located between Hangar A and B, and the second is Pen and Ink change for the Airport Layout Plan (ALP). Changes to the ALP will require FAA approval. The total budget for the Work Authorization is not to exceed \$20,000. Funding for the professional services will be through the Bipartisan Infrastructure Law (BIL) grant.

Consider authorizing the City Manager to negotiate and execute an agreement with Faith Group LLC for the development of Concept of Operations for an Airport Operations Center at Fire Station #6.

The Aviation Director stated a new Fire Station is being constructed at Concord-Padgett Regional Airport. Once the fire department has vacated the existing facility, the Aviation Department plans to convert that space into an Airport Operations Center and Airport Emergency Operations Center. To determine eligibility for Federal Aviation Administration funding, a development of Concept of Operations (CONOPS) is required. The cost for the Concept of Operations and Computer Aided Design Drawings is not to exceed \$36,500. The funding for the CONOPS is through Bipartisan Infrastructure Law grant.

Consider authorizing the City Manager to negotiate and execute a change order with Sealand Contractors for up to \$645,791.

The Engineering Director, Jackie Deal, explained the additional construction work in front of the Cabarrus County Courthouse was not included in the original existing contract for the Union Streetscape Project. Sealand Contractors has submitted a price to perform the work for \$645,791. Also, an additional 90 days will be added to the contract.

Council Member Clay stated she is concerned that the request seems like a new construction contract. The Engineering Director confirmed the request is for an extension of the current contract.

Consider accepting preliminary application from Amelia Black to proceed the final application process to receive water and sewer.

The Engineering Director stated Amelia Black has submitted a preliminary application to receive water and sewer service outside the City limits. The property is located at 618 Springbrook Ave, Concord NC. This parcel is zoned county RM-1 (Residential Medium) and is currently undeveloped. The applicant is planning on constructing a single family home. Water and sewer are available to the parcel, and the parcel is contiguous to the City limit.

Consider making appointments to the Concord United Committee (CUC) and to the Board of Adjustment (BOA).

Mayor Dusch reviewed the recommended appointments.

Consent Agenda:

There were no comments regarding the consent agenda.

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Following a 30 minute recess, the meeting reconvened for the purpose of conducting the Project Update Meeting.

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City of Concord Project Update Meeting

The purpose of this meeting is to give staff the opportunity to provide the Council brief updates on each ongoing project in their divisions.

1. Housing

Housing Director, Della Robinson, and the project consultant provided an update on the following project:

- Public Housing Repositioning Project

2. Electric

Electric Systems Director, Alex Burris, provided updates on the following projects:

- Delivery 4/ Sub Q at The Grounds
- Substation V on Ruben Linker
- Substation W at Eli Lilly
- Substation T on Hwy 29

3. Aviation

Aviation Director, Dirk Vanderleest, provided updates on the following projects:

- North Apron Expansion
- Hangar Taxi Lane Rehabilitation
- North and South Gravel Parking Lots
- North Apron Roadway
- Fuel Farm Improvements
- Runway Widening
- Tie-down Apron and Taxi-Lane "A-1"
- Land Acquisition
- Airport Master Plan

4. Water Resources

Water Resources Director, Jeff Corley, provided updates on the following projects:

- Hillgrove Water Treatment Plant Improvements
- Coddle Creek Chlorine Room Rehab
- Poplar Tent Pump Station
- Old Charlotte Waterline

- Zion Church Road Waterline
- AMI

5. Transit

The Transit Director, LJ Weslowski, provided updates on the following projects:

- Bus Stop Amenity Project
- Long Range Transit Plan 2.0 Launch
- Cabarrus County Microtransit Feasibility Study

6. Planning

Planning and Neighborhood Services Director, Steve Osborne, provided updates on the following projects:

- McGill Avenue Project
- Coleman Mill project

7. Fire

Fire Chief, Jake Williams, and Police Chief, Jimmy Hughes, provided updates on the following projects:

- Joint Public Safety Training Center
- Fire Station #6

8. Parks and Recreation

Parks and Recreation Planner, George Berger, provided an update on the following project:

- Greenway Update (30 miles by 2030)

Parks and Recreation Deputy Director, Jason Tryon, provided an update on the following project:

- Clearwater Campus Programming

9. Fleet

The Fleet Director, Douglas Summer, provided an update on the following project:

- Fleet Building Construction Project

10. Transportation

The Transportation Director, Phillip Graham, provided updates for the following projects:

- Concrete Roads – Spring Street Update
- Lincoln St Bridge Update
- White St Bridge Update
- PIP Project Update
 - Glenn, Crowell, Cedar, and Elm
 - Internal Fill-ins
- Lake Concord Road Resurfacing
- Brookwood Avenue Enhancements (with complete street typical & greenway tunnel)
 - NC-3 to Church St
- US 601 at Flowes Store Road Improvements
- Poplar Tent Road Corridor Update

- Harris Rd. Intersection
- Widening from US-29 to Derita Rd. (U-3415 A&B)
- Widening from Derita to NC 73 (U-6029)
- Rock Hill Ch Intersection Improvement
- I-85 Widening / Branding Monuments
- NCDOT Projects
 - US 29 at Poplar Tent
 - Bruton Smith Sidewalk Bridge
 - Union Cemetery Realignment
 - Derita (485 to Concord Mills)
- NCDOT Signal Projects
 - NC 49 at Harris Teeter/Kroger
 - NC 49 at Zion Church Rd
 - Harris Road at Fairwoods
- ITS/Signal System Updates
- Downtown Signal Replacement (Streetscape)

The Mayor and Council thanked the City Manager and staff for the information presented.

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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—the vote: all aye.

William C. Dusch, Mayor

Kim J. Deason, City Clerk