



City Council Agenda

Thursday, October 10, 2024

6:00 PM

City Hall

Cell phones are to be turned off or placed on vibrate during the meeting. Please exit the Council Chambers before using your cell phone.

The agenda is prepared and distributed on Friday preceding the meeting to Council and news media. A work session is then held on the Tuesday preceding the regular meeting at 4:00 pm.

I. Call to Order

II. Pledge of Allegiance and Moment of Silent Prayer

III. Approval of Minutes

August 20, September 10, and September 12, 2024.

IV. Presentations

1. Presentation of retirement plaque to Canine Csubi for six years of service as a Police Canine.

K9 Csubi was purchased on June 11, 2018, and is eight years old. While working with Master Police Officer Trey Brown, Csubi reached his level 2 tracking certification. In his six years as a police canine, Csubi had over 20 captures and found over five guns. Csubi loves tennis balls and his little sister Hollis. Csubi's most memorable capture was when he tracked a gunshot victim and located him in his front yard with a chest wound. MPO Brown was able to direct officers to the scene so they could provide first aid to the victim and get him to the hospital. Due to health reasons, Csubi will enjoy his retirement years with MPO Trey Brown at his home.

2. Presentation of a retirement plaque recognizing William "Bill" Leake for 27 years of service with the City of Concord.

William "Bill" Leake served the City for 27 years. He served as a line clearance Tree Trimming Supervisor for 18 years before coming to the Buildings and Grounds Department serving as the City's first Arborist. During his tenure as the City's Arborist, the City earned the title of Tree City USA for 5 consecutive years, and the Tree City USA "Growth Award" in 2023. Bill worked extensively with the Planning Department reviewing development plans and with other City departments bringing a realistic approach to the management of trees. Bill was passionate about trees evidenced by his enthusiasm when speaking with the public or engaging with students during a civic education presentation. Often, he would use his climbing skills and repel out of a bucket truck surprising his students. He enthusiastically approached tree planting initiatives such as the Arbor Day Energy Saving Tree Program where the City partnered with All Saints Episcopal Church, the annual recognition of Arbor Day and the City's Memorial Tree Program to name a few. Bill often quoted this Chinese proverb, "The best time to plant a tree is twenty years ago. The second best is now."

3. Recognition for the Public Power Distinguished Service Award.

On August 14, 2024, Jack Rushing was presented with the Electricities Public Power Distinguished Service Award in Asheville NC at the Electricities Annual Conference.

This award goes to someone who has demonstrated exceptional leadership and dedication to public power as well as someone who has brought their organization to a new level of excellence and inspires employees to improve. Jack has been doing this for over 43 years.

Jack is always quick to respond to calls for help. If there's a local outage or storm response, Jack shows up for his team and the community. Jack's generosity and care for others, and his willingness

to share his knowledge and expertise doesn't stop at Concord's borders. He has been to at least 15 different communities across multiple states to help restore power following storms and major weather events.

His leadership doesn't stop in the field. He has taught multiple ElectriCities Basic and Intermediate Climbing Schools, and routinely leads safety meetings and annual skills testing for coworkers.

True to his calling and believing that public power truly is community driven, Jack looks for ways to give back in his community. He has organized softball tournaments to raise money for coworkers with ALS and assists with various fundraisers, including the annual Fallen Lineman Foundation fundraiser.

Jack Rushing is an exemplary leader who inspires excellence, dedication, and teamwork in all that he does.

4. Presentation of a Proclamation recognizing the week of October 6-12, 2024 as Public Power Week in the City of Concord.

V. Unfinished Business

VI. New Business

A. Informational Items

1. Presentation on the recommendations from the Water and Wastewater Rate Study.

B. Departmental Reports

1. Downtown Streetscape update
2. Parks & Recreation Bond update

C. Recognition of Persons to be Heard

D. Public Hearings

1. Conduct a public hearing to consider adopting an ordinance amending Article 12 "Sign Standards", Sections 12.1.12 "Nonconforming Signs", and 12.1.6 "Computation of Height", and Article 14 "Definitions" of the Concord Development Ordinance (CDO) to address statutory changes to sign regulations and to clarify procedures for measurement of sign height.

The General Assembly recently passed Senate Bill 607 which contained changes to various regulations from professional licensing to coastal development but included was a provision relating to nonconforming signage. These requirements are included in the General Statutes as 160D-912.1, which allows any existing on-premise signage that was legally permitted to be reconstructed or replaced on the site provided that the size is not increased. The provisions apply to wall signs, ground signs, and any other permitted on-premise sign but not billboards. The ordinance currently requires that any nonconforming sign with a panel change (such as in the case of a business name change) be brought into conformance with the current requirements. This new Statute eliminates that requirement and its provisions for sign replacement are retroactive to October 1, 2021. The proposed amendment rewrites the nonconforming sign provisions and inserts language from the bill, including the definition of "on-premise" sign.

With this amendment to Article 12, staff also proposes to add clarifying language to 12.1.6 relative to the measurement of signs for establishments which are located below street level. This language is verbatim from the previous zoning ordinance and was effective in assigning staff in working with establishments that are subject to differences in grade. At their September 17, 2024 meeting, the Planning and Zoning Commission unanimously recommended the amendment to Council. The Planning Commission staff report and complete strike-through document are included for reference.

Recommendation: Motion to adopt an ordinance amending Articles 12 and 14 to adopt changes relative to Sign Standards.

2. Conduct a public hearing and consider adopting a resolution on the matter of closing the right-of-way of an unopened portion of an alley running parallel to Corban Ave SE.

The proposal includes the abandonment of the right-of-way for a portion of alley that runs behind 135 Corban Ave SE. This alley was originally part of the M.L. Widenhouse Subdivision platted in 1914. The alley was never opened and is unimproved. Stanley Cranford and Debbie Langley filed the application, and they are the owners of 135 Corban Ave SE. Harwards Realty & Insurance Co. owns the land on the other side of the alley. Each property owner will receive half of the portion of the alley being abandoned.

Staff has notified the petitioner and all adjacent property owners in accordance with the requirements of the General Statutes. All City departments have reviewed the petition and there are no objections to the petition.

Recommendation: Conduct a public hearing and consider adopting a resolution on the matter of closing the right-of-way of an unopened portion of an alley running parallel to Corban Ave SE.

E. Presentations of Petitions and Requests

1. Consider a resolution authorizing the City Attorney to take all necessary steps to convey three (3) City-owned parcels totaling 5.22 acres on Wilson Street NE to WeBuild for the purpose of constructing affordable housing.

The City acquired three parcels totaling 5.22 acres on Wilson Street in 1995 at a cost of \$12,000 for the purpose of meeting future recreational needs. The City no longer needs these parcels, and WeBuild has requested that the City convey the property to them for the construction of affordable housing units. WeBuild, at their expense, has completed a recombination survey for these properties. This survey shows: the combination of three tracts into two; a new property line along the northeast of tract II to exclude land currently used by parks and recreation for the McEachern Greenway; abandonment of a private right of entry used by the previous property owners prior to the sale to the City. WeBuild plans to build approximately 14 homes on this property, with 75% of the units built being sold or rented to those at the 80% AMI or below level.

Recommendation: Motion to approve a resolution authorizing the private sale of property located on Wilson Street NE to WeBuild for the purpose of constructing affordable housing units.

2. Consider authorizing the City Manager to negotiate and execute a contract with Ike's Construction, Inc for the Caldwell Park and Irish Buffalo Creek Renovations a part of Group 1 bond projects and to approve the attached budget amendment.

The Caldwell Park and Irish Buffalo Creek Renovations will consist of selective demolition/site demolition, site clearing & grubbing, erosion control, earthwork (mass grading and fine grading), storm drainage, water quality, concrete pavement, asphalt pavement, paved walking trails, site walls, park building(s), amphitheater, pavilion, shelters, splash pad, basketball courts, baseball field, site lighting fencing, utilities, and ancillary work.

The project was bid under the formal bidding process and three bids were received on September 24, 2024, and publicly read aloud. The lowest responsible bidder was Ike's Construction, Inc. in the amount of \$11,377,800. The attached budget amendment reallocates funding among projects to better align with the updated timeline and fully fund the Caldwell Park project. Funding moved from other bond funded projects will be included in the next bond sale as needed.

Recommendation: Motion Authorizing the City Manager to negotiate and execute a contract with Ike's Construction, Inc. in the amount of \$11,377,800 and to approve the attached budget amendment.

3. Consider approval of the final design for the new David Phillips Park on Burrage Road as part of the 2022 General Obligation parks bond program and authorize the City Manager and staff to continue final project permitting and enter the bid phase.

Based on recommendations from the 2016 Comprehensive Parks & Recreation Master Plan and an adopted master plan, staff recommends consideration of approval for the design of a new neighborhood park at the David Phillips Activity Center location at 946 Burrage Road NE.

The park's master plan (adopted in September 2020) proposed for approximately 3-acres of the existing recreation property to be used both as an extension for the existing environmental education activities provided at the adjoining David Phillips Activity Center, while reflecting recreational activities reminiscent of the site's former use as a family residence on the total 10.3-acre property. The plan recommended a playground and activity zone, experiential garden, and amenities such as an 'aviary' natural education area and a treehouse. Consistent with its future use as a publicly-accessible park, the master plan also recommended limited additional restroom facilities, natural paths and trails, and a connection to the McEachern Greenway along Three Mile Branch.

Features to be added include the following:

- two additional family restrooms in expanded environmental education pavilion, incl. inclusive changing table (total of 3 restrooms);
- tiered terraced gardens, stepped down the hill from the existing recreation center, that will weave demonstration plots to showcase food production gardening that can be easily grown at home. Additionally, permanent plantings will showcase appropriate home gardening plantings such as herbs, pollinator species, and fruiting shrubs and trees. An accessible ramp will allow the gardens to be accessed by users and will serve as a direct connecting path from the recreation center to the lower pavilion and playground;
- a nature-based, primarily hardwood playground that mimics four tree houses—recalling the residential family history of the property and the four brothers raised there. Elements include accessible surfacing for movement between all play components, engineered wood-style equipment reflecting a more natural feel, challenge and ropes elements for all ages, a "tire swing", a hillside slide, and integrated learning panels showcasing native species that may live on or traverse the site;
- an 'aviary' environmental education seating area that uses shade sails mimicking a tree canopy, and native plantings that attract bird and pollinator species. The aviary will use a circular layout with concrete seat walls to allow for a versatile learning experience allowing students a 360-degree view of bird and insect species inhabiting the adjacent gardens;
- a 'treehouse' overlook will be featured at the highest portion of the site, for nature viewing and creating another learning opportunity. The open-air wooden structure has been designed to resemble a tree canopy and is adjacent to a courtyard with low walls facing an open stair/seating area. The area is set up for small group presentations as well as groups of up to 30 in the learning courtyard;
- a wildlife habitat and meadow area, with plantings focused on creating additional habitat for native species. Two new habitats including a wetland and meadow will be added to the site, providing a wider range of diverse landscapes that will continue attracting wildlife to the site for user interaction and education opportunities;
- a stepped/planted stormwater control feature that will replicate natural stream/pool basins; and

- approximately 4500 feet of greenway path (a future connection to the future McEachern Greenway); and a paved, accessible trail and path network connecting all site features and learning areas.

Although some project elements have shifted locations within the park area, there are two reductions in the current project scope as compared to the adopted master plan—the ‘beach’ and over-water overlook areas along Three-Mile Branch were removed in order to eliminate permitting issues. The trail, future bridges and natural bankside paths overlook the creek in numerous places, providing opportunities for seating and stream observation.

While it will be open to general public use, this park has been purposely designed to be relatively understated—parking is limited (34 current spaces are available and no new spaces are required), and the park is generally considered a hybrid between a neighborhood park and one used by the wider community as an adjunct to the DPAC facilities and educational programming.

The current cost estimate for the park is \$3,255,580.56 which is \$512,340 over the available budget amount of \$2,743,240. The cost estimate includes a 15% cost contingency of \$424,641.

Recommendation: Motion to approve the final design for the new David Phillips Park and authorize the City Manager and staff to continue final project permitting and enter the bidding process for the bond-funded construction per final design documents.

VII. Consent Agenda

A. Consider approving an addendum to the current lease agreement between the City of Concord and Cameron Concepts, LLC.

Cameron Concepts, LLC (lessee) currently leases a portion of City owned property located on the western side of Interstate 85, near the Speedway Boulevard Exit near the Concord Regional Airport property for the purpose of maintaining a single-face off-premise electronic outdoor advertising sign in accordance with the City's comprehensive sign ordinance. The lessee is requesting the City consider extending the lease for an additional twelve (12) years, ending on July 19, 2044.

The language of the lease remain the same as the existing lease, whereby Cameron Concepts will pay the City of Concord a fee of 25% of the quarterly gross revenues derived by Cameron Concepts from all paid advertising appearing on the digital board, in addition to providing the City of Concord with available space to promote the City of Concord and or its departments at no cost.

Recommendation: Motion to approve an addendum to the current lease agreement between the City of Concord and Cameron Concepts, LLC.

B. Consider authorizing the Housing Department Staff to submit a renewal application for the Family Self-Sufficiency Program grant.

The Family Self-Sufficiency Program provides grant funding to pay the salary and benefits of the program coordinator whose primary responsibility is to guide and connect participants to needed training and resources. Participants in the program gain access to the support they need in order to achieve their self-sufficiency goals and move up the economic ladder.

Recommendation: Motion to authorize Housing Department Staff to submit a renewal application for the Family Self-Sufficiency Program grant.

C. Consider authorizing the Solid Waste Department and Sustainability Coordinator to apply for a food waste reduction grant from the North Carolina Department of Environmental Quality.

The purpose of the 2024 Food Waste Reduction grant is to help local governments, non-profits, and businesses to reduce the amount of wasted food being disposed of in landfills. Staff is requesting an approval not to exceed \$30,000, with a 20% match of \$6,000. Grant proceeds would allow for supplies and equipment needed to begin a residential composting program.

Recommendation: Motion to authorize the City Manager to permit the Solid Waste Department along with the Sustainability Coordinator to apply for a 2024 food waste reduction grant from the North Carolina Department of Environmental Quality in the amount of \$30,000 with a 20% match of \$6,000.

- D. Consider approving grant submission to the US Department of Agriculture Rural Business-Cooperative Service Reinvestment Fund’s “Healthy Food Financing Initiative Food Access and Retail Expansion Fund” (HFFI FARE Fund) in the total amount of \$300,000 for the redevelopment of the McGill Project.**

The US Department of Agriculture (USDA) has issued a notice of funding for the “Healthy Food Financing Initiative Food Access and Retail Expansion Fund” grant which seeks to improve access to healthy food and expand economic opportunity in underserved areas. Inquiry forms are due to USDA October 14, 2024. If selected to apply the full grant will be due 45 days after notification. If Council approves, staff will be seeking \$ 250,000 towards the construction of the farmers market and retail space and an additional \$50,000 for technical assistance for technology development, retail management, food system access, and community engagement.

Recommendation: Motion to approve grant submission to the US Department of Agriculture Rural Business-Cooperative Service Reinvestment Fund’s “Healthy Food Financing Initiative Food Access and Retail Expansion Fund” (HFFI FARE Fund) in the total amount of \$300,000 for the redevelopment of the McGill Project.

- E. Consider authorizing the City Manager to execute the contract for the Joe Cannon Irrevocable Charitable Trust F/B/O Concord Fire Department for the approval of replacement trustee for the foundation.**

The Joe Cannon committee is requesting approval for the recommendation for Mr. Brian P. Hayes to be appointed as the successor trustee for the Joe Cannon Irrevocable Charitable Trust F/B/O. The fire departments current trustee has requested to resign from the current role and Mr. Hayes was selected by the committee. Per article VII of the Joe Cannon Concord Fire Department Charitable Trust requires council approval for the new successor trustee.

Recommendation: Motion to authorize the City Manager to sign the Designation of Successor Trustee document to replace the former trustee for the Joe Cannon Irrevocable Charitable Trust F/B/O Concord Fire Department.

- F. Consider authorizing the City Manager to negotiate and execute a contract with the North Carolina Department of Transportation (NCDOT) for acceptance of a supplemental award of federal Congestion Mitigation and Air Quality (CMAQ) program funds for construction of the Clarke Creek Greenway-Cox Mill Loop Greenway & Bicycle/Pedestrian Bridge project in the amount of \$2,130,846 and approve a budget ordinance amendment.**

The Clarke Creek Greenway-Cox Mill Loop Greenway & Bicycle/Pedestrian Bridge project is known as ‘Phase A’ of the City’s Clarke Creek Greenway system, linking the future Ramseur Park and Cox Mill elementary and high schools with the Allen Mills, Highland Creek and Winding Walk residential neighborhoods. The project will include two bridge connections as well as approximately 1.52 miles of new greenway trail. It is a high priority identified in the adopted City of Concord Open Space Connectivity Analysis.

In 2022, Phase A was awarded \$1,549,154 in CMAQ funding to assist with the cost of construction; the City’s 20% matching requirement is \$387,288. In July 2023, the City Council authorized staff to

amend that application to request supplemental funding of \$2,130,846 with a City match of \$532,712. The City received notification of the award by NCDOT in June 2024 and is anticipating a revised agreement updating the project funding. The City's match will be provided from the Parks & Recreation Reserve Fund.

Recommendation: Motion to authorize the City Manager to execute a revised municipal agreement (NCDOT TIP BL-0060) to accept Congestion Mitigation and Air Quality (CMAQ) program funding in the amount of \$2,130,846 for construction of the Clarke Creek Greenway-Cox Mill Loop Greenway & Bicycle/Pedestrian Bridge project and approve a budget amendment.

G. Consider authorizing City Manager to negotiate and execute Assignment and Assumption of Lease by Concord Aviation Property, LLC and DK Aviation Properties, LLC.

Concord Aviation Property, LLC and DK Aviation Properties, LLC have agreed to an assignment of lease subject to Council approval. The terms and conditions of the lease remain the same. The Aviation Director and City Attorney have no objection with the proposed lease agreement.

Recommendation: Motion to authorize the City Manager to negotiate and sign Assignment and Assumption of Lease.

H. Consider adopting a resolution authorizing an eminent domain action for a parcel located at 620 Main St. SW.

This property is currently owned by all heirs known and unknown of Michael Edward Helms. The acquisition of this property is necessary for the repair and reconstruction of a stormwater culvert. The temporary construction easement is estimated to have a value of \$1,296. (at 50%) on 0.180 acres and the permanent utility easement is estimated to a value of \$345.60 on 0.024 acres, for a total value of \$1,641.60.

Recommendation: Consider adopting a resolution authorizing an eminent domain action for a parcel located at 620 Main St. SW.

I. Consider adopting a project ordinance amendment for the increase of HOME program income budget for FY24.

The current budget amount is \$1,184,640 and needs to be increased to \$1,327,160 with a difference of \$142,520 to account for additional program income received by the City of Concord. These funds will be earmarked for the Coleman Mill project.

Recommendation: Motion to adopt a project ordinance amendment to increase of HOME program income for FY24 by \$14,520.

J. Consider adopting a project ordinance amendment to decrease the CDBG program income budget for FY24.

The current budget amount is \$110,730 and needs to be decreased to \$104,891, with a difference of \$5,839. Staff will absorb the decrease within the supplies line item.

Recommendation: Motion to adopt a project ordinance amendment to decrease the CDBG program income for FY24 by \$5,839.

K. Consider accepting an Offer of Dedication of utility easements and public rights-of-ways in various subdivisions.

In accordance with CDO Article 5, the following final plat and easements are now ready for approval: Springs Business Park. Various utility easements and public rights-of-ways are offered by the owners.

Recommendation: Motion to accept the offer of dedication on the following plat and easements: Springs Business Park.

L. Consider acceptance of the Tax Office reports for the month of August 2024.

The Tax Collector is responsible for periodic reporting of revenue collections for the Tax Collection Office.

Recommendation: Motion to accept the Tax Office collection reports for the month of August 2024.

M. Consider approval of Tax Releases/Refunds from the Tax Collection Office for the month of August 2024.

G.S. 105-381 allows for the refund and/or release of tax liability due to various reasons by the governing body. A listing of various refund/release requests is presented for your approval, primarily due to overpayments, situs errors and/or valuation changes.

Recommendation: Motion to approve the Tax releases/refunds for the month of August 2024.

N. Receive monthly report on status of investments as of August 31, 2024.

A resolution adopted by the governing body on 12/9/1991 directs the Finance Director to report on the status of investments each month.

Recommendation: Motion to accept the monthly report on investments.

VIII. Matters not on the Agenda

Transportation Advisory Committee (TAC)
Metropolitan Transit Committee (MTC)
Concord/Kannapolis Transit Commission
Centralina Regional Council
Water Sewer Authority of Cabarrus County (WSACC)
WeBuild Concord
Public Art Commission
Concord United Committee

IX. General Comments by Council of Non-Business Nature

X. Closed Session (If Needed)

XI. Adjournment

*IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE CITY CLERK AT (704) 920-5205 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE MEETING.



AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF CONCORD, NORTH CAROLINA

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by the North Carolina General Statute §160A-364 enacted an Official Zoning Ordinance for the City of Concord, North Carolina and the Area of Extraterritorial Jurisdiction on July 28, 1977; and

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by North Carolina General Statute §160D-601 through 160D-605, 160D-701 through 160D-706, 160D-801 through 160D-808 and 160D-901 through 160D-951, may from time to time as necessary amend, supplement, change, modify or repeal certain of its zoning regulations and restrictions and zone boundaries; and

WHEREAS, the City of Concord, North Carolina pursuant to the authority conferred by North Carolina General Statute 160D-601 through 160D-605, 160D-701 through 160D-706, 160D-801 through 160D-808 and 160D-901 through 160D-951 does hereby recognize a need to amend the text of certain articles of the City of Concord Development Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord, North Carolina:

SECTION 1: That Article 12, Sign Standards, Section 12.1.12 , Nonconforming Signs, be deleted in its entirety.

SECTION 2:

That Article 12, Sign Standards, Section 12.1.12 , Nonconforming Signs, be entitled Reconstruction/Removal of On-Premise Signs, and be rewritten as follows:

12.1.12. RECONSTRUCTION/REMOVAL OF ON-PREMISE SIGNS

In accordance with G.S. 160D-912.1, any lawfully erected on-premise sign may be relocated or reconstructed within the same parcel provided that the total advertising surface is not increased in area, and that the sign complies with the minimum ordinance requirements in effect when the sign was erected. For the purposes of this section, reconstruction shall mean erecting or constructing anew, including any new or modern instrumentalities, parts or equipment that were allowed under ordinance requirements in effect when the sign was erected. All construction work related to reconstruction under this section shall commence within two (2) years of the date of removal.

SECTION 3: That Article 12, Sign Standards, Section 12.1.16.C , Computation of Height be amended as follows:

C. Computation of Height. The height of a freestanding sign shall be computed as the vertical distance from the point of the sign that is level with the highest paved portion of the street right-of-way or recorded access easement to the top of the highest attached component of the sign. The highest paved portion of the street right-of-way or recorded access easement shall be measured along the frontage of the property where the sign will located at the point nearest the sign location. When an establishment is located directly below the elevation of the street, and strict interpretation of the height restriction would create unreasonable hardship in terms of limiting visibility (as determined by the Administrator), the top of the sign may be measured from street level. It will be the responsibility of the applicant to provide a document prepared by a licensed North Carolina surveyor demonstrating the grade from which the height of the sign will be measured. The design, colors and/or materials of the base or supports of any sign that is below the paved portion of the street right-of-way or recorded access easement shall be consistent with, or complimentary to, the portions of the sign above that point.

SECTION 4: That Article 14, Definitions, be rewritten to include a definition of "Sign, On-Premise Advertising" to read as follows:

Sign, On-Premise Advertising: a sign visible from any local or State road or highway that advertises activities conducted on the property

upon which it is located or advertises the sale or lease of the property
upon which it is located.

SECTION 5: That this Ordinance be effective immediately upon adoption.

Adopted in this 10th of October, 2024.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

ATTEST:

William C. Dusch, Mayor

Kim Deason, City Clerk

VaLerie Kolczynski, City Attorney

ARTICLE 12 SIGN STANDARDS

12.1.12. RECONSTRUCTION/REMOVAL OF ON-PREMISE SIGNS

In accordance with G.S. 160D-912.1, any lawfully erected on-premise sign may be relocated or reconstructed within the same parcel provided that the total advertising surface is not increased in area, and that the sign complies with the minimum ordinance requirements in effect when the sign was erected. For the purposes of this section, reconstruction shall mean erecting or constructing anew, including any new or modern instrumentalities, parts or equipment that were allowed under ordinance requirements in effect when the sign was erected. All construction work related to reconstruction under this section shall commence within two (2) years of the date of removal.

Definition to Article 14

Sign, On-Premise Advertising: a sign visible from any local or State road or highway that advertises activities conducted on the property upon which it is located or advertises the sale or lease of the property upon which it is located.

12.1.6

- C. Computation of Height. The height of a freestanding sign shall be computed as the vertical distance from the point of the sign that is level with the highest paved portion of the street right-of-way or recorded access easement to the top of the highest attached component of the sign. The highest paved portion of the street right-of-way or recorded access easement shall be measured along the frontage of the property where the sign will be located at the point nearest the sign location. When an establishment is located directly below the elevation of the street, and strict interpretation of the height restriction would create unreasonable hardship in terms of limiting visibility (as determined by the Administrator), the top of the sign may be measured from street level. It will be the responsibility of the applicant to provide a document prepared by a licensed North Carolina surveyor demonstrating the grade from which the height of the sign will be measured. The design, colors and/or materials of the base or supports of any sign that is below the paved portion of the street right-of-way or recorded access easement shall be consistent with, or complimentary to, the portions of the sign above that point.

Figure 12-2: Measurement of Sign Height





DATE: June 18, 2024

CASE: TA-09-24 Text Amendment (Articles 12 and 14 – Sign Standards and Definitions)

PREPARED BY: Kevin Ashley, AICP- Deputy Planning Director

BACKGROUND

In June of 2024, the General Assembly approved Senate Bill 607, which was titled “An Act to Provide Additional Regulatory Relief to the Citizens of North Carolina.” The bill contained various provisions ranging from the licensing of barbers and cosmetologists to amending regulations within the Coastal Area Management Act (CAMA). Within the bill was a section which substantially changes how jurisdictions can regulate on-premise signage. The Bill’s provision regarding signs is titled “Reconstruction/Removal of On-Premise Advertising Signs,” and is codified as G.S. 160D-912.1.

Article 12 requires that changing the sign panels or face of a nonconforming sign (one that was permitted under a previous ordinance but does not comply with current requirements) is not permissible unless the sign is brought into complete compliance with current regulations. This provision resulted in numerous nonconforming signs becoming compliant.

SB 607 states that any on-premise sign that was legally permitted under a previous sign ordinance may be reconstructed or replaced anywhere on the site provided that the sign is not increased in size and meets the requirements under which it was initially permitted. The burden of proof lies with the local jurisdiction if there is an assertion that the sign was not legally permitted. This bill prohibits the ability of a jurisdiction to bring nonconforming signs into compliance and is applicable to signs that were removed on or after October 1, 2021.

Additionally, we have had several concerns with developers relative to the measurement of the height of ground mounted signs when the property lies below the grade of the street. There are several of these instances along Concord Parkway, and we are proposing clarifying language to allow the measurement of signs to occur from street level. This specific language was included in the pre-CDO zoning ordinance and worked well.

The Ordinance is in approval form and may be referred to City Council for public hearing upon consensus of the Commission.

ARTICLE 12

SIGN STANDARDS

12.1.12. ~~NONCONFORMING SIGNS.~~ RECONSTRUCTION/REMOVAL OF ON-PREMISE SIGNS

~~In accordance with G.S. 160D-912.1, any lawfully erected on-premise sign may be relocated or reconstructed within the same parcel provided that the total advertising surface is not increased in area, and that the sign complies with the minimum ordinance requirements in effect when the sign was erected. For the purposes of this section, reconstruction shall mean erecting or constructing anew, including any new or modern instrumentalities, parts or equipment that were allowed under ordinance requirements in effect when the sign was erected. All construction work related to reconstruction under this section shall commence within two (2) years of the date of removal. In the interest of encouraging the eventual removal of signs that do not meet the current standards of the ordinance, the following standards are established to require the removal of nonconforming signs under certain circumstances. These provisions shall apply only to permanent signs which were lawfully established prior to November 10, 21016. Signs which were not lawfully established, or, which are prohibited in Section 12.2.1, shall be subject to immediate discontinuance and removal.~~

~~A. Discontinuance of Occupancy and/or Use~~

~~Where one or more nonconforming signs are located on a parcel of land or building whose occupancy or use has been discontinued, such nonconforming sign(s) shall be removed, replaced or otherwise brought into conformance with the current standards of this Ordinance.~~

~~B. Change of Use~~

~~Whenever an application for a zoning permit is submitted for the change of use of a property, a permit may be issued only upon the condition that all nonconforming signs on the property be removed or otherwise brought into compliance with the standards of this ordinance prior to the establishment of the new use.~~

~~C. Alteration of Nonconforming Signs~~

~~Nonconforming signs shall not be altered in any manner unless the alteration brings the sign into full compliance with the standards of this ordinance. Prohibited alterations include the replacement of sign faces or panels, except that multi-tenant signs with changeable panels may remain in use regardless of changes in the individual tenants, but must be made conforming upon a change in the ownership of the property. Also, maintenance of a nonconforming sign is not considered to be an alteration.~~

~~D. Removal or Damage~~

~~Nonconforming signs that are voluntarily removed, or which are damaged to an extent greater than or equal to 50% of their replacement value shall not be reestablished or repaired except in full conformance with the current standards of this Ordinance.~~

~~E. Exceptions~~

~~Signs that were permitted in accordance with the standards of an overlay district, PID, or other conditional district shall be exempt from the requirements of this section.~~

Definition to Article 14

Sign, On-Premise Advertising: a sign visible from any local or State road or highway that advertises activities conducted on the property upon which it is located or advertises the sale or lease of the property upon which it is located.

12.1.6

- C. **Computation of Height.** The height of a freestanding sign shall be computed as the vertical distance from the point of the sign that is level with the highest paved portion of the street right-of-way or recorded access easement to the top of the highest attached component of the sign. The highest paved portion of the street right-of-way or recorded access easement shall be measured along the frontage of the property where the sign will be located at the point nearest the sign location. **When an establishment is located directly below the elevation of the street, and strict interpretation of the height restriction would create unreasonable hardship in terms of limiting visibility (as determined by the Administrator), the top of the sign may be measured from street level.** It will be the responsibility of the applicant to provide a document prepared by a licensed North Carolina surveyor demonstrating the grade from which the height of the sign will be measured. The design, colors and/or materials of the base or supports of any sign that is below the paved portion of the street right-of-way or recorded access easement shall be consistent with, or complimentary to, the portions of the sign above that point.

Figure 12-2: Measurement of Sign Height



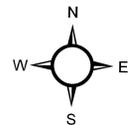
Right-of-Way Closure

**Rosehaven Ct SE
Concord, NC**

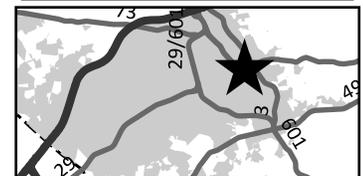
Location: end of Rosehaven Ct SE
Area: 0.019 acres

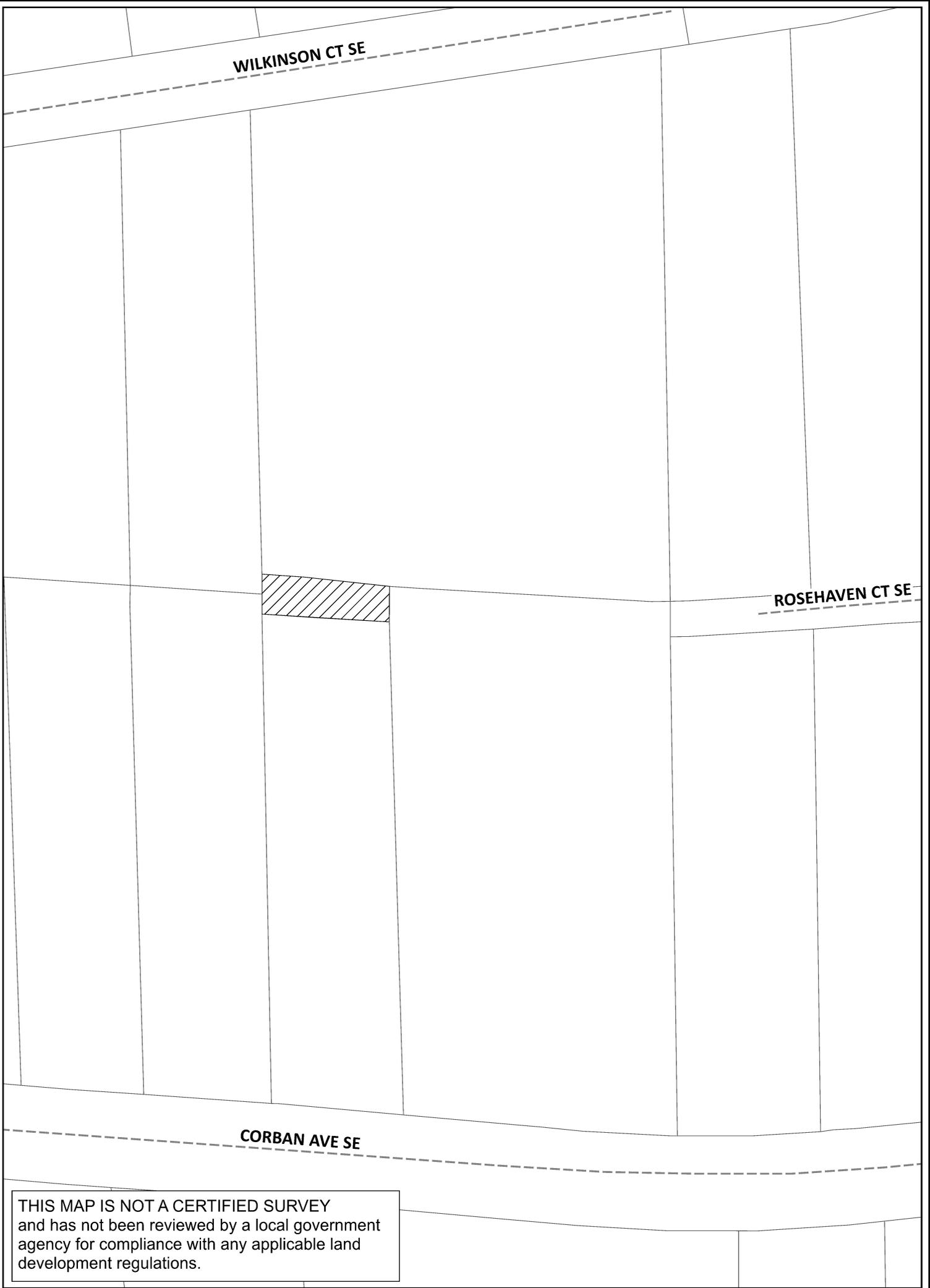
Legend

-  Street Centerline
-  Parcel Boundaries
-  Right-of-way Closure Area



Vicinity Map





THIS MAP IS NOT A CERTIFIED SURVEY
and has not been reviewed by a local government
agency for compliance with any applicable land
development regulations.



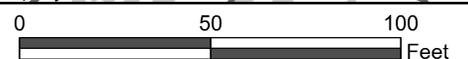
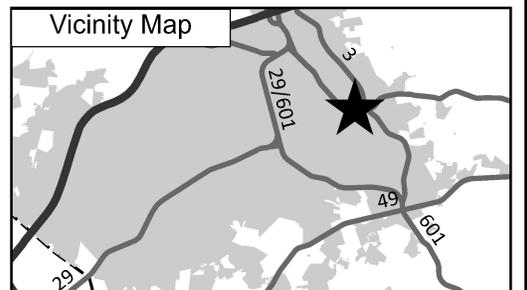
Right-of-Way Closure

Rosehaven Ct SE Concord, NC

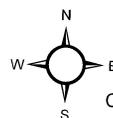
Location: end of Rosehaven Ct SE
Area: 0.019 acres

Legend

- Street Centerline
- Parcel Boundaries
- ▨ Right-of-way Closure Area



1 inch equals 50 feet



Coordinate System: NAD 1983 State Plane NC FIPS 3200
Map prepared by City of Concord
Planning & Neighborhood Development Department

A RESOLUTION ORDERING THE CLOSING OF UNOPENED PORTION OF AN ALLEY PARALLEL
TO 135 CORBAN AVE. SE

WHEREAS, on the 12th day of September 2024, the City Council for the City of Concord directed the City Clerk to publish the Resolution of Intent of the City Council to consider the closing a portion of an unopened portion of an alley parallel to 135 Corban Ave. SE in the Independent Tribune newspaper once each week for four successive weeks, such resolution advising the public that a meeting would be conducted in the City Hall at 35 Cabarrus Avenue, West, Concord, N.C., on October 10, 2024.

WHEREAS, the City Council on the 12th day of September 2024, ordered the City Clerk to notify all persons owning property abutting on that portion of the right-of-way, as shown on the county tax records, by registered or certified mail, enclosing with such notification a copy of the Resolution of Intent; and

WHEREAS, the City Clerk has advised the City Council that she sent a letter to each of the abutting property owners advising them of the day, time and place of the meeting, enclosing a copy of the Resolution of Intent, and advising the abutting property owners that the question as to closing that portion of the street would be acted upon, said letters having been sent by registered or certified mail; and

WHEREAS, the City Clerk has advised the City Council that adequate notices were posted on the applicable street(s) as required by G.S. 160A-299; and

WHEREAS, after full and complete consideration of the matter and after having granted full and complete opportunity for all interested persons to appear and register any objections that they might have with respect to the closing of said street in the public hearing held on the 10th day of October 2024; and

WHEREAS, it now appears to be to the satisfaction of the City Council that the closing of said portion of street is not contrary to the public interest and that no individual owning property, either abutting the street or in the vicinity of the street, will as a result of the closing be thereby deprived of a reasonable means of ingress and egress to his property;

NOW, THEREFORE, the area described below is hereby ordered closed, and all right, title, and interest that may be vested in the public to said area for street purposes is hereby released and quitclaimed to the abutting property owner in accordance with the provisions of N.C.G.S. §160A-299;

ALL that certain tract, and parcel of land lying and being in the City of Concord, Township No. 12, County of Cabarrus and state of North Carolina, being the remaining unclosed portion of an unnamed alley, being the portion located between Lots 6 & 17 and Lots 8 & 19 of the "Property of M.L. Widenhouse Subdivision", located generally on the northerly side of Corban Avenue S.E. as originally dedicated as public right-of-way on the "Property of M.L. Widenhouse Subdivision" as shown in Map Book 1, Page 36 of the Cabarrus County Register of deeds, being more particularly described as follows:

Commencing at a point in the Northerly line of Corban Avenue S.E. and the Southwest corner of Lot 7 of the "Property of M.L. Widenhouse Subdivision", thence;

- A. North 01 Degrees 00 Minutes 00 Seconds East along the west line of Lot 7 to a point on the Northwesterly corner of Lot 7 and place of Beginning, thence:
 - 1. In a Northerly direction, a distance of 15.00 feet, more or less, to a point on the Southwesterly corner of Lot 18 of the "Property of M.L. Widenhouse Subdivision", thence;
 - 2. South 83 degrees 45 minutes 00 Seconds East, a distance of 55.00 feet along the Southerly line of Lot 18 to a point on the Southeasterly corner of Lot 18, thence;
 - 3. In a Southerly direction, a distance of 15.00 feet, more or less, to a point on the Northeasterly Corner of Lot 7, thence;
 - 4. North 83 degrees 45 minutes 00 Seconds West, a distance of 55.00 feet along the Northerly line of Lot 7 to the Point and Place of Beginning.

Containing 821 square feet of land, more or less, or 0.019 acres, more or less.

The Mayor and the City Clerk are hereby authorized to execute quitclaim deeds or other necessary documents in order to evidence vesting of all right, title and interest in those persons owning lots or parcels of land adjacent to the street or alley, such title, for the width of the abutting land owned by them, to extend to the centerline of the herein closed street (with provision for reservation of easements to the City of Concord for utility purposes) in accordance with the provision of G.S. 160A-299(c).

The City Clerk is hereby ordered and directed to file in the Office of the Register of Deeds of Cabarrus County a certified copy of this resolution and order.

This the 10th day of October, 2024.

CITY COUNCIL

CITY OF CONCORD
NORTH CAROLINA

William C. Dusch Mayor

ATTEST:

Kim Deason, City Clerk

RESOLUTION AUTHORIZING THE PRIVATE SALE OF REAL PROPERTY

WHEREAS, North Carolina General Statute § 160A-279 permits the City to convey real property by private sale to any public or private entity which carries out a public purpose if the City is authorized by law to appropriate money to the public or private entity; and

WHEREAS, the City acquired three tracts of land located off and near Wilson Street NE and being a combined 5.22 acres (more or less), also being shown on deed from Joy L. Rhodes, as Trustee of the Joy L. Rhodes Living Trust to the City of Concord as recorded on 07/19/1995 in Deed Book 1435, at Page 306 of the Cabarrus County Registry and is further described as follows:

TRACT 1 (PIN 5621-92-1439)

Lying and being in Number 5 Township of Cabarrus County, North Carolina on the West side of Three-Mile Branch, and being a tract of the property of Lottie I. Hinson, as surveyed and platted by Walter L. Furr, Jr., County Surveyor, January 9, 1961 and bounded and described as follows: (Old Description) BEGINNING at an iron stake in the old line of Hatley corner of L.D. Talbirt, and runs thence with the Talbirt line, North 47-34 West 233.70 feet to an iron stake, corner of Maude H. Vitale; thence with her line and the line of L.A. Hinson, North 54-26 East 453.1 feet to a point in the Center of Three-Mile Branch; thence with the center of Three-Mile Branch, South 36-02 East 228.6 feet to a point in the Hatley line; thence with the Hatley line, South 54-26 West (passing an iron stake in the line at 9 ft) a distance of 406.4 feet to the BEGINNING, containing 2.255 acres, more or less.

TOGETHER with a right of way of 20.0 feet in width for the purpose of ingress and egress along the South property line as shown on said plat to the BEGINNING point from Wilson Street.

TRACT 2 (PIN 5621-92-4724)

Lying and being in Number 5 Township of Cabarrus County, North Carolina, and being a tract of property of Lottie I. Hinson as surveyed and platted by Walter L. Furr, Jr., County Surveyor, January 9, 1961 and bounded and described as follows:

BEGINNING at an iron state in the line of J.D. Talbirt, corner of Thomas O. Hinson (said iron stake has a bearing of North 47-34 West 233.7 feet from an iron stake, corner of Talbirt and Thomas O. Hinson in the line of Hatley) and runs thence three (3) lines of Talbirt as follows: (1) North 47-34 West 21.0 feet to an iron stake; (2) North 79-04 West 131.3 feet to an iron stake; (3) South 80-26 West 33.0 feet to an iron stake; thence North 37-11 West 116.0 feet to an iron stake, corner of Mack P. Hinson; thence with the line of Mack P. Hinson and George O. Hinson, North 43-43 East 281.5 feet to an iron stake in the line of L. A. Hinson; thence with the line of L.A. Hinson, South 50-06 East 308.60 feet to an iron stake in the line of Thomas O. Hinson; thence with the line of Thomas O. Hinson, South 54-26 West 226.2 feet to the BEGINNING, containing 1.755 acres, more or less. TOGETHER with and subject to a right of way of 20.0 feet in width for purposes of ingress and egress from Wilson Street along the South property line to the old line of Hatley as shown on said plat.

TRACT 3 (PIN 5621-92-7687)

Lying on the East side of Wilson Street and being part of the property of Lottie I. Hinson, as surveyed and platted by Walter L. Furr, Jr., County Surveyor, January 9, 1961, and being a part of the property described in Deed Book 173, Page 22, Cabarrus County Registry, and being more particularly described as follows:

BEGINNING at an iron stake in the East edge of Wilson Street, a corner of L.D. Talbirt land (now owned by Drake) and runs thence with the two (2) lines of Talbirt as follows: 1st, North 26-59 East 298.9 feet to an iron stake, 2nd, North 53-41 East 66.0 feet to an iron stake in the Talbirt line, a corner of Maude Hinson Vitale; thence with the line of Maude Hinson Vitale; thence with the line of Maude Hinson Vitale North 37-11 West 116.00 feet to an iron in the line of Mack P. Hinson; thence with the old line South 43-43 West 126.3 feet to an iron stake; thence a new line South 49-00 West 179.08 feet to an iron stake, a new corner in the East edge of Wilson Street; thence with the East edge of Wilson Street South 28-45 East 215.70 feet to the BEGINNING.

WHEREAS, WeBuild Concord, Inc. (WeBuild) is a North Carolina non-profit corporation organized and operated exclusively for charitable and public purposes and specifically for the public purpose of the provision of affordable housing in the City of Concord and surrounding areas; and

WHEREAS, the City of Concord conducted a study of the affordable housing market study in 2019 which showed, at the time, that Concord needs over 300 additional units of affordable housing to be built per year for the next ten years in order to meet the housing needs of its low to moderate income citizens. However, this study was conducted before the 2020 Census and pandemic. The 2020 Census revealed that Concord had a 33 percent increase in population since 2010. With a population well over 115,000, the numbers provided in the housing study are likely to be lower than the current actual need in the City; and

WHEREAS, WeBuild Concord, Inc. proposes to construct affordable housing units as follows:

5621-921-439 – 1.22 acres, Zoning: RM-2 (4 units per acre), 4-5 homes

5621-92-4724 - 1.75 acres, Zoning: RM-2 (4 units per acre), 7 homes

5621-92-7687 – 2.25 acres, Zoning: RM-2 (4 units per acre), 9 homes (There is a small floodplain at the rear of this lot.).

The exact number of units constructed may vary depending on the condition of the land, infrastructure and horizontal construction needs. The average cost for WeBuild to construct single-family homes/townhomes ranges from \$160,000 – 245,000 based on infrastructure, specific horizontal construction needs of a property, and family size, and

WHEREAS, WeBuild bases the price of homes and/or rentals on the resident's income. For example, WeBuild's current home sales and rentals are occupied by residents in the following income categories and percentages:

- Below 60% AMI – 80 percent
- 60-80% AMI – 20 percent
- Above 80% -0 percent

At least 75 percent of homes constructed on the subject property will be reserved for affordable housing for households earning 80 percent of the AMI and below. Each of these households will pay a maximum of 30 to 33 percent of their household income on their mortgage or rent. All applicants must apply for homes through our application partner, Prosperity Unlimited, the lead HUD- certified counseling agency for Cabarrus County. Prosperity Unlimited documents income eligibility, homeownership or rental requirements, and other rules for affordable housing subsidies; and

WHEREAS, All phases of the project are estimated to be completed by 2030.

Environmental Phase: Up to one year

Design Phase: Up to one year (concurrent with Environmental Phase)

Architectural and Engineering: Up to one year

Pre-construction and construction phases – Up to four years (this may be performed in phases depending on final number of units and design); and

WHEREAS, all units reserved for low to moderate-income households will be for that purpose for a minimum of 20 years with minimum occupancy met for ownership or rental units and will be enforced by deed restrictions similar to the attached Exhibit A.

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

1. The City Council intends to convey the property described above through the private sale procedure outlined in North Carolina General Statute § 160A-267.
2. The City Clerk shall cause a notice of the proposed sale of the Property as follows to be published.:

TRACT 1 (PIN 5621-92-1439): Lying and being in Number 5 Township of Cabarrus County, North Carolina on the West side of Three-Mile Branch, and being a tract of the property of Lottie I. Hinson, as surveyed and platted by Walter L. Furr, Jr., County Surveyor, January 9, 1961 and bounded and described as follows: (Old Description) BEGINNING at an iron stake in the old line of Hatley corner of L.D. Talbirt, and runs thence with the Talbirt line, North 47-34 West 233.70 feet to an iron stake, corner of Maude H. Vitale; thence with her line and the line of L.A. Hinson, North 54-26 East 453.1 feet to a point in the Center of Three-Mile Branch; thence with the center of Three-Mile Branch, South 36-02 East 228.6 feet to a point in the Hatley line; thence with the Hatley line, South 54-26 West (passing an iron stake in the line at 9 ft) a distance of 406.4 feet to the BEGINNING, containing 2.255 acres, more or less. TOGETHER with a right of

way of 20.0 feet in width for the purpose of ingress and egress along the South property line as shown on said plat to the BEGINNING point from Wilson Street.

TRACT 2 (PIN 5621-92-4724): Lying and being in Number 5 Township of Cabarrus County, North Carolina, and being a tract of property of Lottie I. Hinson as surveyed and platted by Walter L. Furr, Jr., County Surveyor, January 9, 1961 and bounded and described as follows: BEGINNING at an iron stake in the line of J.D. Talbirt, corner of Thomas O. Hinson (said iron stake has a bearing of North 47-34 West 233.7 feet from an iron stake, corner of Talbirt and Thomas O. Hinson in the line of Hatley) and runs thence three (3) lines of Talbirt as follows: (1) North 47-34 West 21.0 feet to an iron stake; (2) North 79-04 West 131.3 feet to an iron stake; (3) South 80-26 West 33.0 feet to an iron stake; thence North 37-11 West 116.0 feet to an iron stake, corner of Mack P. Hinson; thence with the line of Mack P. Hinson and George O. Hinson, North 43-43 East 281.5 feet to an iron stake in the line of L. A. Hinson; thence with the line of L.A. Hinson, South 50-06 East 308.60 feet to an iron stake in the line of Thomas O. Hinson; thence with the line of Thomas O. Hinson, South 54-26 West 226.2 feet to the BEGINNING, containing 1.755 acres, more or less. TOGETHER with and subject to a right of way of 20.0 feet in width for purposes of ingress and egress from Wilson Street along the South property line to the old line of Hatley as shown on said plat.

TRACT 3 (PIN 5621-92-7687):

Lying on the East side of Wilson Street and being part of the property of Lottie I. Hinson, as surveyed and platted by Walter L. Furr, Jr., County Surveyor, January 9, 1961, and being a part of the property described in Deed Book 173, Page 22, Cabarrus County Registry, and being more particularly described as follows: BEGINNING at an iron stake in the East edge of Wilson Street, a corner of L.D. Talbirt land (now owned by Drake) and runs thence with the two (2) lines of Talbirt as follows: 1st, North 26-59 East 298.9 feet to an iron stake, 2nd, North 53-41 East 66.0 feet to an iron stake in the Talbirt line, a corner of Maude Hinson Vitale; thence with the line of Maude Hinson Vitale; thence with the line of Maude Hinson Vitale North 37-11 West 116.00 feet to an iron in the line of Mack P. Hinson; thence with the old line South 43-43 West 126.3 feet to an iron stake; thence a new line South 49-00 West 179.08 feet to an iron stake, a new corner in the East edge of Wilson Street; thence with the East edge of Wilson Street South 28-45 East 215.70 feet to the BEGINNING,

The notice shall describe the property, and the terms under which the sale is to be made.

3. The consideration for the conveyance includes the following set of conditions, covenants, and restrictions, which shall be incorporated in the deed given by the City to WeBuild:
 - a. The conveyance shall include deed restrictions setting forth the public purpose of affordable housing in a form similar to the attached Exhibit A.
 - b. The City will convey the property subject to any and all existing public utility easements, restrictions, rights-of-way, protective covenants, zoning laws, conditions, and any ordinance of record.
 - c. The closing may be set not sooner than 10 days from the date of the publication of the notice.

4. The City Attorney is directed to take all necessary steps to complete the sale. The City Manager is authorized to execute the necessary instruments to effectuate the sale in accordance with this resolution.

Adopted this _____ day of _____, 2024.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

William "Bill" Dusch, Mayor

ATTEST:

Kim J. Deason, City Clerk

[SEAL]

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

**ABANDONMENT OF
EASEMENT/RIGHT OF WAY**

THIS DOCUMENT is executed this _____ day of _____, 2024 by The City of Concord; (hereinafter “Owners”) of the County of Cabarrus and State of North Carolina.

WHEREAS, certain easements or rights of way (described in Exhibit A as “TO BE ABANDONED” and hereinafter referred to as the “Easement”) are no longer used nor have ever been used by Owners or any individual for any purpose, and are not required or convenient for any use or public purpose in the future and have no value to the Owners; and

WHEREAS, certain easements or rights of way have never been actually opened and used by the public within fifteen (15) years after its dedication and is conclusively presumed to have been abandoned by the public pursuant to N.C.G.S. §136-96(a); and

WHEREAS, N.C.G.S. §136-96(b) specifically requires the dedicator of such easements or rights of way to file or cause to be recorded in the Register of Deeds Office a declaration withdrawing the easements or rights of way from the public or private use to which it was dedicated; and

WHEREAS, the Owners desire to release and abandon the Easement; and

NOW, THEREFORE, the Owners have abandoned the Easement hereinafter described. The Easement and/or Right of Way hereby abandoned are located on that certain strip or parcel of land in the County of Cabarrus and State of North Carolina, more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference. No easement is abandoned except as specifically described in Exhibit A as “TO BE ABANDONED” and is located on real property of Owners and recorded in Deed Book 1435, Page 306 in the Cabarrus County of Public Registry.

IN WITNESS WHEREOF, the Owners has caused this instrument to be signed in its name and its seal to be affirmed hereto by duly authorized authority the date and year first above written.

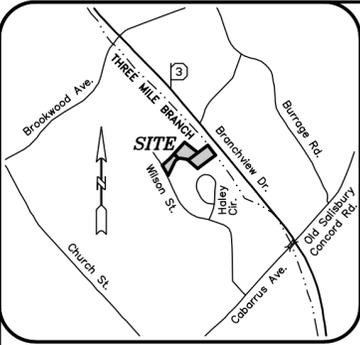
NORTH CAROLINA
_____ COUNTY

I, _____ a Notary Public of _____ County and State of _____, certify that _____, Authorized Signor for The City of Concord, personally appeared before me this day and acknowledged the foregoing instrument was signed.

Witness my hand and official stamp or seal, this _____ day of _____, 2024.

My Commission Expires: _____
Notary Public

[Notarial Seal]



VICINITY MAP NOT TO SCALE

NORTH CAROLINA CABARRUS COUNTY NOTARY

I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ DATE

NOTARY PUBLIC: _____

CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, SIDEWALKS, GREENWAYS, RIGHTS OF WAY, EASEMENTS, AND/OR OPEN SPACE AND/OR PARKS, EXCEPT ANY OF THOSE USES SPECIFICALLY INDICATED AS PRIVATE, AND I FURTHER DEDICATE ALL SANITARY SEWER, STORM WATER DRAINAGE AND WATER LINES THAT ARE LOCATED IN ANY PUBLIC UTILITY EASEMENT OR RIGHT OF WAY AND CERTIFY THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS. ANY STREETS INDICATED AS PRIVATE SHALL BE OPEN TO PUBLIC USE, BUT SHALL BE PRIVATELY MAINTAINED. SAID DEDICATION SHALL BE IRREVOCABLE PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE, WHETHER INDICATED AS PRIVATE OR PUBLIC, ARE NOT MADE TO THE CITY OF CONCORD BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT UNLESS SPECIFICALLY DESIGNATED A DRAINAGE EASEMENT TO THE CITY OF CONCORD.

PLAT REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, _____, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

THE PURPOSE OF THIS PLAT IS TO SHOW THE NEW PROPERTY LINES BETWEEN LOT ONE AND LOT 2, 1.215 ACRES OF LOT 1 PIN: 5621-92-7687 IS TO BE COMBINED WITH LOT 2 PIN: 5621-92-4724

BASIS OF BEARINGS
N.C. GRID ~ NAD 83(2011)
EPOCH 2010.00

NOW OR FORMERLY
QUALITY OIL COMPANY, LLC
PIN: 5621-93-8006
DB. 9622 PG. 118
MB. 61 PG. 72
C-1-CU

NOW OR FORMERLY
QUALITY OIL COMPANY, LLC
PIN: 5621-92-5987
DB. 9622 PG. 118
MB. 61 PG. 72
ZONE RM-2

WILLIAM A. SMITH and wife,
NANCY L. SMITH
PIN: 5621-92-9891
DB. 890 PG. 153
ZONE C-1

US2, LLC
PIN: 5631-02-1720
TRACT 9, DB. 3265 PG. 125
ZONE C-1

CITY OF CONCORD
PIN: 5621-92-9481
DB. 8960 PG. 300
LOT 8, MB. 23 PG. 75
ZONE RM-2

HEATHER L. REYNOLDS
PIN: 5621-92-8422
DB. 9251 PG. 6
LOT 16, MB. 10 PG. 55
ZONE RM-2

JEFFREY D. MORROW, SR.
PIN: 5621-92-7336
DB. 11536 PG. 112
LOT 15, MB. 10 PG. 55
ZONE RM-2

EUGENIA D. LAIDLAW and
husband, ERIC L. LAIDLAW
PIN: 5621-92-3278
DB. 2486 PG. 77
ZONE RM-2

BRYAN K. HILL
KEITH A. HILL and EUGENIA HILL LAIDLAW
SHIRLEY DRAKE KISER (LIFE ESTATE)
PIN: 5621-92-2496
DB. 1731 PG. 85
ZONE RM-2

CITY OF CONCORD
PIN: 5621-92-1439
TRACT III, DB: 1435 PG: 306
1.037 ACRES ±
ZONE RM-2

CITY OF CONCORD
PIN: 5621-92-4724
TRACT II, DB: 1435 PG: 306
2.963 ACRES ± AFTER RECOMBINATION
ZONE RM-2

LEGEND

- EXISTING MONUMENTATION (AS DESCRIBED)
- SIP (SET #5 REBAR W/ CAP)
- NPS (NO POINT SET)
- UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- POST
- TREE
- BUSH/SHRUB
- BOUNDARY LINE (AS SURVEYED)
- BOUNDARY LINE (BY DEED OR PLAT)
- EASEMENT LINE
- TIE LINE
- P-T- OVERHEAD UTILITY LINES
- X-X-X- FENCE LINE
- - - TOP BANK OF CREEK / RIVER
- - - FLOOD LINE
- - - UNDISTURBED BUFFER
- - - VEGETATED SETBACK
- - - UNDERGROUND WATERLINE
- - - SANITARY SEWER PIPE
- - - LINE TO BE ABANDONED

LOT/SETBACK INFORMATION
CITY OF CONCORD CDO
ZONE RM-2

BUILDING SETBACKS
FRONT: 25
SIDE: 10
REAR: 25

ACCESSORY STRUCTURE SETBACKS
SIDE: 5'
REAR: 5'

LOT INFO
MIN. 10,000 SQ FT
MIN 75' WIDTH
MIN. 100' DEPTH

LOT AREAS

BEFORE RECOMBINATION
3 LOTS
TRACT I 2.262 ACRES 98,531 SQ.FT
TRACT II 1.748 ACRES 76,146 SQ.FT
TRACT III 1.037 ACRES 45,182 SQ.FT
TOTAL AREA 5.047 ACRES 219,859 SQ.FT

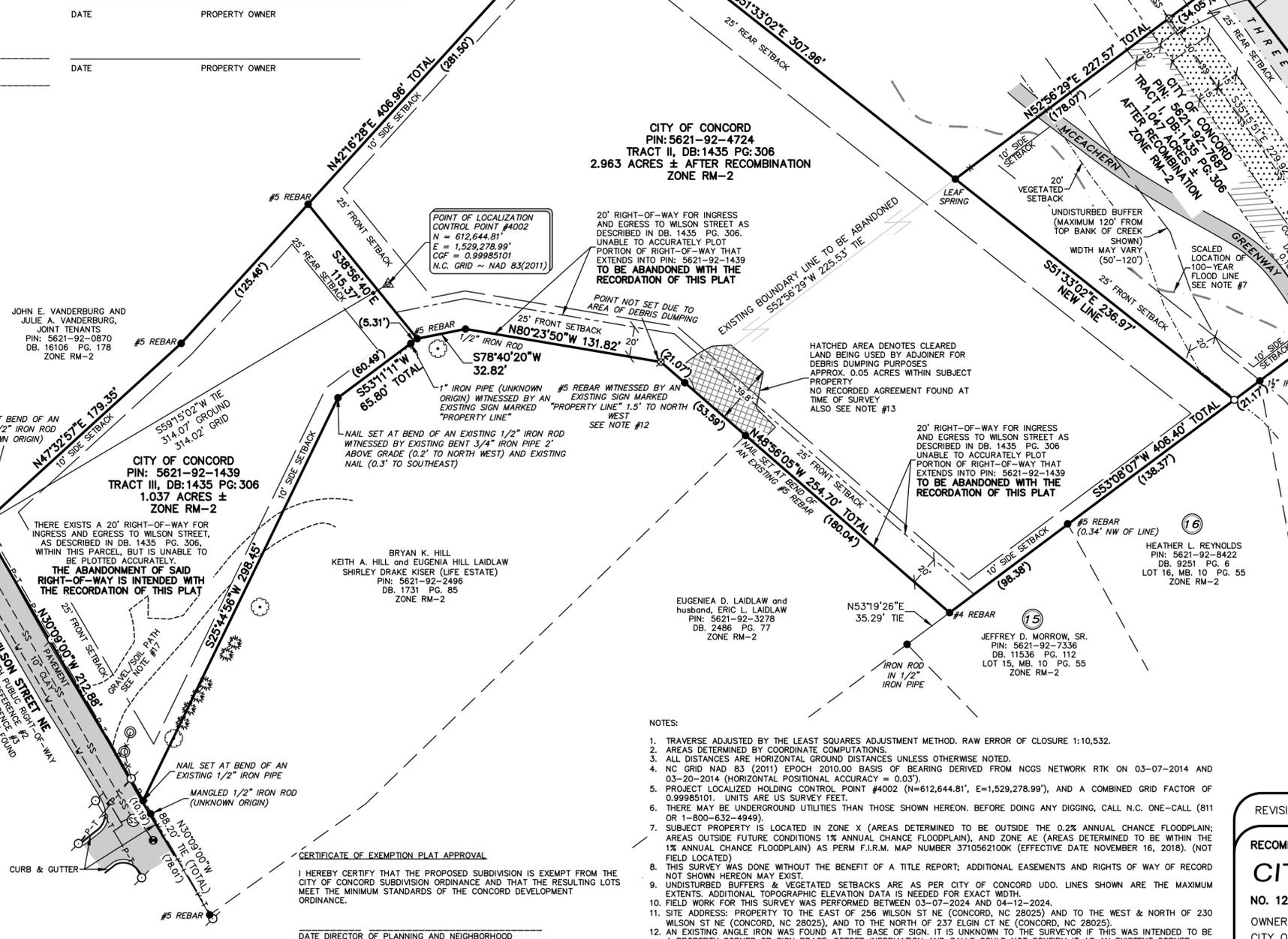
AFTER RECOMBINATION
3 LOTS
TRACT I 1.047 ACRES 45,615 SQ.FT
TRACT II 2.963 ACRES 129,062 SQ.FT
TRACT III 1.037 ACRES 45,182 SQ.FT
TOTAL AREA 5.047 ACRES 219,859 SQ.FT

I, NICHOLAS J. BARNES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED RECORDED IN DEED BOOK 1435, PAGE 306); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,532; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDER SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 20TH DAY OF SEPTEMBER, 2024.

**PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES.**

PROFESSIONAL LAND SURVEYOR L-5336



CERTIFICATE OF EXEMPTION PLAT APPROVAL

I HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION IS EXEMPT FROM THE CITY OF CONCORD SUBDIVISION ORDINANCE AND THAT THE RESULTING LOTS MEET THE MINIMUM STANDARDS OF THE CONCORD DEVELOPMENT ORDINANCE.

DATE DIRECTOR OF PLANNING AND NEIGHBORHOOD DEVELOPMENT OR DESIGNEE _____

- REFERENCES:**
- ALL DEEDS AND MAPS SHOWN HEREON
 - MAP TITLED, "BOUNDARY & PHYSICAL SURVEY FOR JOHN VANDERBURG" BY CONCORD ENGINEERING & SURVEYING, INC., DATED SEPTEMBER 29, 1989, CESI JOB NO. 89-09-35.
 - MAP TITLED, "MEADOW PARK" BY BROWN ENGINEERING CO., DATED SEPTEMBER 5, 1953, RECORDED AT THE CABARRUS COUNTY REGISTER OF DEEDS IN MB. 10, PG. 20.
 - MAP TITLED, "MEADOW PARK ANNEX" BY BROWN ENGINEERING CO., DATED NOVEMBER 16, 1954, RECORDED AT THE CABARRUS COUNTY REGISTER OF DEEDS IN MB. 10, PG. 55.
 - MAP TITLED, "MILLOW WOOD" BY JAMES T. HILL, RLS, DATED JANUARY 5, 1988 LAST REVISED AUGUST 31, 1989, RECORDED AT THE CABARRUS COUNTY REGISTER OF DEEDS IN MB. 23, PG. 75.
 - MAP TITLED, "MINOR SUBDIVISION PLAT PROPERTY OF: QUALITY OIL COMPANY, LLC" BY JACKIE G. DUNCAN, PLS, DATED SEPTEMBER 8, 2011, RECORDED AT THE CABARRUS COUNTY REGISTER OF DEEDS IN MB. 61, PG. 72.

- NOTES:**
- TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD. RAW ERROR OF CLOSURE 1:10,532.
 - AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING DERIVED FROM NCGS NETWORK RTK ON 03-07-2014 AND 03-20-2014 (HORIZONTAL POSITIONAL ACCURACY = 0.03').
 - PROJECT LOCALIZED HOLDING CONTROL POINT #4002 (N=612,644.81', E=1,529,278.99'), AND A COMBINED GRID FACTOR OF 0.99985101. UNITS ARE US SURVEY FEET.
 - THERE MAY BE UNDERGROUND UTILITIES THAN THOSE SHOWN HEREON. BEFORE DOING ANY DIGGING, CALL N.C. ONE-CALL (811 OR 1-800-632-4949).
 - SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), AND ZONE AE (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AS PERM F.I.R.M. MAP NUMBER 3710562100K (EFFECTIVE DATE NOVEMBER 16, 2018). (NOT FIELD LOCATED)
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT; ADDITIONAL EASEMENTS AND RIGHTS OF WAY OF RECORD NOT SHOWN HEREON MAY EXIST.
 - UNDISTURBED BUFFERS & VEGETATED SETBACKS ARE AS PER CITY OF CONCORD UDO. LINES SHOWN ARE THE MAXIMUM EXTENTS. ADDITIONAL TOPOGRAPHIC ELEVATION DATA IS NEEDED FOR EXACT WIDTH.
 - FIELD WORK FOR THIS SURVEY WAS PERFORMED BETWEEN 03-07-2024 AND 04-12-2024.
 - SITE ADDRESS: PROPERTY TO THE EAST OF 256 WILSON ST NE (CONCORD, NC 28025) AND TO THE WEST & NORTH OF 230 WILSON ST NE (CONCORD, NC 28025), AND TO THE NORTH OF 237 ELGIN CT NE (CONCORD, NC 28025).
 - AN EXISTING ANGLE IRON WAS FOUND AT THE BASE OF SIGN. IT IS UNKNOWN TO THE SURVEYOR IF THIS WAS INTENDED TO BE A PROPERTY CORNER OR SIGN BRACE. DEEDED INFORMATION AND CALLS COULD NOT CONFIRM IT AS AN EXISTENT CORNER.
 - EVIDENCE OF LARGE AMOUNTS OF BACKFILL MATERIAL WITHIN SURVEYED TRACTS WAS FOUND TO EXIST AND CONFIRMED BY ADJOINING PROPERTY OWNERS. SOME ORIGINAL PROPERTY CORNERS MAY BE OBLITERATED OR UNDER A LARGE AMOUNT OF FILL MATERIAL.
 - THE SET MAG NAIL IN PAVEMENT WAS TRACED FROM A COMBINATION OF FOUND MONUMENTATION ALONG WILSON STREET AND REFERENCE #2. THE CORNER WAS FIRST DESCRIBED IN DB. 466, PG. 636 & 637 AS AN "...iron stake, a new corner in the East edge of Wilson Street..." SET BY WALTER L. FURR, JR. FROM THE DIVISION OF THE LANDS OF LOTTIE I. HINSON, DATED JANUARY 9, 1961. SAID CORNER WAS SUBSEQUENTLY RE-TRACED BY THE SAME WALTER L. FURR, JR. IN A SURVEY DATED NOVEMBER 8, 1984 AND REFERENCED IN DB. 581, PG. 830 AS "...a nail on the eastern edge of Wilson Street, corner of Paul M. Holbyrton" SAID PAUL HOLBYRTON BEING THE GRANTEE OF SUBJECT PROPERTY IN DB. 466, PG. 637. PER REFERENCE #2, CESI RE-TRACED THE APPARENT SAME MAG NAIL IN SEPTEMBER 29, 1989 AND WAS REFERENCED IN DB. 730, PG. 192 AS "...an existing p.k. nail on the east side of Wilson Street...". NO RECORD OF ORIGIN OF THE TIED EXISTING 1/2" IRON ROD WAS FOUND. THIS WAS NOT INCLUDED IN BOUNDARY DETERMINATION.
 - FIELD WORK WAS CONDUCTED ON 03-07-2024 THROUGH 04-12-2024.
 - THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
 - GRAVEL/SOIL PATH SHOWN HEREON WAS OBSERVED TO BE USED BY ADJOINERS AT TIME SURVEY. AGREEMENT OF USE OF PATH MAY EXIST BUT NO RECORDED DOCUMENT WAS FOUND.
 - SEE DB. 123 PG. 203 FOR A POSSIBLE RELEVANT SEWER EASEMENT. UNABLE TO PLOT.

REVISION: 09-20-2024 ADDED RIGHT OF WAY ABANDONMENT TEXT

RECOMBINATION SURVEY OF:
CITY OF CONCORD
NO. 12 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

OWNER: CITY OF CONCORD
PO BOX 308
CONCORD, NC 28026

CLIENT: WEBUILD CONCORD
4 BARBRICK AVE SW, SUITE 10
CONCORD, NC 28025

DATE: JUNE 18, 2024
REVISED: 09-20-2024
SCALE: 1" = 60'
JOB NO.: 240115.000

COMPUTED BY: MJB
DRAWN BY: MJB & MTM
CHECKED BY: NJB



CEST CIVIL - GEOTECHNICAL - SURVEYING
45 SPRING STREET SW CONCORD (704) 786-5404
ACAD FILE: 240115-000.DWG



Bid Tabulation Sheet Summary
Caldwell Park and Irish Buffalo Creek Greenway 2022-081
Bids Received September 24th, 2024 at 2:00 PM in Conf Rm C

	1	2	3
CONTRACTOR:	Ike's Construction, Inc.	J.D. Goodrum Company	Polivka International Company, Inc.
ADDRESS:	303 Executive Park Drive Concord, NC 28025	18339-F Old Statesville Rd Cornelius, NC 28031	13700 Providence Road Suite 200 Weddington, NC 28104
LICENSE #:	8037	19284	62492

Part A - Total Lump Sum Items Cost

Item No.	Sect. No.	Description	Estimated Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
x	x	Part A Total Cost	1	LS	\$ 4,465,986.00	\$ 4,465,986.00	\$ 4,628,977.80	\$ 4,628,977.80	\$ 4,500,000.00	\$ 4,500,000.00

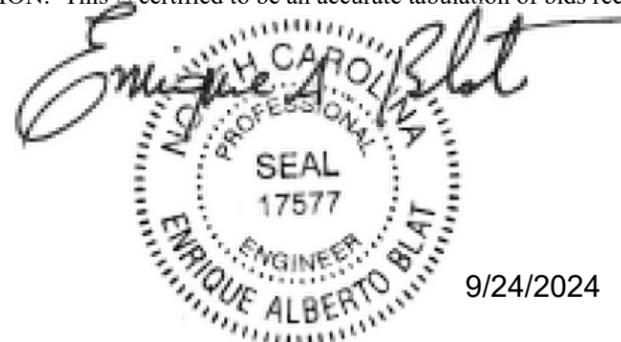
Part B - Site Work

1	800	Mobilization	1	LS	\$ 681,000.00	\$ 681,000.00	\$ 35,274.25	\$ 35,274.25	\$ 855,000.00	\$ 855,000.00
2	SP	Comprehensive Grading	1	LS	\$ 775,000.00	\$ 775,000.00	\$ 2,208,741.71	\$ 2,208,741.71	\$ 1,756,250.00	\$ 1,756,250.00
3	801	Construction Surveying	1	LS	\$ 104,280.00	\$ 104,280.00	\$ 84,935.95	\$ 84,935.95	\$ 175,000.00	\$ 175,000.00
4	1607	Gravel Construction Entrance	4	EA	\$ 3,900.00	\$ 15,600.00	\$ 4,277.35	\$ 17,109.40	\$ 5,250.00	\$ 21,000.00
5	1605	Temporary Silt Fence	6000	LF	\$ 5.00	\$ 30,000.00	\$ 3.39	\$ 20,340.00	\$ 4.50	\$ 27,000.00
6	866	Temporary Construction Chain Link Perimeter Fencing w/ Gates	2500	LF	\$ 22.00	\$ 55,000.00	\$ 8.89	\$ 22,225.00	\$ 32.00	\$ 80,000.00
7	SP, C600	Silt Fence Outlet/Stone Opening	25	EA	\$ 100.00	\$ 2,500.00	\$ 277.75	\$ 6,943.75	\$ 450.00	\$ 11,250.00
8	SP, C601	Super Silt Fence	2500	LF	\$ 16.00	\$ 40,000.00	\$ 15.28	\$ 38,200.00	\$ 15.00	\$ 37,500.00
9	SP, C601	Tree Protection Barricade	5000	LF	\$ 2.50	\$ 12,500.00	\$ 1.83	\$ 9,150.00	\$ 3.00	\$ 15,000.00
10	1042	Class A Rip Rap for Aprons	100	TN	\$ 64.00	\$ 6,400.00	\$ 88.88	\$ 8,888.00	\$ 125.00	\$ 12,500.00
11	1042, C601	Rip Rap Outlet Protection	10	EA	\$ 500.00	\$ 5,000.00	\$ 1,055.45	\$ 10,554.50	\$ 750.00	\$ 7,500.00
12	SP, C601	Temporary Filter Berm Basin	8	EA	\$ 300.00	\$ 2,400.00	\$ 1,388.75	\$ 11,110.00	\$ 3,250.00	\$ 26,000.00
13	SP, C601	Temporary Diversion Berm/Swale	1500	LF	\$ 2.20	\$ 3,300.00	\$ 5.56	\$ 8,340.00	\$ 15.00	\$ 22,500.00
14	1633	Rock Check Dam or Straw Wattle	65	EA	\$ 165.00	\$ 10,725.00	\$ 55.55	\$ 3,610.75	\$ 250.00	\$ 16,250.00
15	1660	Seeding and Mulching	12	AC	\$ 6,000.00	\$ 72,000.00	\$ 2,499.75	\$ 29,997.00	\$ 4,200.00	\$ 50,400.00
16	1631	Matting for Erosion Control	5000	SY	\$ 3.00	\$ 15,000.00	\$ 3.49	\$ 17,450.00	\$ 4.75	\$ 23,750.00
17	C601	Silt Sack Inlet Protection	15	EA	\$ 200.00	\$ 3,000.00	\$ 111.10	\$ 1,666.50	\$ 250.00	\$ 3,750.00
18	C600	Block and Gravel Inlet Protection	25	EA	\$ 300.00	\$ 7,500.00	\$ 555.50	\$ 13,887.50	\$ 975.00	\$ 24,375.00
19	C601	Excavated Drop Inlet Protection	25	EA	\$ 165.00	\$ 4,125.00	\$ 333.30	\$ 8,332.50	\$ 150.00	\$ 3,750.00
20	C402	Skimmer Basin #1: Incl. Rip Rap Aprons, Skimmer, Skimmer Discharge Pipe, Baffles, Slope Drain, and all other necessary items	1	LS	\$ 21,500.00	\$ 21,500.00	\$ 21,916.14	\$ 21,916.14	\$ 47,500.00	\$ 47,500.00
21	C403, C406	Sediment Basin #2: Incl. Baffles, Liner, Slope Drain, final SCM conversion, and all other necessary items	1	LS	\$ 141,000.00	\$ 141,000.00	\$ 136,600.78	\$ 136,600.78	\$ 145,950.00	\$ 145,950.00
22	C403, C406	Sediment Basin #3: Incl. Baffles, Slope Drain, Plantings, final SCM conversion, and all other necessary items	1	LS	\$ 145,000.00	\$ 145,000.00	\$ 79,152.64	\$ 79,152.64	\$ 137,500.00	\$ 137,500.00
23	SP, C405	Lined Grass Swale, Incl. Double Bio Net Rolled Erosion Control Product	1500	LF	\$ 3.50	\$ 5,250.00	\$ 5.56	\$ 8,340.00	\$ 45.00	\$ 67,500.00
24	520	NCDOT Aggregate Base Course (ABC)	7500	TN	\$ 54.00	\$ 405,000.00	\$ 47.77	\$ 358,275.00	\$ 67.50	\$ 506,250.00
25	270	Type 4 Geotextile for Soil Stabilization	5000	SY	\$ 2.50	\$ 12,500.00	\$ 1.78	\$ 8,900.00	\$ 4.50	\$ 22,500.00
26	270	Tensar BX1100 Geogrid or Equivalent	4000	SY	\$ 3.00	\$ 12,000.00	\$ 1.94	\$ 7,760.00	\$ 5.25	\$ 21,000.00
27	SP, C605	Greenway Swale Bridges	2	EA	\$ 9,402.00	\$ 18,804.00	\$ 4,721.75	\$ 9,443.50	\$ 30,000.00	\$ 60,000.00
28	SP, C603	Concrete Wheelstops	25	EA	\$ 175.00	\$ 4,375.00	\$ 127.77	\$ 3,194.25	\$ 300.00	\$ 7,500.00
29	SP, C603	Painted Crosswalks	8	EA	\$ 66.00	\$ 528.00	\$ 488.84	\$ 3,910.72	\$ 1,750.00	\$ 14,000.00

30	846	1'-6" Curb and Gutter Incl. Sloped Ends and Tapers	3800	LF	\$	23.00	\$	87,400.00	\$	25.55	\$	97,090.00	\$	38.00	\$	144,400.00
31	846	2'-6" Curb and Gutter Incl. Sloped Ends and Tapers	250	LF	\$	39.00	\$	9,750.00	\$	33.33	\$	8,332.50	\$	45.00	\$	11,250.00
32	607	Milling Asphalt Pavement, 2" to 4"	1300	SY	\$	13.50	\$	17,550.00	\$	11.94	\$	15,522.00	\$	16.00	\$	20,800.00
33	610	Asphalt Surface Course, Type S9.5B	250	TN	\$	168.00	\$	42,000.00	\$	155.54	\$	38,885.00	\$	195.00	\$	48,750.00
34	610	Asphalt Intermediate Course, Type I-19.0C	1000	TN	\$	147.00	\$	147,000.00	\$	127.77	\$	127,770.00	\$	165.00	\$	165,000.00
35	610	Asphalt Surface Course, Type S9.5C	1650	TN	\$	150.00	\$	247,500.00	\$	133.32	\$	219,978.00	\$	185.00	\$	305,250.00
36	848, 1000	4" Concrete Sidewalk, incl. HC Ramps, Bench Pads, Waste Station Pads, Bicycle Racks, 3600 PSI	5000	SY	\$	88.00	\$	440,000.00	\$	57.77	\$	288,850.00	\$	85.00	\$	425,000.00
37	1000, 710	6" Concrete 4000 PSI, Splashpad Deck and New Park Shelter Slabs	900	SY	\$	126.00	\$	113,400.00	\$	148.87	\$	133,983.00	\$	105.00	\$	94,500.00
38	1000, 710	8" Concrete 3600 PSI, Heavy Duty Concrete Paving	1650	SY	\$	102.00	\$	168,300.00	\$	117.77	\$	194,320.50	\$	105.00	\$	173,250.00
39	1000, 710	8" Concrete 4000 PSI, Dumpster Pad	75	SY	\$	220.00	\$	16,500.00	\$	177.76	\$	13,332.00	\$	110.00	\$	8,250.00
40	SP, C202	Standard Typ. Driveway Entrance, Street Type Driveway	3	EA	\$	8,360.00	\$	25,080.00	\$	5,555.00	\$	16,665.00	\$	9,750.00	\$	29,250.00
41	848	Detectable Warning Plates	350	SF	\$	20.00	\$	7,000.00	\$	47.77	\$	16,719.50	\$	25.00	\$	8,750.00
42	C604	Turndown Concrete Sidewalk Curb at Playground and Splashpad Border	450	LF	\$	22.00	\$	9,900.00	\$	38.89	\$	17,500.50	\$	75.00	\$	33,750.00
43	SP, C606	Basketball Court Acrylics and Striping	2500	SY	\$	17.00	\$	42,500.00	\$	17.22	\$	43,050.00	\$	42.50	\$	106,250.00
44	1087, 1205	Parking Lot Striping, Thermoplastic Pavement Markings, 4", 90 mils	3000	LF	\$	2.20	\$	6,600.00	\$	2.22	\$	6,660.00	\$	15.00	\$	45,000.00
45	1087, 1205	Handicap Parking Symbol, Thermoplastic 90 mils	13	EA	\$	550.00	\$	7,150.00	\$	733.26	\$	9,532.38	\$	1,250.00	\$	16,250.00
46	1087, 1205	Stop Bars, Thermoplastic Pavement Markings, 24" 120 mils	50	LF	\$	13.00	\$	650.00	\$	24.44	\$	1,222.00	\$	75.00	\$	3,750.00
47	C606	Playground Concrete Border/Vertical Curb	500	LF	\$	22.00	\$	11,000.00	\$	66.66	\$	33,330.00	\$	45.00	\$	22,500.00
48	C202	Stop Sign, Type R1-1	3	EA	\$	550.00	\$	1,650.00	\$	488.84	\$	1,466.52	\$	275.00	\$	825.00
49	C603	Accesible Parking/Handicap Signage	13	EA	\$	550.00	\$	7,150.00	\$	366.63	\$	4,766.19	\$	325.00	\$	4,225.00
50	C604	Seatwall, incl. footing, rebar, and all other necessary items	300	SF	\$	100.00	\$	30,000.00	\$	113.32	\$	33,996.00	\$	135.00	\$	40,500.00
51	C604	Stone Retaining Wall, incl. footing, stone, drain, and all other necessary items	1000	SF	\$	97.00	\$	97,000.00	\$	119.99	\$	119,990.00	\$	155.00	\$	155,000.00
52	C604	Concrete Paver Bands on 4" Concrete Base	375	SF	\$	23.00	\$	8,625.00	\$	42.22	\$	15,832.50	\$	50.00	\$	18,750.00
53	C604	Pavers on 4" Concrete Base	1000	SF	\$	24.00	\$	24,000.00	\$	20.00	\$	20,000.00	\$	18.00	\$	18,000.00
54	C607	Basketball Chain Link Fencing - 8' Height	700	LF	\$	45.00	\$	31,500.00	\$	42.95	\$	30,065.00	\$	85.00	\$	59,500.00
55	C205	Baseball Dugout Fencing - 8' Height	75	LF	\$	62.00	\$	4,650.00	\$	94.32	\$	7,074.00	\$	85.00	\$	6,375.00
56	C205	Baseball Outfield and Sideline Fencing - 6' Height	850	LF	\$	45.00	\$	38,250.00	\$	41.96	\$	35,666.00	\$	75.00	\$	63,750.00
57	C607	Baseball Players Gate	2	EA	\$	1,375.00	\$	2,750.00	\$	972.13	\$	1,944.26	\$	1,750.00	\$	3,500.00
58	C607	Baseball Service Double Gate, 6' Fence Height	2	EA	\$	3,850.00	\$	7,700.00	\$	1,472.08	\$	2,944.16	\$	2,750.00	\$	5,500.00
59	C205	Baseball Backstop Fencing, 10' Height	50	LF	\$	148.00	\$	7,400.00	\$	82.37	\$	4,118.50	\$	125.00	\$	6,250.00
60	C205	Baseball Backstop Fencing, 20' Height	75	LF	\$	297.00	\$	22,275.00	\$	335.38	\$	25,153.50	\$	275.00	\$	20,625.00
61	C607	3 Rail Wooden Fencing	600	LF	\$	50.00	\$	30,000.00	\$	27.50	\$	16,500.00	\$	65.00	\$	39,000.00
62	C607	12' Wide Double Swing Gate at SCM Wooden Fencing	1	EA	\$	4,180.00	\$	4,180.00	\$	2,660.85	\$	2,660.85	\$	3,250.00	\$	3,250.00
63	C607	Wood Fencing w/ Shadow Box Panel	60	LF	\$	72.00	\$	4,320.00	\$	29.27	\$	1,756.20	\$	125.00	\$	7,500.00
64	C607	12' Wide Double Swing Gate at Wooden Shadow Box Panel Fencing	1	EA	\$	4,180.00	\$	4,180.00	\$	2,660.85	\$	2,660.85	\$	5,250.00	\$	5,250.00
65	C607, C206	Decorative Rail Fencing	60	LF	\$	248.00	\$	14,880.00	\$	249.98	\$	14,998.80	\$	125.00	\$	7,500.00
66	C605	Dumpster Screen Wall and Gates	1	LS	\$	23,854.00	\$	23,854.00	\$	35,405.84	\$	35,405.84	\$	21,500.00	\$	21,500.00
67	C606	Greenway Entry Column	1	EA	\$	7,600.00	\$	7,600.00	\$	4,999.50	\$	4,999.50	\$	9,500.00	\$	9,500.00
68	C607	Collapsible Steel Bollard Install, Owner Provided Bollard	7	EA	\$	250.00	\$	1,750.00	\$	166.65	\$	1,166.55	\$	750.00	\$	5,250.00
69	C607	Steel Bollard Install, Owner Provided Bollard	4	EA	\$	250.00	\$	1,000.00	\$	333.30	\$	1,333.20	\$	750.00	\$	3,000.00
70	WSACC, C500-C502	Water and Sewer Site Utilities, incl. all costs to install all utilities as shown in Project Drawings	1	LS	\$	430,000.00	\$	430,000.00	\$	350,347.17	\$	350,347.17	\$	600,000.00	\$	600,000.00
71	310	15" RCP Storm Pipe (Class IV)	1600	LF	\$	71.00	\$	113,600.00	\$	38.89	\$	62,224.00	\$	85.00	\$	136,000.00
72	310	18" RCP Storm Pipe (Class IV)	2000	LF	\$	82.00	\$	164,000.00	\$	50.27	\$	100,540.00	\$	90.00	\$	180,000.00

73	310	24" RCP Storm Pipe (Class IV)	700	LF	\$	112.00	\$	78,400.00	\$	75.83	\$	53,081.00	\$	105.00	\$	73,500.00
74	310	30" RCP Storm Pipe (Class IV)	1600	LF	\$	152.00	\$	243,200.00	\$	108.04	\$	172,864.00	\$	145.00	\$	232,000.00
75	310	36" RCP Storm Pipe (Class IV)	200	LF	\$	196.00	\$	39,200.00	\$	156.10	\$	31,220.00	\$	200.00	\$	40,000.00
76	310	15" RCP Flared End Section	5	EA	\$	1,523.00	\$	7,615.00	\$	1,194.33	\$	5,971.65	\$	2,000.00	\$	10,000.00
77	310	18" RCP Flared End Section	2	EA	\$	2,120.00	\$	4,240.00	\$	1,338.76	\$	2,677.52	\$	2,350.00	\$	4,700.00
78	310	24" RCP Flared End Section	1	EA	\$	2,120.00	\$	2,120.00	\$	1,563.18	\$	1,563.18	\$	2,750.00	\$	2,750.00
79	310	30" RCP Flared End Section	1	EA	\$	2,491.00	\$	2,491.00	\$	2,095.35	\$	2,095.35	\$	2,950.00	\$	2,950.00
80	310	12" SDR 35 PVC Stormwater	300	LF	\$	66.00	\$	19,800.00	\$	30.00	\$	9,000.00	\$	95.00	\$	28,500.00
81	310	15" SDR 35 PVC Stormwater	600	LF	\$	79.00	\$	47,400.00	\$	43.33	\$	25,998.00	\$	145.00	\$	87,000.00
82	840	Drop Inlet w/ Frame and Grate	40	EA	\$	3,751.00	\$	150,040.00	\$	2,154.23	\$	86,169.20	\$	4,550.00	\$	182,000.00
83	840	Curb Inlet w/ Frame, Grate, and Hood	15	EA	\$	4,115.00	\$	61,725.00	\$	2,167.56	\$	32,513.40	\$	4,550.00	\$	68,250.00
84	840	Stormwater Manhole w/ Frame and Grate	12	EA	\$	4,874.00	\$	58,488.00	\$	2,618.63	\$	31,423.56	\$	5,500.00	\$	66,000.00
85	840	Area Drain Boxes	4	EA	\$	1,807.00	\$	7,228.00	\$	1,494.30	\$	5,977.20	\$	4,950.00	\$	19,800.00
86	C603	Precast Headwall	2	EA	\$	4,218.00	\$	8,436.00	\$	5,221.70	\$	10,443.40	\$	5,250.00	\$	10,500.00
87	C306	Outlet Structure 104 (SCM #2)	1	EA	\$	14,000.00	\$	14,000.00	\$	9,221.30	\$	9,221.30	\$	15,000.00	\$	15,000.00
88	C307	Outlet Structure 2 (SCM #3)	1	EA	\$	17,000.00	\$	17,000.00	\$	8,888.00	\$	8,888.00	\$	15,000.00	\$	15,000.00
89	C204, C606	Underdrains	1350	LF	\$	21.00	\$	28,350.00	\$	8.11	\$	10,948.50	\$	60.00	\$	81,000.00
90	C204, C603	Trench Drains	400	LF	\$	466.00	\$	186,400.00	\$	438.85	\$	175,540.00	\$	400.00	\$	160,000.00
Part B Total Cost								\$6,069,014.00				\$6,050,197.07				\$8,379,925.00
Base Bid Price (Part A Total + Part B Total)								\$10,535,000.00				\$10,679,174.87				\$12,879,925.00
Contingency Allowance (8 % of Base Bid Price)								\$842,800.00				\$854,333.99				\$1,030,394.00
Total Bid Price (Base Bid + Contingency Allowance)								\$11,377,800.00				\$11,533,508.86				\$13,910,319.00
All Addenda Acknowledged (2)								Yes				Yes				Yes
Minority Affidavits								Yes				Yes				Yes
Bid Security (5%)								Yes				Yes				Yes

CERTIFICATION: This is certified to be an accurate tabulation of bids received for the project.



9/24/2024

*denotes calculation error in submitted bid form that did not affect the overall bid results. Unit prices govern

CAPITAL PROJECT ORDINANCE AMENDMENT

Parks & Recreation Projects- Caldwell Park

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted/amended:

SECTION 1. The projects authorized are the projects included for Caldwell Park

SECTION 2. The City Manager is hereby authorized to proceed with the implementation and amendments of the projects within the terms of the plans and specifications for the projects.

SECTION 3. The following revenues are anticipated to be available to the City of Concord for the completion of the projects:

<u>Account</u>	<u>Title</u>	<u>Revenues</u>		<u>(Decrease) Increase</u>
		<u>Current Budget</u>	<u>Amended Budget</u>	
420-4361000	Investment earnings	0	245,619	245,619
				245,619

SECTION 4. The following amounts are appropriated for the project:

<u>Account</u>	<u>Title</u>	<u>Expenses/Expenditures</u>		
		<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
8300.5811002	Caldwell Park	11,765,229	13,765,229	2,000,000
8300-5811053	Dorton Park Improvements	6,619,287	6,279,057	(340,230)
8300-5811055	Irish Buffalo Creek Grnwy	198,480	298,480	100,000
8300-5811056	Academy Gibson Complex	6,944,080	6,644,080	(300,000)
8300-5811101	WW Flowe Park	665,000	105,230	(559,770)
8300-5811105	Poplar Tent Trailhead Park	840,000	40,000	(800,000)
8300-5811068	Future Projects	0	145,619	145,619
Total				245,619

SECTION 5. Accounting records are to be maintained by the Finance Department of the City of Concord in such manner as (1) to provide all information required by the project agreement and other agreements executed or to be executed with the various parties involved with the project; and (2) to comply with the Local Government Budget and Fiscal Control Act of the State of North Carolina.

SECTION 6. Within five (5) days after adoption, copies of this capital projects ordinance shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 7. The Finance Director is directed to report on the financial status of this project in accordance with the existing City policy and shall also report to the City Manager any unusual occurrences.

Duly adopted by the City Council of the City of Concord, North Carolina this 10th day of October, 2024.

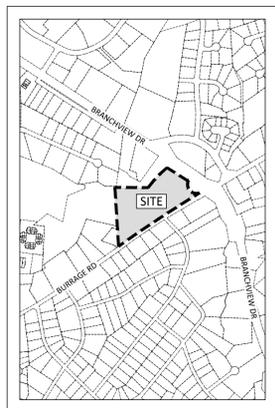
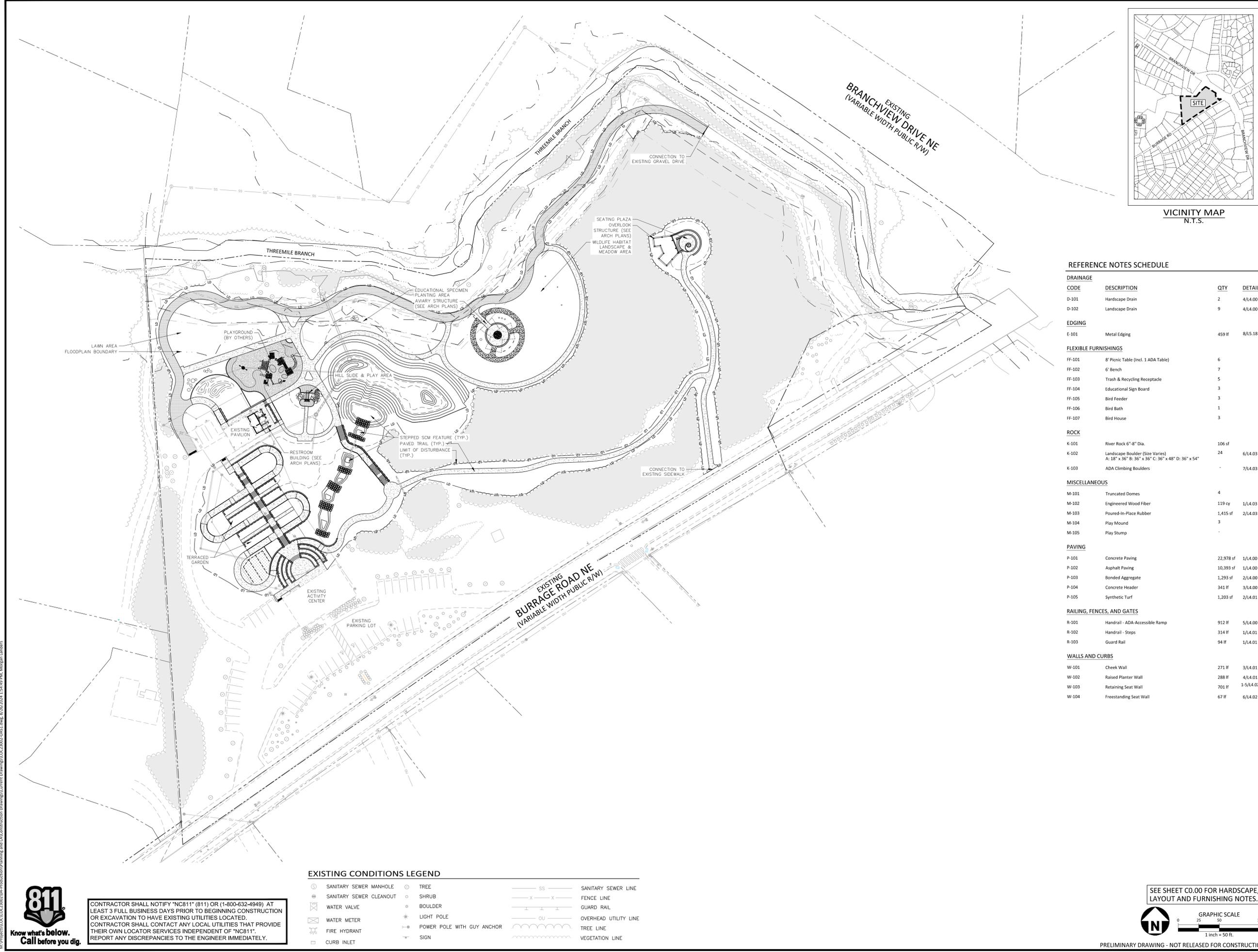
CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

William C. Dusch, Mayor

ATTEST: _____
Kim Deason, City Clerk

Valerie Kolczynski, City Attorney

M:\Projects\COC\COC23002\04-Production\Planning and IAC\Construction Drawings\Current Drawings\COC23002-OAS1.dwg, 8/26/2024 11:54:49 PM, Morgan Landers



VICINITY MAP
N.T.S.

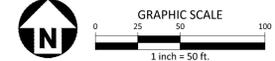
REFERENCE NOTES SCHEDULE

DRAINAGE	DESCRIPTION	QTY	DETAIL
D-101	Hardscape Drain	2	4/L4.00
D-102	Landscape Drain	9	4/L4.00
EDGING			
E-101	Metal Edging	459 lf	8/L5.18
FLEXIBLE FURNISHINGS			
FF-101	8' Picnic Table (Incl. 1 ADA Table)	6	
FF-102	6' Bench	7	
FF-103	Trash & Recycling Receptacle	5	
FF-104	Educational Sign Board	3	
FF-105	Bird Feeder	3	
FF-106	Bird Bath	1	
FF-107	Bird House	3	
ROCK			
K-101	River Rock 6"-8" Dia.	106 sf	
K-102	Landscape Boulder (See Notes)	24	6/L4.03
	A: 18" x 36" B: 36" x 36" C: 36" x 48" D: 36" x 54"		
K-103	ADA Climbing Boulders	-	7/L4.03
MISCELLANEOUS			
M-101	Truncated Domes	4	
M-102	Engineered Wood Fiber	119 cy	1/L4.03
M-103	Poured-in-Place Rubber	1,415 sf	2/L4.03
M-104	Play Mound	3	
M-105	Play Stump	-	
PAVING			
P-101	Concrete Paving	22,978 sf	1/L4.00
P-102	Asphalt Paving	10,393 sf	1/L4.00
P-103	Bonded Aggregate	1,293 sf	2/L4.00
P-104	Concrete Header	341 lf	3/L4.00
P-105	Synthetic Turf	1,203 sf	2/L4.01
RAILING, FENCES, AND GATES			
R-101	Handrail - ADA Accessible Ramp	912 lf	5/L4.00
R-102	Handrail - Steps	314 lf	1/L4.01
R-103	Guard Rail	94 lf	1/L4.01
WALLS AND CURBS			
W-101	Cheek Wall	271 lf	3/L4.01
W-102	Raised Planter Wall	288 lf	4/L4.01
W-103	Retaining Seat Wall	701 lf	1-5/L4.02
W-104	Freestanding Seat Wall	67 lf	6/L4.02

EXISTING CONDITIONS LEGEND

	SANITARY SEWER MANHOLE		TREE		SANITARY SEWER LINE
	SANITARY SEWER CLEANOUT		SHRUB		FENCE LINE
	WATER VALVE		BOULDER		GUARD RAIL
	WATER METER		LIGHT POLE		OVERHEAD UTILITY LINE
	FIRE HYDRANT		POWER POLE WITH GUY ANCHOR		TREE LINE
	CURB INLET		SIGN		VEGETATION LINE

SEE SHEET C0.00 FOR HARDSCAPE, LAYOUT AND FURNISHING NOTES.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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 Charlotte, NC 28203
 phone 704.527.0800
 fax 919.361.2269
 license number: C-0293, C-187
 www.mcadamsco.com

CLIENT
 TAYLOR MORRIS
 147 ACADEMY AVE., NW
 P.O. BOX 308
 CONCORD, NC 28026
 PHONE: 704.920.5600



DAVID PHILLIPS PARK
 DESIGN DEVELOPMENT DRAWINGS
 946 BURRAGE ROAD NE
 CONCORD, NORTH CAROLINA 28025



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	COC-23002
FILENAME	COC23002-OAS1.DWG
CHECKED BY	ANL
DRAWN BY	KML
SCALE	1"=50'
DATE	08.26.2024

SHEET

OVERALL SITE PLAN
C2.00



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

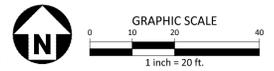
M:\Projects\COC23002\04-Production\Drawings\Current\Drawings\COC23002-LS2.dwg, 8/26/2024, 2:51:22 PM, Morgan Landis



TREE
SHRUB
NOTE:
GRAY TREES AND
SHRUBS ARE EXISTING.



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



PLANT SCHEDULE OVERALL

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	ASL	Acer saccharum 'Legacy' Legacy Sugar Maple
	BND	Betula nigra 'Duraheat' Duraheat River Birch
	GBA	Ginkgo biloba 'Autumn Gold'™ TM Maidenhair Tree
	JVE	Juniperus virginiana Eastern Red Cedar
	NSS	Nyssa sylvatica Sour Gum
	PTL	Pinus taeda Loblolly Pine
	QVS	Quercus virginiana Southern Live Oak
	TDB	Taxodium distichum Bald Cypress
FRUIT TREES		
	FCC	Ficus carica 'Celestial' Celestial Fig
	MDC	Malus x domestica 'Chehalis' Chehalis Apple
	MDW	Malus x domestica 'Williams Pride' Williams Pride Apple
	PPB	Prunus persica 'Belle of Georgia' Belle of Georgia Peach
UNDERSTORY TREES		
	AAS	Amelanchier arborea Downy Serviceberry
	AGP	Acer glabrum Paperbark Maple
	CCA	Carpinus caroliniana American Hornbeam
	CCP	Cercis canadensis 'Forest Pansy'™ TM Forest Pansy Redbud
	CFC	Cornus florida 'Cherokee Princess' Cherokee Princess Dogwood
	CVW	Chionanthus virginicus White Fringetree
	LNW	Lagerstroemia x 'Natchez' White Crape Myrtle
	MSR	Magnolia stellata 'Royal Star' Royal Star Magnolia
	MVS	Magnolia virginiana Sweet Bay
	PYY	Prunus x yedoensis Yoshino Cherry
	VAC	Vitex agnus-castus Chaste Tree
GROUND COVERS		
	AGGA	Allium giganteum Giant Allium
	AVBB	Andropogon virginicus Broomsedge Bluemist
	CDGS	Carex divulsa European Grey Sedge
	CLSD	Chasanthium latifolium Northern Sea Oats
	EPCF	Echinacea purpurea Coneflower
	ESPL	Eragrostis spectabilis Purple Lovegrass
	FATF	Festuca arundinacea Tall Fescue
	GRDN	Garden Plot N/A
	HPSH	Hypericum patulum 'Hidcote' St. John's Wort
	LSBD	Leucanthemum x superbum 'Becky' Becky Shasta Daisy
	MDDB	Monarda didyma Bee Balm
	RFSG	Rudbeckia fulgida sullivantii 'Goldstrum' Black-eyed Susan
	SGBB	Salvia guaranitica 'Black & Blue' Black & Blue Sage
	TASS	Trachelospermum asiaticum 'HOSNS' Snow-N-Summer™ Asiatic Jasmine
	WMSM	Wildlife Meadow Seed Mix Wildlife Meadow Seed Mix
SOD		
	CDTT	Cynodon dactylon x transvaalensis 'DT-1'™ Bermudagrass
	FAEF	Festuca arundinacea 'Elite' Elite Tall Fescue

PLANT SCHEDULE OVERALL

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	BLBR	Buddleja x 'SMNBOD' Lo & Behold® Ruby Chip Butterfly Bush
	CAAB	Calliocalpa americana American Beautyberry
	CASC	Clethra alnifolia Summersweet
	CCBM	Caryopteris x clandonensis 'CT-9-12'™ TM Beyond Midnight Bluebeard
	COBB	Cephalanthus occidentalis Buttonbush
	CSRT	Cornus sericea Red Twig Dogwood
	DEAF	Dryopteris erythrosora Autumn Fern
	FCDT	Forsythia x 'Cortasol' Gold Tide® Forsythia
	HDSQ	Hydrangea quercifolia 'Snow Queen' Snow Queen Oakleaf Hydrangea
	HVL5	Hamamelis virginiana 'Little Suzie' Little Suzie Witch Hazel
	ILVH	Itea virginica 'Little Henry' Dwarf Virginia Sweetspire
	IVSG	Ilex verticillata 'Southern Gentleman' Southern Gentleman Winterberry
	IVWR	Ilex verticillata 'Winter Red' Winter Red Holly
	LAEL	Lavandula angustifolia English Lavender
	PONB	Physocarpus opulifolius Ninebark
	VCHB	Vaccinium corymbosum Highbush Blueberry
EVERGREEN SHRUBS		
	AGRC	Abelia x grandiflora 'Rose Creek' Rose Creek Abelia
	BSIW	Buxus sinica insularis 'Wintergreen' Wintergreen Korean Boxwood
	DPCD	Distylium x 'PIDIST-III' First Editions® Coppertone™ Distylium
	IGSI	Ilex glabra 'Shamrock' Shamrock Inkberry Holly
	IVYH	Ilex vomitoria Yaupon Holly
	KLML	Kalmia latifolia Mountain Laurel
	LCER	Loropetalum chinense 'Ever Red' Ever Red Loropetalum
	MCMW	Myrica cerifera Wax Myrtle
	MPDW	Myrica pauciflora Dwarf Southern Wax Myrtle
	OFSO	Osmanthus fragrans Sweet Olive
	RCCR	Rhododendron catawbiense Catawba Rhododendron
	RCFA	Rhododendron calendulaceum Flame Azalea
	RORO	Rosmarinus officinalis Rosemary
GRASSES		
	CSPP	Cortaderia selloana 'Pumila' Dwarf Pampas Grass
	LMVL	Liriope muscari 'Variegata' Variegated Lilyturf
	MCPM	Muhlenbergia capillaris Pink Muhly
	MSGM	Miscanthus sinensis 'Gracillimus' Maiden Grass
	NPTP	Nassella tenuissima 'Pony Tails' Mexican Feathergrass
	PAHH	Pennisetum alopecuroides 'Hamelii' Hameli Dwarf Fountain Grass
	PVSS	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass
	SSSO	Schizachyrium scoparium 'Standing Ovation' Standing Ovation Little Bluestem
SHRUB AREAS		
	AISM	Asclepias incarnata Swamp Milkweed
	ATEB	Amsonia tabernaemontana Eastern Bluestar
	CLLT	Coreopsis lanceolata Lanceleaf Tickseed
	EFJP	Eutrochium fistulosum Hollow Joe Pye Weed
	EVWR	Elymus virginicus Virginia Wild Rye
	HASW	Helenium autumnale Sneezeweed
	ICSI	Impatiens capensis Spotted Jewelweed
	IVBF	Iris virginica Blue Flag Iris
	JESR	Juncus effusus Soft Rush
	LSBS	Liatis spicata Blazing Star
	PCPW	Pontederia cordata Pickerel Weed
	PVAA	Peltandra virginica Arrow Arum
	PVSG	Panicum virgatum Switch Grass
	RCWS	Rhynchospora colorata White-topped Sedge
	SCLT	Saururus cernuus Lizard's Tail
	SLBA	Sagittaria latifolia Broadleaf Arrowhead

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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TAYLOR MORRIS
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DAVID PHILLIPS PARK
DESIGN DEVELOPMENT DRAWINGS
946 BURRAGE ROAD NE
CONCORD, NORTH CAROLINA 28025



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	COC-23002
FILENAME	COC23002-LS2.DWG
CHECKED BY	ANL
DRAWN BY	KML
SCALE	1"=20'
DATE	08. 26. 2024

ENHANCED LANDSCAPE EXHIBIT

PLAYGROUND & SCM





FOREST BROTHERS VILLAGE

- 1. SLIDE CABIN**
 - ACCESSIBLE FLEXFORM CLIMBER ACCESS
 - LOG STEPPERS
 - POST & ROPE ACCESS
 - BOG STILT ENTRANCE
 - RUNG LADDER ACCESS
 - 4' SS OPEN SLIDE
 - MAZE BOARD
 - SCAVANGER HUNT WHEEL
- 2. COZY CABIN**
 - HAMMOCKS FLEXFORM
 - CLIMBING HOLDS
 - BOG STILTS
- 3. BRIDGE CABIN**
 - RUNG LADDER ACCESS
 - ROPE LADDER ACCESS
 - CLIMBING HOLDS ACCESS
 - FLEXFORM SLING SEAT
 - FIREMAN'S POLE
 - 8' SLAT BRIDGE
- 4. TOWER CABIN**
 - FLEXFORM TRIANGLES ACCESS
 - FLEXFORM SLING SEAT
 - NET FLOOR
 - 11' SS TUBE SLIDE
 - LOOKOUT WINDOW
- 5. LOG JAM (M4) ACCESS**
 - GIANT NET ACCESS
- 6. VILLAGE PORTAL**
 - WOBBLE BOARD LEAF
 - LOG STEPPERS
 - TRAVERSE RINGS
- 7. TOPO MOUNDING COURTYARD**
- 8. SINGLE BAY BASKET SWING**

7215 Wellington Rd 86
Wallenstein, ON N0B 2S0

T. 519 804 6854
TF. 1 877 269 2972
F. 519 669 5085

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DAVID PHILLIPS PARK MAIN PLAY AREA
CONCORD, NC PLAN



7215 Wellington Rd 86
Wallenstein, ON N0B 2S0

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TF. 1 877 269 2972
F. 519 669 5085

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DAVID PHILLIPS PARK | PERSPECTIVE
CONCORD, NC



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Wallenstein, ON N0B 2S0

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DAVID PHILLIPS PARK | PERSPECTIVE
CONCORD, NC

CLIENT

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CONCORD, NC 28026
PHONE: 704. 920. 5600



DAVID PHILLIPS PARK
DESIGN DEVELOPMENT PROGRESS
946 BURRAGE ROAD NE
CONCORD, NORTH CAROLINA 28025

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
Revisions		

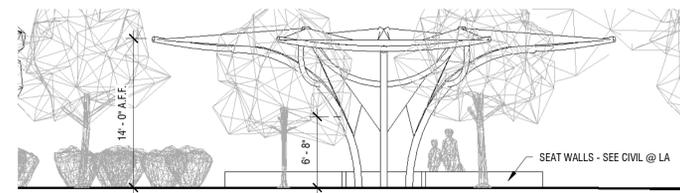
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PROJECT NO. 2233856
FILENAME DD SUBMISSION
CHECKED BY RS
DRAWN BY JW
SCALE As indicated
DATE 04.26.2024

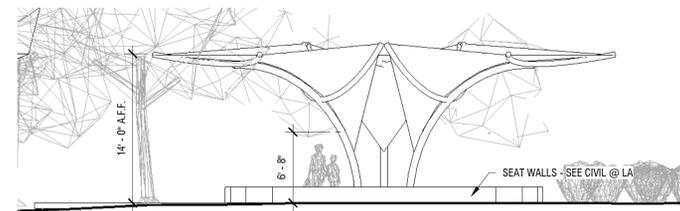
SHEET

**AVIARY FLOOR PLAN,
ELEVATIONS & AXON**

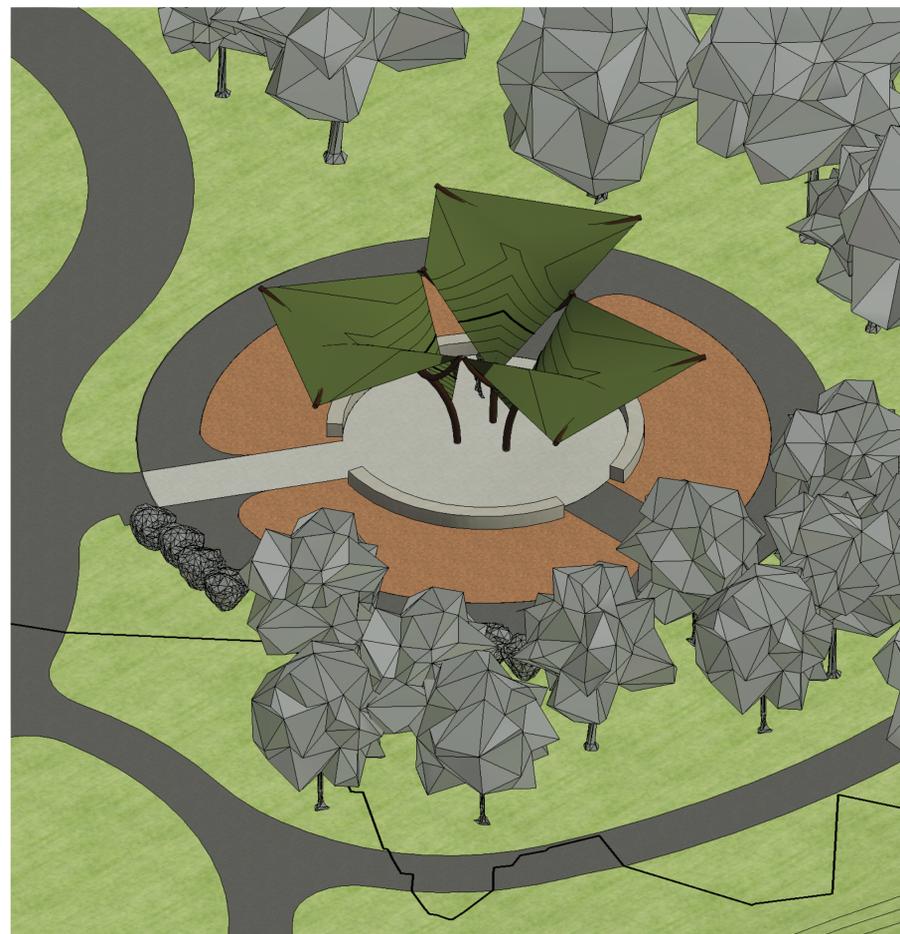
A201



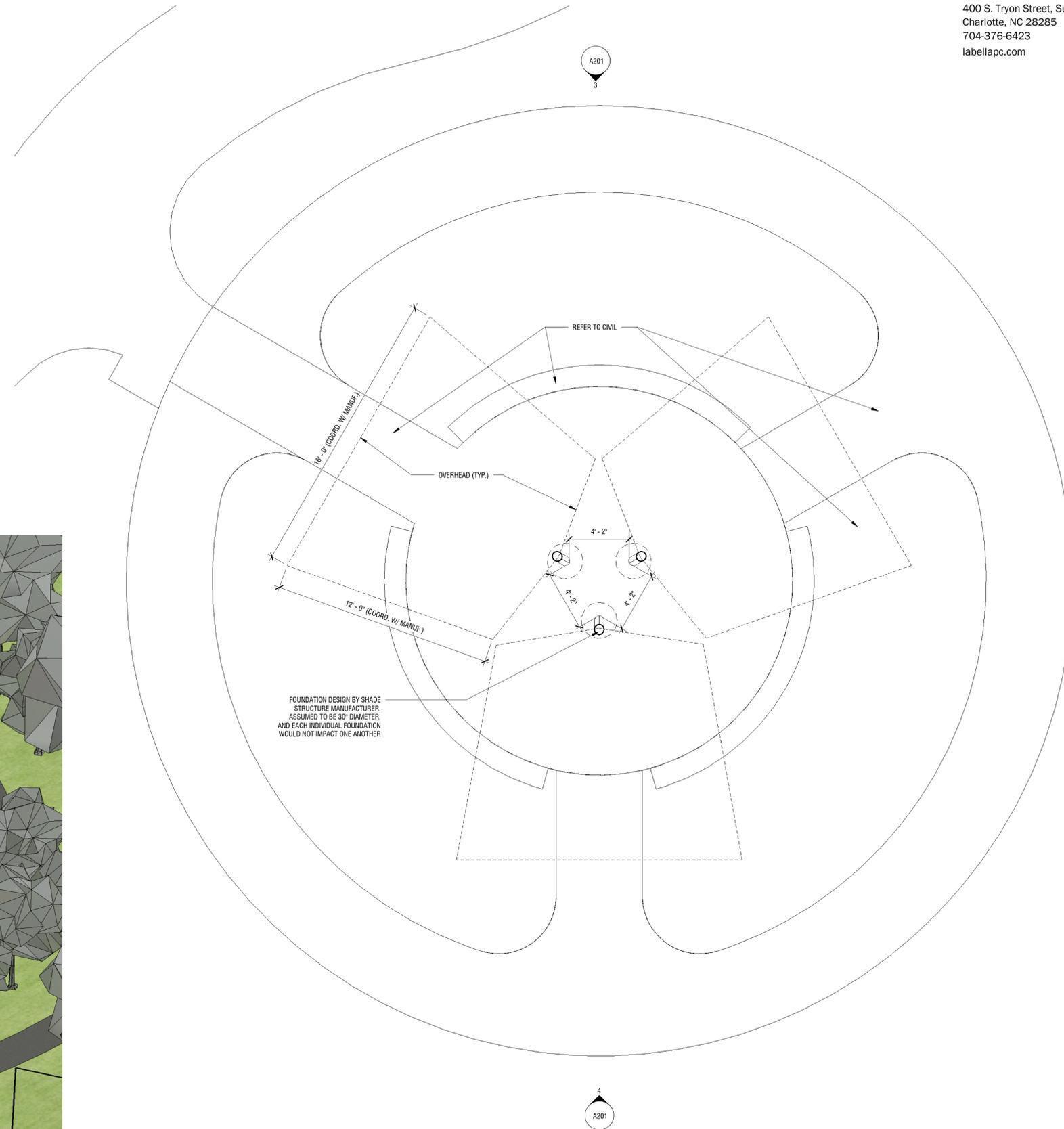
4 AVIARY NORTH ELEVATION
A201 SCALE: 1/8" = 1'-0"



3 AVIARY SOUTH ELEVATION
A201 SCALE: 1/8" = 1'-0"



2 AVIARY AXON
A201 SCALE:



NOTE: SHADE STRUCTURES ARE BASED ON THE "PEGASUS" FROM USA SHADE AND WILLYGOAT.

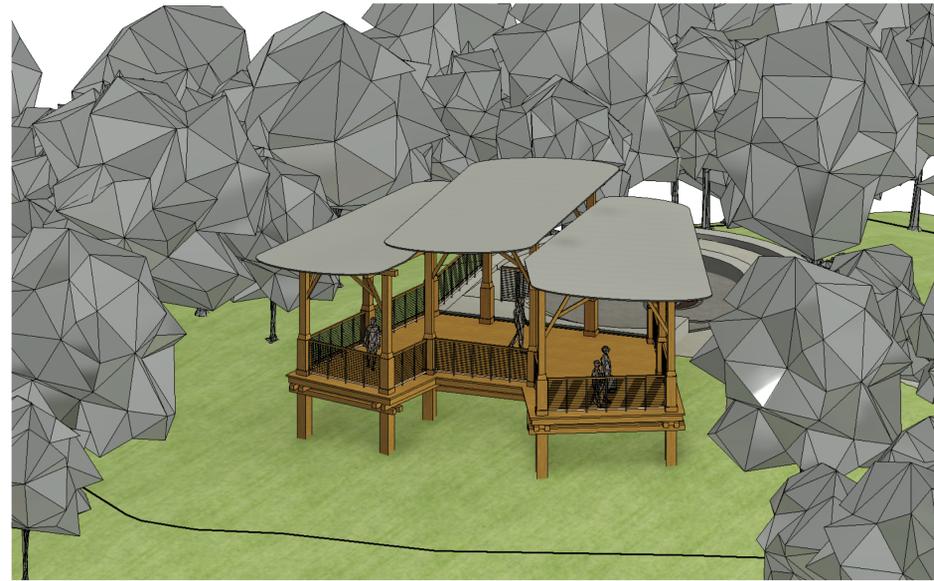
1 AVIARY FLOOR PLAN
A201 SCALE: 1/4" = 1'-0"

CLIENT

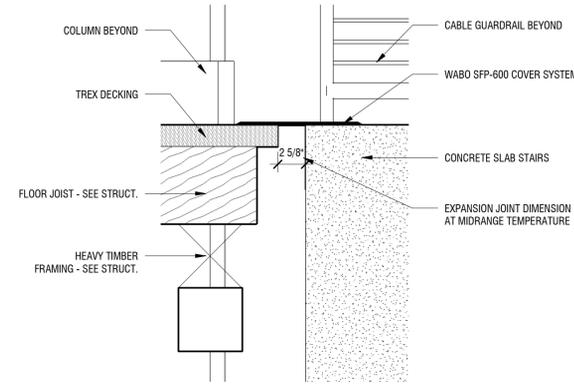
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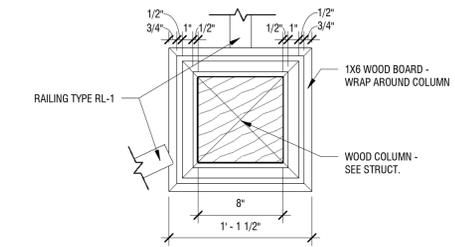
DAVID PHILLIPS PARK
DESIGN DEVELOPMENT PROGRESS
946 BURRAGE ROAD NE
CONCORD, NORTH CAROLINA 28025



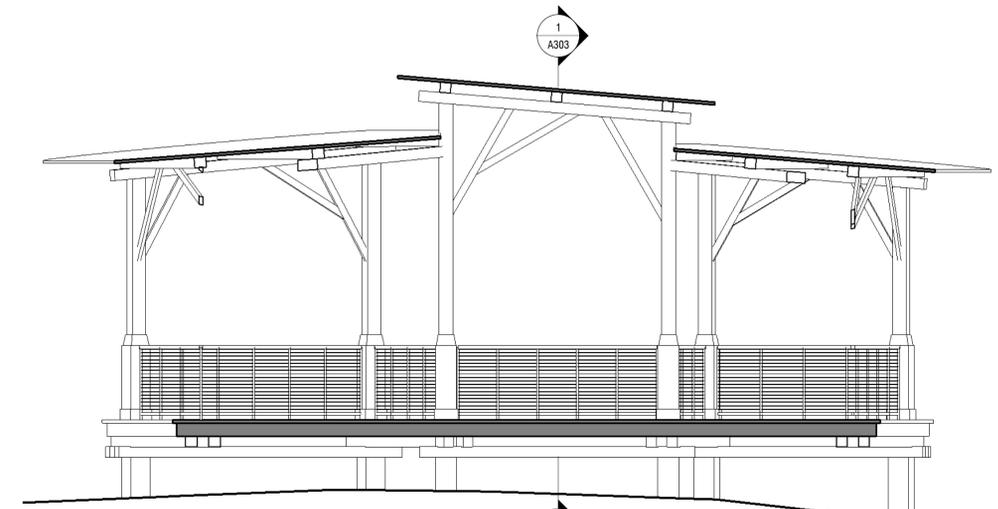
7 OVERLOOK AXON
A303 SCALE:



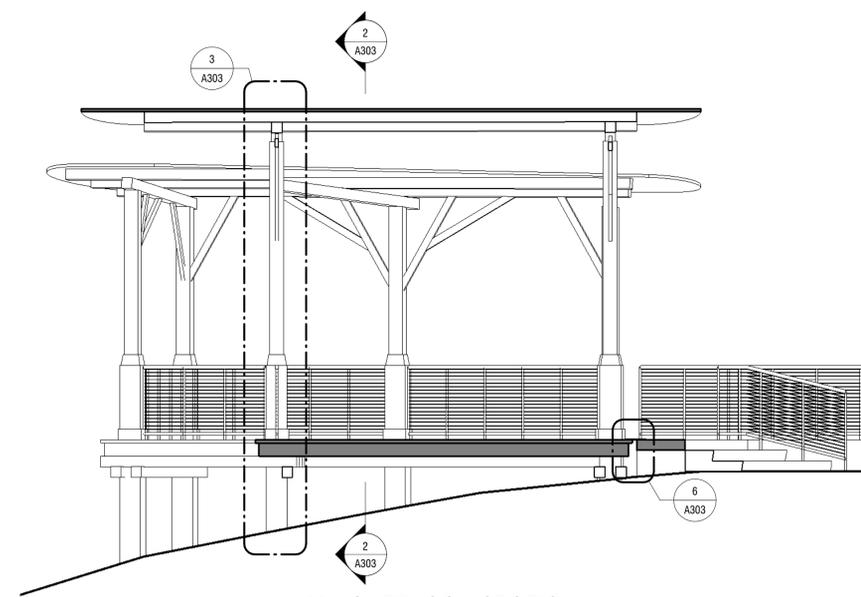
6 OVERLOOK PLAZA EXPANSION JOINT
A303 SCALE: 1 1/2" = 1'-0"



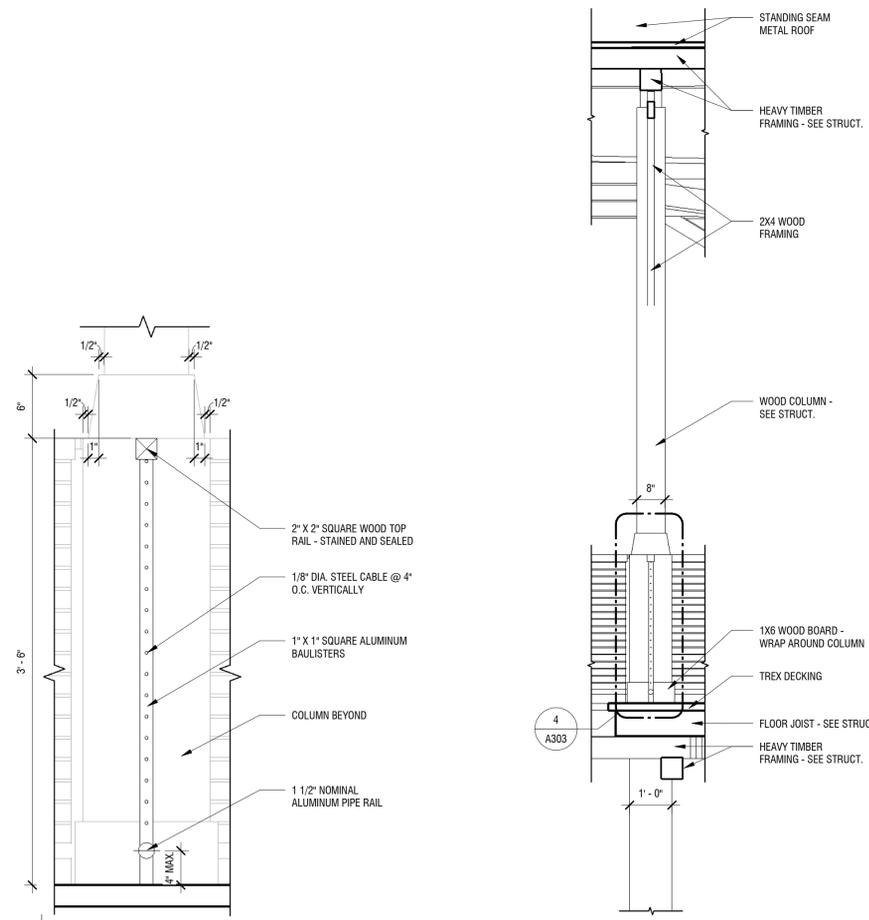
5 OVERLOOK COLUMN DETAIL
A303 SCALE: 1 1/2" = 1'-0"



2 OVERLOOK SECTION 2
A303 SCALE: 1/4" = 1'-0"



1 OVERLOOK SECTION 1
A303 SCALE: 1/4" = 1'-0"



4 OVERLOOK RAILING DETAIL
A303 SCALE: 1 1/2" = 1'-0"

3 OVERLOOK WALL SECTION
A303 SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
Revisions		

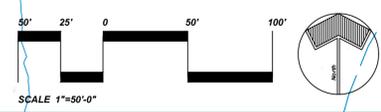
PLAN INFORMATION

PROJECT NO. 2233856
FILENAME DD SUBMISSION
CHECKED BY RS
DRAWN BY JW
SCALE As indicated
DATE 04.26.2024

SHEET

OVERLOOK SECTIONS, DETAILS, & AXON

A303



Burrage Road Park - Concept Plan

Concord, NC

Adopted: September 10, 2020

Concord
 NORTH CAROLINA
PARKS & RECREATION

viz
 Urban Design
 Land Planning
 Landscape Architecture
 www.viz.design

August 30, 2024

City Council of the City of Concord

Re: Trustee for Joe Cannon Christmas Trust Fund

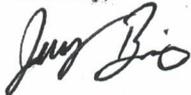
Dear Concord City Council:

We write you today on behalf of the Joe Cannon Christmas Trust Fund Committee to advise you of the resignation of Cynthia T. Fenninger, the former Trustee for the Joe Cannon Irrevocable Charitable Trust F/B/O Concord Fire Department. A copy of the resignation signed by Ms. Fenninger is enclosed herewith. We further wish to present our recommendation for a substitute trustee.

The committee recommends that the Council designate Brian P. Hayes as the Successor Trustee. Mr. Hayes is a duly licensed attorney in Cabarrus County, North Carolina who has practiced in Concord for approximately twenty-five (25) years. His legal practice is largely focused on estate planning and administration. Mr. Hayes has agreed to this appointment and the committee believes that his experience will allow him to manage the trust professionally and appropriately.

Pursuant to Article VIII of the Trust, the City Council must designate the successor trustee. We have taken the liberty of preparing a designation for your use.

Sincerely,



Jeremy Burris

Committee Chair – Joe Cannon Christmas Trust Fund

STATE OF NORTH CAROLINA

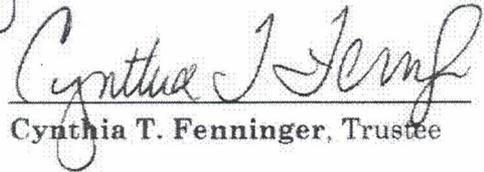
COUNTY OF CABARRUS

In the Matter of the **Joe Cannon
Irrevocable Charitable Trust F/B/O
Concord Fire Department**

RESIGNATION OF TRUSTEE

I, **Cynthia T. Fenninger**, trustee named in the above-referenced trust, hereby give notice to that I resign as trustee of the **Joe Cannon Irrevocable Charitable Trust F/B/O Concord Fire Department**. My resignation shall take effect the acceptance of my position by a successor trustee pursuant to Article VIII of the Trust.

I have executed this instrument on the 5th day of August, 2024.


Cynthia T. Fenninger, Trustee

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

In the Matter of the Joe Cannon
Irrevocable Charitable Trust F/B/O
Concord Fire Department

DESIGNATION OF
SUCCESSOR TRUSTEE

We, the City Council for the City of Concord, North Carolina, pursuant to Article VIII of the Joe Cannon Concord Fire Department Charitable Trust, and in accordance with the recommendation presented by the Joe Cannon Christmas Trust Fund Committee do hereby designate **Brian P. Hayes** as Successor Trustee of the Joe Cannon Irrevocable Charitable Trust F/B/O Concord Fire Department.

This the ____ day of September, 2024.

Andy Lanford

Lori Clay

Betty Stocks

JC McKenzie

Terry Crawford

Jennifer P. Hubbard

John Sweat, Jr.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

May 23, 2022

MEMORANDUM

To: Phil Conrad, AICP
Transportation Planner, Cabarrus-Rowan Metropolitan Planning Organization

From: Jamal Alavi, PE, CPM *Jamal Alavi*
Director, Transportation Planning Division

Subject: CMAQ Project Award for FY 2023

Thank you for submitting a project proposal for funding through the North Carolina CMAQ Program. The Transportation Planning Division is pleased to inform you that the following project has been approved for CMAQ funding in the amount shown below:

STIP Number	Description	Municipality	Phase	CMAQ Funding	Local Match	Total Funding	FY
BL-0060	Construct Cox Mill Loop Greenway & Bicycle/Pedestrian Bridge	Concord	CON	\$1,549,154	\$387,288	\$1,936,442	2025
			TOTAL	\$1,549,154	\$387,288	\$1,936,442	

The awardee is responsible for all funding that is above the approved award amount.

Please note there is an additional small amount of funds above and beyond the project award that is included in the WBS. This is not for use by the project or project manager. These funds are placed there to pay for estimated BSIP/SAP charges that will occur as the project is invoiced and paid out.

By agreeing to use the CMAQ funds, the project manager's business unit or entity (awardee) agrees that any charges that cause the WBS to become negative and require repayment, (whether BSIP/SAP charges or costs incurred by the project) WILL be covered and paid for by the unit/entity receiving these funds.

Please note that projects that are not implemented according to the approved schedule may be subject to cancellation.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING DIVISION
1554 MAIL SERVICE CENTER
RALEIGH, NC 27699-1554

Telephone: (919) 707-0900
Fax: (919) 733-9794
Customer Service: 1-877-368-4968

Website: ncdot.gov

Location:
1 SOUTH WILMINGTON STREET
RALEIGH, NC 27601

If you have any questions about the CMAQ Program or the project that has been awarded funding, please contact Heather Hildebrandt by telephone at 919-707-0964 or by email at hjhildebrandt@ncdot.gov.

cc: Travis Marshall, PE, Transportation Planning Division
Heather Hildebrandt, Transportation Planning Division
Marta Matthews, Local Programs
Tim Kirk, PE, Division 10
David Wasserman, PE, STIP Unit

Requesting Local Agreements for CMAQ Projects

The Local Programs Management Office (LPMO) has a web-based system for requesting agreements for locally-administered projects. As a Local Government Agency (LGA) with an upcoming CMAQ project to administer with NCDOT, you will be responsible for requesting an agreement through the Enterprise Business Portal (EBS). In order to access the EBS, you will need a **user id** and **password**, issued by NCDOT.

Please visit the LPMO website at <https://connect.ncdot.gov/municipalities/Funding/Pages/default.aspx> and download the LPMO Security Form, complete, sign and email to the contact address in the form. Once you have a user id and password assigned, you may log into the EBS at <https://www.ebs.nc.gov/itj/portal>, from there, submit a request for a new agreement.

If you have any questions, please contact the LPMO office at LPMO@ncdot.gov. You can also access Help Guidance for the EBS at [EBS Helpful Hints](#).

Please note the following:

- At this time the EBS can only be used to manage new projects that do not currently have an executed municipal agreement. If you have been approved for additional funding on an existing CMAQ project that is managed outside the EBS portal, please coordinate with Heather Hildebrandt to request a local agreement.
- CMAQ transit projects that are being flexed to Federal Transit Administration do not require a local agreement. Please contact Heather Hildebrandt to determine the steps for implementing these projects.
- Contact Information:
Heather Hildebrandt
Statewide Initiatives Supervisor
Telephone: 919-707-0964
Email: hjhildebrandt@ncdot.gov



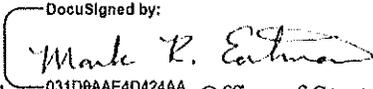
STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

DATE: June 19, 2024

TO: Phil Conrad, AICP
Transportation Planner, Cabarrus-Rowan Metropolitan Planning Organization

FROM: Mark R. Eatman, PE 
Senior Statewide Initiatives Engineer, Office of Strategic Initiatives & Program Support

SUBJECT: Congestion Mitigation & Air Quality (CMAQ) Project Funding for FFY 2025

Thank you for submitting a project proposal for funding through the North Carolina CMAQ Program. The Office of Strategic Initiatives & Program Support is pleased to inform you that the following project has been approved for CMAQ funding in the amount shown below:

STIP Number	Description / Location	Responsible Party	Phase	CMAQ Funding	CMAQ Share	Local Match	Local Share	Total Funding	FY
C-5603I	US 601 / Flowes Store Rd / Miami Church Rd – Sidewalk and Intersection Improvements	Concord	CON	\$2,988,746	80%	\$747,187	20%	\$3,735,933	2025
BL-0060	Cox Mill Loop - Greenway and Bicycle / Pedestrian Bridge	Concord	CON	\$2,130,846	80%	\$532,712	20%	\$2,663,558	2025
TOTAL				\$5,119,592	80%	\$1,279,898	20%	\$6,399,490	

The awardee is responsible for all funding that is above the approved award amount.

Please note there is an additional small amount of funds above and beyond the project award that is included in the WBS. This is not for use by the project or project manager. These funds are placed there to pay for estimated BSIP/SAP charges that will occur as the project is invoiced and paid out.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
OFFICE OF STRATEGIC INITIATIVES &
PROGRAM SUPPORT
1534 MAIL SERVICE CENTER
RALEIGH, NC 27699-1534

Telephone: (919) 707-0900
Fax: (919) 733-9794
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
1 SOUTH WILMINGTON STREET
RALEIGH, NC 27601

By agreeing to use the CMAQ funds, the project manager's business unit or entity (awardee) agrees that any charges that cause the WBS to become negative and require repayment, (whether BSIP/SAP charges or costs incurred by the project) WILL be covered and paid for by the unit/entity receiving these funds.

Please note that projects that are not implemented according to the approved schedule may be subject to cancellation.

If you have any questions about the CMAQ Program or the project that has been awarded funding, please contact Mark Eatman by telephone at 919-707-0970 or by email at mreatman@ncdot.gov.

cc: Ryan Brumfield, PE, Office of Strategic Initiatives & Program Support
Heather Hildebrandt, Office of Strategic Initiatives & Program Support
Marta Matthews, Local Programs Office
Jeff Burleson, Division 10
Tim Kirk, PE, Division 10
David Wasserman, PE, STIP Unit
Teresa Robinson, PE, STIP Unit

Requesting Local Agreements for CMAQ Projects

The Local Programs Management Office (LPMO) has a web-based system for requesting agreements for locally-administered projects. As a Local Government Agency (LGA) with a project to administer with NCDOT, you will be responsible for requesting an agreement through the Enterprise Business Portal (EBS). In order to access the EBS, you will need a **user id** and **password**, issued by NCDOT.

Please visit the LPMO website at:

<https://connect.ncdot.gov/municipalities/Funding/Pages/default.aspx> and download the LPMO Security Form, complete, sign and e-mail to the contact address in the form. Once you have a user id and password assigned, you may log into the EBS at <https://www.ebs.nc.gov/irj/portal>, from there, submit a request for a NEW AGREEMENT APPLICATION and attach this memo as backup documentation.

If this memo provides additional funding for your existing project in the EBS portal, then you can request a supplemental agreement by submitting a CHANGE REQUEST. In the reason for the Change Request, select "Supplemental Agreement" and attach this funding memo as backup documentation.

If you have any questions about the EBS portal, please see help guidance here: <https://connect.ncdot.gov/municipalities/Funding/Pages/default.aspx>

Please note the following:

- CMAQ transit projects that are being flexed to Federal Transit Administration do not require a local agreement. Please contact Mark Eatman to determine the steps for implementing these projects.
- Contact Information:
Mark Eatman, PE
Senior Statewide Initiatives Engineer
Telephone: 919-707-0970
Email: mreatman@ncdot.gov

CAPITAL PROJECT ORDINANCE AMENDMENT

Parks & Recreation Projects- Cox Mill Loop Greenway & Bridge Bicycle/Pedestrian Bridge

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted/amended:

SECTION 1. The projects authorized are the projects included for Construct Cox Mill Loop Greenway & Bridge Bicycle/Pedestrian Bridge

SECTION 2. The City Manager is hereby authorized to proceed with the implementation and amendments of the projects within the terms of the plans and specifications for the projects.

SECTION 3. The following revenues are anticipated to be available to the City of Concord for the completion of the projects:

Account	Title	<u>Revenues</u>		(Decrease) Increase
		Current Budget	Amended Budget	
420-4357300				
420-4357300	Federal Aid	\$ 2,048,114	\$ 4,178,960	\$ 2,130,846
420-4501280	Transfer From P&R			
420-4501280	Reserve	\$ 6,435,141	\$ 6,251,583	<\$ 183,558>
420-4501285	Transfer From General			
420-4501285	Capital Reserve	\$ 9,482,883	\$ 9,095,595	<387,288>
				<u>\$ 1,560,000</u>

SECTION 4. The following amounts are appropriated for the project:

Account	Title	<u>Expenses/Expenditures</u>		(Decrease) Increase
		Current Budget	Amended Budget	
8300-5811102				
8300-5811102	Clarke Creek Greenway	\$ 5,417,632	\$ 6,977,632	\$ 1,560,000
	Total			<u>\$ 1,560,000</u>

SECTION 5. Accounting records are to be maintained by the Finance Department of the City of Concord in such manner as (1) to provide all information required by the project agreement and other agreements executed or to be executed with the various parties involved with the project; and (2) to comply with the Local Government Budget and Fiscal Control Act of the State of North Carolina.

SECTION 6. Within five (5) days after adoption, copies of this capital projects ordinance shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 7. The Finance Director is directed to report on the financial status of this project in accordance with the existing City policy and shall also report to the City Manager any unusual occurrences.

Duly adopted by the City Council of the City of Concord, North Carolina this 10th day of October, 2024.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

William C. Dusch, Mayor

ATTEST: _____
Kim Deason, City Clerk

Valerie Kolczynski, City Attorney

NORTH CAROLINA

CABARRUS COUNTY

ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (this "Assignment") is made as of the ___ day of October, 2024, by and between Concord Aviation Property, LLC, a North Carolina limited liability company ("Assignor"), DK Aviation Properties, LLC, a North Carolina Limited Liability Company ("Assignee"), and City of Concord, a political subdivision of the State of North Carolina ("Lessor").

RECITALS:

A. Assignor entered into that certain Lease Agreement with Lessor dated October 29, 2008 (the "Lease") for 19,740 square feet of land along with improvements thereon (the "Leased Premises").

B. Assignor and Assignee have entered into that certain Purchase Agreement with an effective date of September 16, 2024 whereby Assignor has agreed to sell and assign the remaining term of the Lease, as well as all improvements and fixtures constructed by Assignor on the Leased Premises and Assignee has agreed to assume all right, title, and interest of Assignor in the Leased Premises as well as assume the Assignor's obligations remaining under the terms of the Lease.

C. Pursuant to Section 19 of the Lease, the consent of Lessor is required for the assignment of the Lease and in consideration of Assignee's acceptance and assumption of the obligations of Assignor under the Lease, Lessor has agreed to consent to Assignor's assignment of the Lease to Assignee, to accept the Assignee as Lessee under the Lease, and to release Assignor from all obligations under the Lease, all upon the terms set forth herein.

NOW, THEREFORE, for and in consideration of the foregoing Recitals and other good and valuable consideration paid by each to the other, the receipt and legal sufficiency of which are hereby acknowledged, Assignor, Assignee and Lessor do hereby covenant and agree as follows:

1. Defined Terms. Capitalized terms used but not defined in this Assignment shall have the meanings set forth in the Lease.

2. Effective Date. This Assignment is contingent upon the closing of the transactions contemplated by the Purchase Agreement and shall take effect on the Closing Date as defined in the Purchase Agreement ("Effective Date").

3. Assignment and Assumption. Assignor hereby assigns and transfers to Assignee all of Assignor's right, title and interest as "Lessee" in and to the Lease, and Assignee accepts such assignment and agrees to perform and be bound by all terms, covenants and conditions of the Lease to be performed by and binding on the "Lessee" thereunder on or after the Effective Date.

4. Consent to Assignment and Release of Assignor. Lessor consents to the foregoing assignment and accepts the Assignee as “Lessee” under the Lease, and Assignee agrees to perform and be bound as by all terms, covenants and conditions of the Lease to be performed by and binding on the "Lessee" on and after the Effective Date. Lessor hereby releases Assignor from any and all obligations, duties and responsibilities of the “Lessee” arising on and after the Effective Date.

5. Indemnity and Hold Harmless. Assignor hereby agrees to indemnify, defend and hold harmless Assignee from and against any and all claims, costs, damages, expenses and liabilities arising under the Lease prior to the Effective Date. Assignee hereby agrees to indemnify, defend and hold harmless Assignor from and against any and all claims, costs, damages, expenses and liabilities arising under the Lease from and after the Effective Date.

6. Miscellaneous.

a. This Assignment constitutes the entire understanding between the parties hereto with respect to the subject matter contained herein, and there have been not oral agreements or promises which have not been set forth herein.

b. Except as expressly set forth in this Assignment, the Lease has not been further modified or amended, and the parties hereby ratify and confirm the Lease as amended. In the event of any conflict between the provisions of this Assignment and the provisions of the Lease, the provisions of this Assignment shall control.

c. This Assignment may be executed in multiple counterparts, each of which, when taken together, shall constitute one and the same original instrument. Execution and delivery of this Assignment by electronic means (provided that any digital signature upon such document is verifiable as required by Article 40 – Chapter 66 of the North Carolina General Statutes) shall serve to fully bind the party so executing and delivering such counterpart of this Assignment.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have signed this instrument as of the day and year first set forth above.

ASSIGNOR:

Concord Aviation Property, LLC, a North Carolina limited liability company

By: _____

Print Name: Jack Roush

Title: Manager

ASSIGNEE:

DK Aviation Properties, LLC, a North Carolina limited liability company

By: _____

Name: Dennis Yates

Title: Manager

LESSOR:

City of Concord

By: _____

Print Name: Lloyd Wm. Payne, Jr.

Title: City Manager

Attest:

Kim Deason, City Clerk

Approved as to Form

Valerie Kolczynski, City Attorney

EXHIBIT A

CERTIFICATE OF PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS MAP IS EXEMPT FROM CITY OF CONCORD APPROVAL AS A SUBDIVISION PLAT AND IS IN COMPLIANCE WITH THE CITY OF CONCORD DEVELOPMENT ORDINANCE REGULATIONS.

DATE: _____

DIRECTOR OF DEVELOPMENT SERVICES

PLAT REVIEW OFFICER CERTIFICATE (AS REQUIRED BY NCOS 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

REVIEW OFFICER CABARRUS COUNTY, N.C.
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: _____

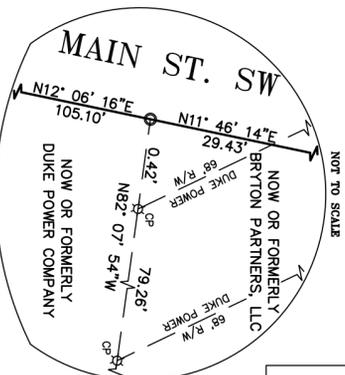
REVIEW OFFICER: _____

Line Table

Line #	Direction	Length
L1	S88° 08' 57"E	25.47'
L2	N72° 48' 53"E	17.71'
L3	S72° 48' 53"E	16.15'
L4	S72° 48' 53"E	6.27'
L5	S80° 40' 47"E	26.99'
L6	N79° 38' 54"W	36.52'
L7	S02° 57' 06"E	30.22'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	25.92'	1418.36'	1° 02' 49"	S86° 21' 00"W	25.91'



CERTIFICATE OF SURVEY AND ACCURACY

STATE OF NORTH CAROLINA, CABARRUS COUNTY

I, JUSTIN E. SILVA, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTIONS, AS NOTED HEREON, THAT THE RATIO OF CLOSURE IS 1:10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE DEEDS REFERENCED HEREON AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-30.2, AS AMENDED.

I FURTHER CERTIFY THAT THIS SURVEY IS AN EXTENDING PARCEL OR PARCELS OF LAND AND DOES NOT OPEN A NEW ALLEY OR CHANGE AN EXISTING STREET.

WITNESS MY GENERAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28th DAY OF MARCH 28, A.D., 2024.

JUSTIN E. SILVA
PROFESSIONAL LAND SURVEYOR
NORTH CAROLINA REG. NO. L-5375

NOT FOR RECORDED SECTION

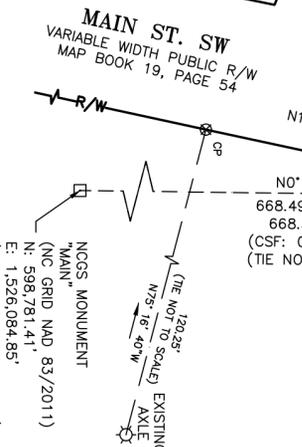
CITY OF CONCORD ENGINEERING DEPARTMENT
635 ALFRED BROWN JR. COURT, SW
CONCORD, NC 28026-0308
704-920-5420 FAX 704-786-4521

Line Table

Line #	Direction	Length
L8	S54° 47' 32"W	27.61'
L9	S09° 32' 47"W	30.98'
L10	N85° 05' 28"W	30.34'
L11	N09° 32' 47"E	25.80'
L12	N56° 49' 34"W	31.94'
L13	S10° 54' 02"W	10.32'
L14	S10° 54' 02"W	14.55'

Line Table

Line #	Direction	Length
L15	S10° 54' 02"W	8.96'
L16	N78° 41' 24"W	18.27'
L17	N06° 12' 14"E	27.49'
L18	N29° 38' 02"W	23.87'
L19	N62° 36' 05"W	14.99'
L20	N09° 41' 08"W	20.22'
L21	N09° 41' 08"W	2.34'



Line Table

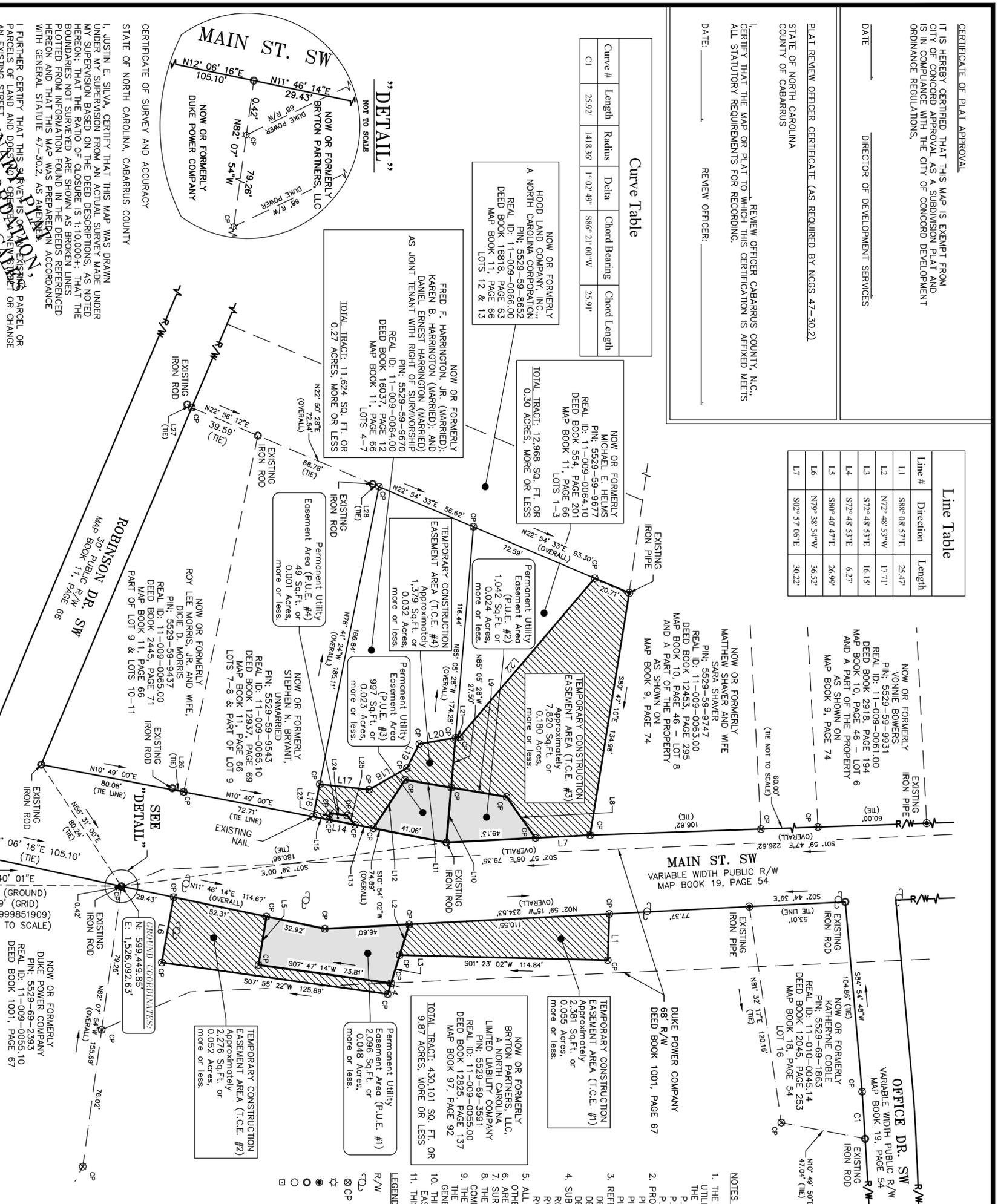
Line #	Direction	Length
L22	N49° 32' 15"W	11.43'
L23	N81° 35' 45"W	3.72'
L24	N07° 27' 44"E	9.40'
L25	N49° 38' 55"E	6.84'
L26	N17° 57' 20"E	6.56'
L27	N35° 51' 35"E	2.99'
L28	N22° 54' 33"E	3.76'

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE 1" = 40' DATE: MARCH 28, 2024
PREPARED BY: JES CHECKED BY: DMW

1 INCH = 40 FT.



EXCEPTION PLAT

EASEMENT EXHIBITS FOR THE PROPERTIES OF:

BRYTON PARTNERS, LLC
DEED BOOK 12825, PAGE 137; MAP BOOK 97 PG 92
PIN: 5529-59-9677; REAL ID: 11-009-0064.10
405 OFFICE DR. SW, CONCORD, NC 28027

MICHAEL E. HELMS &
DEED BOOK 554, PAGE 201; MAP BOOK 11 PG 66
PIN: 5529-59-9677; REAL ID: 11-009-0064.10
620 MAIN ST. SW, CONCORD, NC 28027

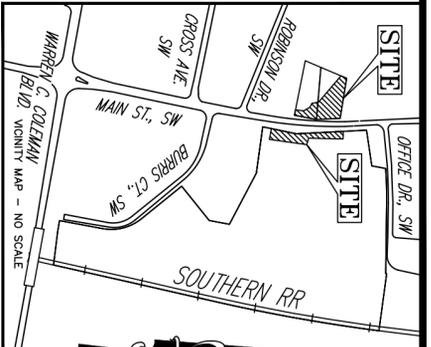
FRED F. HARRINGTON, JR. (MARRIED); KAREN B. HARRINGTON (MARRIED); AND DANIEL ERNEST HARRINGTON (MARRIED)
AS JOINT TENANT WITH RIGHT OF SURVIVORSHIP
DEED BOOK 16037, PAGE 12; MAP BOOK 11 PG 66
PIN: 5529-59-9670; REAL ID: 11-009-0064.00
624 MAIN ST. SW, CONCORD, NC 28027

NOTES:

- THE PURPOSE OF THIS EXHIBIT MAP IS TO SHOW THE SHAPE AND AREA OF PUBLIC UTILITY EASEMENTS (P.U.E.) AND TEMPORARY CONSTRUCTION EASEMENTS (T.C.E.) FOR THE CITY OF CONCORD OVER THE FOLLOWING PROPERTIES:
P.U.E. #1, T.C.E. #1 & T.C.E. #2 - (BRYTON PARTNERS, LLC)
P.U.E. #2 & T.C.E. #3 - (HELMS)
P.U.E. #3, P.U.E. #4 & T.C.E. #4 - (HARRINGTON)
P.U.E. #5, P.U.E. #6 & T.C.E. #5 - (HARRINGTON)
2. PROPERTY IDENTIFICATION NUMBERS & TAX MAP IDENTIFICATION NUMBERS:
PIN 5529-59-9677 & #11-009-0064.10 - (HELMS)
PIN 5529-59-9670 & #11-009-0064.00 - (HARRINGTON)
- REFERENCES:
DEED BOOK 12825, PAGE 137 and MAP BOOK 97, PAGE 92 (BRYTON PARTNERS, LLC)
DEED BOOK 554, PAGE 201 and MAP BOOK 11, PAGE 66 (HELMS)
DEED BOOK 16037, PAGE 12 and MAP BOOK 11, PAGE 66 (HARRINGTON)
- SUBJECT PROPERTIES ARE CURRENTLY ZONED:
RC-CD - (BRYTON PARTNERS, LLC)
RV - (HELMS)
RV - (HARRINGTON)
- ALL DISTANCES ARE HORIZONTAL GROUND DIMENSIONS IN US SURVEY FEET (UNLESS OTHERWISE NOTED).
- AREAS SHOWN WERE DETERMINED BY COORDINATE COMPUTATIONS.
- SURVEY BASED ON EXISTING MARKERS FOUND AT SITE AND DEED DESCRIPTION.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA, AS PER F.E.M.A. F.I.R.M. COMMUNITY PANEL 3710552900K, EFFECTIVE DATE 11/16/2018.
- THE PURPOSE OF THIS SURVEY IS TO CREATE A PLAT SUITABLE FOR RECORDED IN DEED BOOK 12825, PAGE 137 AND MAP BOOK 97, PAGE 92.
- THE CABARRUS COUNTY LAND RECORDS IN COMPLIANCE WITH THE NORTH CAROLINA GENERAL STATUTE 47-30.2 MAPPING REQUIREMENTS.
- THIS SURVEY OF EXISTING PARCEL(S) OF LAND IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD.
- THIS SURVEY WAS PREPARED BASED ON NC STATE GRID DATUM (NAD 83/2011).

LEGEND

R/W - RIGHT-OF-WAY
CP - COMPUTED POINT
UTILITY POLE - UTILITY POLE
BROKEN LINES NOT SURVEYED - BROKEN LINES NOT SURVEYED
EXISTING AXLE - EXISTING AXLE
EXISTING IRON PIPE - EXISTING IRON PIPE
EXISTING NAIL - EXISTING NAIL
EXISTING N.C.G.S. MONUMENT - EXISTING N.C.G.S. MONUMENT
PROPOSED PERMANENT UTILITY - PROPOSED PERMANENT UTILITY
EASEMENT AREA - EASEMENT AREA
PROPOSED PERMANENT UTILITY EASEMENT AREA - PROPOSED PERMANENT UTILITY EASEMENT AREA



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 all heirs known and unknown of Michael Edward Helms. as identified and defined below.

Permanent Utility Easement Description

Lying and being in No. 11 Township, Cabarrus County, North Carolina, and being a Permanent Utility Easement Area (PUE #2), 1,042 Sq. Ft or 0.024 Acres, more or less as shown on Map titled, "Exception Plat – Easement Exhibits for the properties of: Bryson Partners, LLC ... and Michael E. Helms...and Fred F. Harrison, Jr...." by the City of Concord Engineering Department and is attached as Exhibit A.

Temporary Construction Easement Description

Lying and being in No. 11 Township, Cabarrus County, North Carolina, and being a Temporary Construction Easement Area (TCE #3), 7,820 Sq. Ft or 0.180 Acres, more or less as shown on Map titled, "Exception Plat – Easement Exhibits for the properties of: Bryson Partners, LLC ... and Michael E. Helms...and Fred F. Harrison, Jr...." by the City of Concord Engineering Department and is attached as Exhibit A.

WHEREAS, the permanent utility easement and temporary construction easement are a portion of PIN 5529-59-9677 and is owned by all heirs known and unknown of Michael E. Helms and is being acquired for the purpose of the construction and replacement of the Main Street SW Stormwater Culvert 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 to the Resolution.

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 _____ day of October 2024.

ATTEST:

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

By: _____
Kim J. Deason, City Clerk

By: _____
William "Bill" Dusch, Mayor

[SEAL]

GRANT PROJECT ORDINANCE AMENDMENT

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby amended:

SECTION 1. The project authorized and amended are the projects included in the HOME 2022 Grant.

SECTION 2. The City Manager is hereby authorized to proceed with the implementation and amendments of the projects within the terms of the plans and specifications for the projects.

SECTION 3. The following revenues are anticipated to be available to the City of Concord for the completion of the projects:

Revenues

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
320-4355000				
320-4355000	Home Program Income	\$1,184,640	\$1,327,160	\$142,520
Total				\$142,520

SECTION 4. The following amounts are appropriated for the project

Expenses/Expenditures

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
3218-5480012				
3218-5480012	Match/PI Exp	\$131,006	\$273,526	\$142,520
Total				\$142,520

SECTION 5. Accounting records are to be maintained by the Finance Department of the City of Concord in such manner as (1) to provide all information required by the project agreement and other agreements executed or to be executed with the various parties involved with the project; and (2) to comply with the Local Government Budget and Fiscal Control Act of the State of North Carolina.

SECTION 6. Within five (5) days after adoption, copies of this grant projects ordinance shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 7. The Finance Director is directed to report on the financial status of this project in accordance with the existing City policy. She shall also report to the City Manager any unusual occurrences.

Duly adopted by the City Council of the City of Concord, North Carolina this 10th day of August, 2023.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

William C. Dusch, Mayor

ATTEST: _____
Kim Deason, City Clerk

VaLerie Kolczynski, City Attorney

GRANT PROJECT ORDINANCE AMENDMENT

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 13.2 Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby amended:

SECTION 1. The project authorized and amended are the projects included in the CDBG 2023 Grant

SECTION 2. The City Manager is hereby authorized to proceed with the implementation and amendments of the projects within the terms of the plans and specifications for the projects.

SECTION 3. The following revenues are anticipated to be available to the City of Concord for the completion of the projects:

Revenues

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
310-4355000				
310-4355000	Program Income	\$110,730	\$104,891	(\$5,839)
Total				(\$5,839)

SECTION 4. The following amounts are appropriated for the project

Expenses/Expenditures

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
3121-5480012				
3121-5480012	Match/PI Exp	\$9,000	\$3,161	(\$5,839)
3121-5470020				
3121-5470020	Economic Development	\$280,000	\$283,108	\$3,108
3120-5121000				
3120-5121000	Regular	\$66,895	\$69,248	\$2,353
3120-5181000				
3120-5181000	FICA	\$4,982	\$5,315	\$333
3120-5182000				
3120-5182000	Retirement-General	\$8,389	\$8,964	\$575
3120-5183000				
3120-5183000	Group Insurance	\$8,681	\$8,592	(\$89)
3120-5187000				
3120-5187000	401K Contribution	\$2,931	\$3,171	\$240
3120-5294000				
3120-5294000	Miscellaneous Pay	\$1,271	\$0	(\$1,271)
3120-5191000				
3120-5191000	Accounting/Audit	\$118	\$137	\$19
3120-5194000				
3120-5194000	Contract Services	\$9,432	\$7,575	(\$1,857)
3120-5299000				
3120-5299000	Supplies-Departmental	\$10,663	\$8,079	(\$2,584)
3120-5312000				
3120-5312000	Travel & Training	\$5,000	\$4,316	(\$684)
3120-5321000				
3120-5321000	Telephone	\$0	\$780	\$780
3120-5370000				
3120-5370000	Advertising	\$3,000	\$2,663	(\$337)

3120-5491000				
3120-5491000	Dues & Subscriptions	\$1,500	\$914	(\$586)
Total				<u>(\$5,839)</u>

SECTION 5. Accounting records are to be maintained by the Finance Department of the City of Concord in such manner as (1) to provide all information required by the project agreement and other agreements executed or to be executed with the various parties involved with the project; and (2) to comply with the Local Government Budget and Fiscal Control Act of the State of North Carolina.

SECTION 6. Within five (5) days after adoption, copies of this grant projects ordinance shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 7. The Finance Director is directed to report on the financial status of this project in accordance with the existing City policy. She shall also report to the City Manager any unusual occurrences.

Duly adopted by the City Council of the City of Concord, North Carolina this 10th day of October, 2024.

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

William C. Dusch, Mayor

ATTEST: _____
Kim Deason, City Clerk

VaLerie Kolczynski, City Attorney

Tax Report for Fiscal Year 2024-2025**FINAL REPORT****August****Property Tax Receipts- Munis**

2024 BUDGET YEAR	6,517,348.25
2023	54,551.60
2022	6,503.64
2021	716.61
2020	596.67
2019	411.45
2018	296.83
2017	296.83
2016	457.91
2015	502.47
Prior Years	1,635.08
Interest	6,891.97
Refunds	
	<hr/>
	6,590,209.31

Vehicle Tax Receipts- County

2024 BUDGET YEAR	619,720.41
2023	
2022	
2021	
2020	
2019	
2018	
Prior Years	
Penalty & Interest	9,377.21
Refunds	
	<hr/>
	629,097.62

Fire District Tax - County

2024 BUDGET YEAR	13,449.02
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Less: Collection Fee from County

Net Ad Valorem Collections	<hr/>
	7,232,755.95

423:Vehicle Tag Fee-Transportation Impr Fund	40,862.25
100:Vehicle Tag Fee	165,925.50
630:Vehicle Tag Fee-Transportation Fund	40,862.25

Less Collection Fee - Transit

Net Vehicle Tag Collection	<hr/>
	247,650.00

-

Privilege License	40.00
Prepaid Privilege Licenses	
Privilege License interest	
Total Privilege License	<hr/>
	40.00

Oakwood Cemetery current	3,000.00
Oakwood Cemetery endowment	-
Rutherford Cemetery current	2,800.01
Rutherford Cemetery endowment	699.99
West Concord Cemetery current	350.00
West Concord Cemetery endowment	-
Total Cemetery Collections	<hr/>
	6,850.00

Total Collections	<hr/>
	\$ 7,487,295.95

Current Year	
Original Scroll	
Levy	
Penalty	
Adjustments	
Public Service	
Levy	
Penalty	
Discoveries/Annex	27,683.18
Discovery Penalty	2,149.94
Total Amount Invoiced - Monthly	<u>29,833.12</u>
Total Amount Invoiced - YTD	93,550,512.80

Current Year	
Less Abatements (Releases)	
Real	68,903.86
Personal	
Discovery	
Penalty - all	
Total Abatements	<u>68,903.86</u>

Adjusted Amount Invoiced - monthly	(39,070.74)
Adjusted Amount Invoiced - YTD	93,476,354.90

Current Levy Collected	6,517,348.25
Levy Collected from previous years	65,969.09
Penalties & Interest Collected	6,891.97
Current Month Write Off - Debit/Credit	-
Total Monthly Collected	<u>6,590,209.31</u>
Total Collected - YTD	7,672,006.31

Total Collected - net current levy -YTD 7,528,658.48

Percentage of Collected -current levy 8.05%

Amount Uncollected - current year levy 85,947,696.42

Percentage of Uncollected - current levy 91.95%

100.00%

CITY OF CONCORD

Summary of Releases, Refunds and Discoveries for the Month of August 2024

RELEASES		
CITY OF CONCORD	\$	68,903.86
CONCORD DOWNTOWN	\$	328.99

REFUNDS		
CITY OF CONCORD	\$	341.83
CONCORD DOWNTOWN	\$	98.38

DISCOVERIES							
CITY OF CONCORD							
TaxYear	Real	Personal	Total	Rate	Calculated	Penalties	
2018	0	0	0	0.0048	0.00	0.00	
2019	0	0	0	0.0048	0.00	0.00	
2020	0	297,670	297,670	0.0048	1,428.82	714.41	
2021	0	12,580	12,580	0.0048	60.38	24.15	
2022	0	260,595	260,595	0.0048	1,250.86	375.24	
2023	0	653,576	653,576	0.0048	3,137.16	620.08	
2024	3,359,909	1,831,985	5,191,894	0.0042	21,805.95	416.06	
Total	3,359,909	3,056,406	6,416,315		\$ 27,683.18	\$ 2,149.94	
DOWNTOWN							
TaxYear	Real	Personal	Total	Rate	Calculated	Penalties	
2019	0	0	0	0.0023	0.00	0.00	
2020	0	0	0	0.0023	0.00	0.00	
2021	0	0	0	0.0023	0.00	0.00	
2022	0	0	0	0.0023	0.00	0.00	
2023	0	0	0	0.0023	0.00	0.00	
2024	0	0	0	0.0016	0.00	0.00	
Total	0	0	0		\$ -	\$ -	

City of Concord
Portfolio Holdings
Monthly Investments to Council
Report Format: By Transaction
Group By: Security Type
Average By: Cost Value
Portfolio / Report Group: All Portfolios
As of 8/31/2024

Description	CUSIP/Ticker	Face Amount/Shares	Cost Value	Maturity Date	YTM @ Cost	% of Portfolio	Settlement Date	Cost Price	Days To Maturity
Commercial Paper									
CP TOYOTA MOTOR CREDIT 0 9/6/2024	89233GJ64	3,200,000.00	3,075,162.66	9/6/2024	5.474	0.75	12/14/2023	96.098833	6
CP ING US FDG LLC 0 10/18/2024	4497WOKJ6	5,000,000.00	4,847,166.67	10/18/2024	5.405	1.19	3/22/2024	96.943333	48
CP NATIXIS NY 0 10/25/2024	63873JKR0	5,000,000.00	4,844,255.55	10/25/2024	5.408	1.19	3/25/2024	96.885111	55
CP MUFG BANK LTD 0 11/15/2024	62479LLF0	5,000,000.00	4,866,533.33	11/15/2024	5.425	1.19	5/17/2024	97.330667	76
CP CREDIT AGRICOLE CIB NY 0 11/22/2024	22533TLN4	5,000,000.00	4,844,680.56	11/22/2024	5.470	1.19	4/25/2024	96.893611	83
CP LMA AMERS LLC 0 1/10/2025	53944QNA4	5,000,000.00	4,850,569.44	1/10/2025	5.463	1.19	6/21/2024	97.011389	132
CP MOUNTCLIFF FUNDING 0 2/21/2025	62455FPM2	5,000,000.00	4,876,220.85	2/21/2025	4.994	1.19	8/22/2024	97.524417	174
CP BNP PARIBAS NY 0 5/23/2025	09659BSP6	5,000,000.00	4,832,995.85	5/23/2025	4.624	1.18	8/27/2024	96.659917	265
Sub Total / Average Commercial Paper		38,200,000.00	37,037,584.91		5.274	9.07		96.958424	110
FFCB Bond									
FFCB 0.43 9/10/2024-20	3133EL6V1	5,000,000.00	5,000,000.00	9/10/2024	0.430	1.22	9/11/2020	100	10
FFCB 0.63 10/21/2024-22	3133ENBM1	4,189,000.00	4,172,244.00	10/21/2024	0.768	1.02	11/12/2021	99.6	51
FFCB 0.97 12/9/2024-22	3133ENGN4	5,000,000.00	5,000,000.00	12/9/2024	0.970	1.22	12/10/2021	100	100
FFCB 5 3/10/2025	3133EPCW3	5,000,000.00	5,000,989.35	3/10/2025	4.984	1.22	8/10/2023	100.019787	191
FFCB 0.71 4/21/2025-22	3133EMWH1	5,000,000.00	5,000,000.00	4/21/2025	0.710	1.22	4/21/2021	100	233
FFCB 0.53 9/29/2025-21	3133EMBH4	5,000,000.00	5,000,000.00	9/29/2025	0.530	1.22	9/29/2020	100	394
FFCB 1.21 12/22/2025-22	3133ENHU7	5,000,000.00	5,000,000.00	12/22/2025	1.210	1.22	12/22/2021	100	478
FFCB 4.625 3/5/2026	3133EP4K8	5,000,000.00	4,999,610.20	3/5/2026	4.628	1.22	3/22/2024	99.992204	551
FFCB 0.625 6/16/2026-21	3133EMKV3	5,000,000.00	5,000,000.00	6/16/2026	0.625	1.22	12/17/2020	100	654
FFCB 4.75 9/1/2026	3133EPUW3	5,000,000.00	4,971,300.00	9/1/2026	4.961	1.22	9/22/2023	99.426	731
FFCB 0.94 9/28/2026-22	3133EM6E7	5,000,000.00	5,000,000.00	9/28/2026	0.940	1.22	9/28/2021	100	758
FFCB 1.55 3/30/2027-23	3133ELUN2	5,000,000.00	5,000,000.00	3/30/2027	1.550	1.22	3/30/2020	100	941
FFCB 4.58 8/27/2027-25	3133ERRA1	5,000,000.00	5,000,000.00	8/27/2027	4.580	1.22	8/27/2024	100	1,091
FFCB 1.4 3/10/2028-22	3133EMSW3	5,000,000.00	5,000,000.00	3/10/2028	1.400	1.22	3/10/2021	100	1,287
FFCB 1.5 3/23/2028-22	3133EMUB6	5,000,000.00	5,000,000.00	3/23/2028	1.500	1.22	3/23/2021	100	1,300
FFCB 1.04 1/25/2029-22	3133EMNL2	5,000,000.00	4,986,250.00	1/25/2029	1.076	1.22	2/16/2021	99.725	1,608
FFCB 1.55 3/15/2029-22	3133EMSX1	5,000,000.00	4,960,000.00	3/15/2029	1.658	1.21	3/24/2021	99.2	1,657
Sub Total / Average FFCB Bond		84,189,000.00	84,090,393.55		1.923	20.59		99.883439	714
FHLB Bond									
FHLB 1.27 1/27/2025-23	3130AQMJ9	5,000,000.00	5,000,000.00	1/27/2025	1.270	1.22	1/27/2022	100	149
FHLB 0.4 7/15/2025-21	3130AKM29	5,000,000.00	4,999,000.00	7/15/2025	0.405	1.22	1/29/2021	99.98	318
FHLB 0.5 10/20/2025-21	3130AKNK8	5,000,000.00	4,999,000.00	10/20/2025	0.504	1.22	1/20/2021	99.98	415
FHLB Step 12/30/2025-21	3130AKLH7	5,000,000.00	5,000,000.00	12/30/2025	0.636	1.22	12/30/2020	100	486
FHLB 5.35 1/23/2026-25	3130B14G9	5,000,000.00	5,000,000.00	1/23/2026	5.350	1.22	4/25/2024	100	510
FHLB Step 1/29/2026-21	3130AKRA6	5,000,000.00	5,000,000.00	1/29/2026	1.002	1.22	1/29/2021	100	516
FHLB 0.53 2/17/2026-21	3130AKWS1	5,000,000.00	4,995,000.00	2/17/2026	0.550	1.22	2/17/2021	99.9	535
FHLB 0.8 3/10/2026-21	3130ALF8S	5,000,000.00	5,000,000.00	3/10/2026	0.800	1.22	3/10/2021	100	556
FHLB Step 4/29/2026-21	3130ALZA5	5,000,000.00	5,000,000.00	4/29/2026	1.432	1.22	4/29/2021	100	606
FHLB 5.2 6/30/2026-24	3130B03A5	5,000,000.00	4,998,250.00	6/30/2026	5.218	1.22	2/27/2024	99.965	668
FHLB 0.825 8/17/2027-21	3130AJXH7	5,000,000.00	4,986,250.00	8/17/2027	0.866	1.22	8/28/2020	99.725	1,081
FHLB 2.32 11/1/2029-22	3130AHEU3	5,000,000.00	5,000,000.00	11/1/2029	2.320	1.22	11/1/2019	100	1,888
Sub Total / Average FHLB Bond		60,000,000.00	59,977,500.00		1.696	14.69		99.962559	644
FHLMC Bond									
FHLMC 1.5 2/12/2025	3137EAEP0	1,305,000.00	1,296,987.51	2/12/2025	1.715	0.32	3/4/2022	99.386016	165
FHLMC 5.15 2/14/2025-23	3134GYJ29	5,000,000.00	4,984,200.00	2/14/2025	5.409	1.22	11/17/2023	99.684	167
FHLMC 5.25 3/21/2025-23	3134GYA77	5,000,000.00	5,000,000.00	3/21/2025	5.250	1.22	12/21/2022	100	202

FHLMC 5.25 6/30/2025-23	3134GY6T4	4,596,000.00	4,596,000.00	6/30/2025	5.250	1.13	12/30/2022	100	303	
FHLMC Step 6/30/2025-22	3134GXVT8	5,000,000.00	5,000,000.00	6/30/2025	3.676	1.22	6/30/2022	100	303	
FHLMC 0.375 7/21/2025	3137EAEU9	1,315,000.00	1,215,559.70	7/21/2025	3.063	0.30	8/4/2022	92.438	324	
FHLMC 0.375 9/23/2025	3137EAEX3	1,570,000.00	1,405,668.10	9/23/2025	4.166	0.34	10/6/2022	89.533	388	
FHLMC 0.375 9/23/2025	3137EAEX3	1,010,000.00	893,535.53	9/23/2025	4.694	0.22	11/4/2022	88.468864	388	
FHLMC 0.375 9/23/2025	3137EAEX3	560,000.00	504,624.88	9/23/2025	4.156	0.12	12/6/2022	90.111586	388	
FHLMC 5.15 2/18/2026-24	3134H1TY9	5,250,000.00	5,249,212.50	2/18/2026	5.159	1.29	2/23/2024	99.985	536	
FHLMC 0.8 7/14/2026-21	3134GV5T1	5,000,000.00	5,000,000.00	7/14/2026	0.800	1.22	7/14/2020	100	682	
FHLMC 3.75 8/28/2026-25	3134HAHZ9	5,000,000.00	4,966,150.00	8/28/2026	4.095	1.22	8/30/2024	99.323	727	
FHLMC 5.05 9/25/2026-24	3134H1CK7	5,000,000.00	4,963,500.00	9/25/2026	5.322	1.22	10/27/2023	99.27	755	
FHLMC 5.55 10/30/2026-24	3134H1GU1	5,000,000.00	4,996,250.00	10/30/2026	5.578	1.22	10/30/2023	99.925	790	
FHLMC 5.2 12/4/2026-24	3134H1LA9	5,000,000.00	5,000,000.00	12/4/2026	5.200	1.22	12/4/2023	100	825	
FHLMC 5.25 12/11/2026-24	3134H1MA8	5,000,000.00	5,000,000.00	12/11/2026	5.250	1.22	12/15/2023	100	832	
FHLMC 4.25 2/22/2027-24	3134H1SN4	5,000,000.00	4,952,500.00	2/22/2027	4.593	1.21	2/22/2024	99.05	905	
FHLMC 2.67 3/25/2027-24	3134GXNM2	5,000,000.00	4,745,882.69	3/25/2027	4.500	1.16	3/25/2024	94.917654	936	
FHLMC 5.25 6/17/2027-25	3134H12Q5	5,000,000.00	5,000,000.00	6/17/2027	5.250	1.22	6/21/2024	100	1,020	
FHLMC 4.375 6/25/2027-25	3134H13G6	5,000,000.00	4,961,910.00	6/25/2027	4.650	1.21	6/25/2024	99.2382	1,028	
FHLMC 4.5 7/9/2027-25	3134H14T7	5,000,000.00	4,967,500.00	7/9/2027	4.736	1.22	7/15/2024	99.35	1,042	
FHLMC 5.55 9/27/2027-24	3134H1DG5	5,000,000.00	4,998,250.00	9/27/2027	5.560	1.22	9/27/2023	99.965	1,122	
FHLMC Step 1/12/2029-24	3134H1PC1	5,000,000.00	5,000,000.00	1/12/2029	6.019	1.22	1/12/2024	100	1,595	
FHLMC Step 8/20/2029-25	3134HAGE7	5,000,000.00	5,000,000.00	8/20/2029	4.286	1.22	8/20/2024	100	1,815	
Sub Total / Average FHLMC Bond		100,606,000.00	99,697,730.91		4.694	24.41		99.147245	795	
FNMA Bond										
FNMA 2.625 9/6/2024	3135G0ZR7	3,167,000.00	3,093,525.60	9/6/2024	5.424	0.76	10/27/2023	97.68	6	
FNMA 1.625 10/15/2024	3135G0W66	1,740,000.00	1,797,259.31	10/15/2024	0.527	0.44	10/6/2021	103.290765	45	
FNMA 1.625 10/15/2024	3135G0W66	640,000.00	656,959.05	10/15/2024	0.714	0.16	11/4/2021	102.649852	45	
FNMA 0.5 12/16/2024-21	3135G06M0	5,000,000.00	4,989,850.00	12/16/2024	0.560	1.22	7/19/2021	99.797	107	
FNMA 1.625 1/7/2025	3135G0X24	1,055,000.00	1,072,574.78	1/7/2025	1.060	0.26	1/5/2022	101.665856	129	
FNMA 0.625 4/22/2025	3135G03U5	1,360,000.00	1,268,407.71	4/22/2025	3.017	0.31	5/5/2022	93.265273	234	
FNMA 0.625 4/22/2025	3135G03U5	5,000,000.00	4,761,950.00	4/22/2025	4.500	1.17	1/12/2024	95.239	234	
FNMA 0.5 6/17/2025	3135G04Z3	925,000.00	861,249.00	6/17/2025	2.892	0.21	6/6/2022	93.108	290	
FNMA 0.5 6/17/2025	3135G04Z3	1,365,000.00	1,271,599.52	6/17/2025	2.943	0.31	7/7/2022	93.157474	290	
FNMA 0.7 7/14/2025-21	3136G4YH0	5,000,000.00	5,000,000.00	7/14/2025	0.700	1.22	7/14/2020	100	317	
FNMA 0.55 8/19/2025-22	3136G4H63	5,000,000.00	5,000,000.00	8/19/2025	0.550	1.22	8/19/2020	100	353	
FNMA 0.58 8/25/2025-22	3136G4J20	5,000,000.00	5,000,000.00	8/25/2025	0.580	1.22	8/25/2020	100	359	
FNMA 0.375 8/25/2025	3135G05X7	920,000.00	839,132.00	8/25/2025	3.521	0.21	9/7/2022	91.21	359	
FNMA 5.375 10/17/2025-24	3135GAKU4	5,000,000.00	5,000,000.00	10/17/2025	5.375	1.22	12/21/2023	100	412	
FNMA 0.5 11/7/2025	3135G06G3	1,295,000.00	1,169,555.72	11/7/2025	4.152	0.29	1/5/2023	90.313183	433	
FNMA 0.5 11/7/2025	3135G06G3	830,000.00	743,924.04	11/7/2025	4.682	0.18	3/7/2023	89.629402	433	
FNMA 0.5 11/7/2025	3135G06G3	885,000.00	815,301.29	11/7/2025	3.719	0.20	4/5/2023	92.12444	433	
FNMA 0.57 12/29/2025-21	3135GABS9	5,000,000.00	4,563,350.00	12/29/2025	4.967	1.12	11/17/2023	91.267	485	
FNMA 2.125 4/24/2026	3135G0K36	545,000.00	519,466.75	4/24/2026	3.805	0.13	5/3/2023	95.315	601	
FNMA 0.75 7/30/2026-20	3136G4D91	1,000,000.00	888,980.00	7/30/2026	5.116	0.22	10/27/2023	88.898	698	
FNMA 0.73 10/29/2026-21	3136G46F5	5,000,000.00	5,000,000.00	10/29/2026	0.730	1.22	10/29/2020	100	789	
FNMA 5 1/4/2027-24	3135GAL58	5,000,000.00	4,998,750.00	1/4/2027	5.009	1.22	1/12/2024	99.975	856	
FNMA 5 1/8/2027-25	3135GALP4	5,000,000.00	5,000,000.00	1/8/2027	5.000	1.22	1/12/2024	100	860	
FNMA 5.25 2/2/2027-24	3135GAMS7	5,000,000.00	5,000,000.00	2/2/2027	5.250	1.22	2/2/2024	100	885	
FNMA 5.3 3/4/2027-25	3135GAPU9	5,000,000.00	5,000,000.00	3/4/2027	5.300	1.22	3/4/2024	100	915	
FNMA 4.25 4/9/2027-25	3135GAQU8	5,000,000.00	4,951,479.86	4/9/2027	4.600	1.21	4/9/2024	99.029597	951	
FNMA 0.8 11/4/2027-22	3135GA2L4	5,000,000.00	5,000,000.00	11/4/2027	0.800	1.22	11/4/2020	100	1,160	
Sub Total / Average FNMA Bond		85,727,000.00	84,263,314.63		3.161	20.63		98.403521	554	
Local Government Investment Pool										
NC CLASS LGIP	NCCLASS	7,037,814.06	7,037,814.06	N/A	5.394	1.72	5/24/2024	100	1	
NCCMT LGIP	NCCMT481	10,319,631.26	10,319,631.26	N/A	5.210	2.53	12/31/2005	100	1	
Sub Total / Average Local Government Investment Pool		17,357,445.32	17,357,445.32		5.284	4.25		100	1	
Money Market										
PINNACLE BANK MM	PINNACLE	21,023,791.50	21,023,791.50	N/A	5.400	5.15	3/31/2019	100	1	

Sub Total / Average Money Market		21,023,791.50	21,023,791.50		5.400	5.15		100	1
Treasury Note									
T-Note 4.5 11/30/2024	91282CFX4	5,000,000.00	4,977,150.00	11/30/2024	5.278	1.22	4/25/2024	99.543	91
Sub Total / Average Treasury Note		5,000,000.00	4,977,150.00		5.278	1.22		99.543	91
Total / Average		412,103,236.82	408,424,910.82		3.488	100		99.151578	561