



# City Council Agenda

Thursday, November 9, 2023

6:00 PM

3rd floor Council Chambers at 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

October 10, and October 12, 2023.

## IV. Presentations

### 1. Presentation of a Proclamation recognizing the month of November as National Native American Heritage Month.

**2. Presentation of the 2023 Collection System of the Year Award to the City of Concord Water Resources Department.** The mission of the North Carolina Collection System of the Year Award is to identify and recognize the municipality that protects the public health and the natural beauty of the environment through pro-active practices of management, operations, and maintenance beyond what is required of its NCDEQ collection system permit. Recipients of the award will have demonstrated that they perform quality collection system maintenance procedures through the efficient use of labor, materials, equipment, and innovative methods to keep their collection system in good working condition to minimize health hazards and property damage that occur due to sanitary sewer overflows during both wet weather and dry weather conditions. The award will honor the collection system personnel that serve their community with a high level of professionalism and diligent work in the operation and maintenance of their wastewater collection system facilities.

**3. Presentation of plaque and recognition of Cabarrus County Assistant District Attorney for her role in prosecuting local offenders responsible for contributing to violence and drug crimes.** The Cabarrus County District Attorney's Office has been a key partner in addressing drug crimes, particularly opioid related drug crimes, that often have a nexus to violence. Since 2020, this particular Assistant District Attorney, Sydney Carter, has taken an active role in holding offenders accountable for their actions. ADA Carter partnered with members of the Police Department to address a national trend related to organized drug crimes. ADA Carter closes the loop of justice, with courtroom prosecutions for those responsible for the drug trade and violence in our community.

## V. Unfinished Business

### 1. Consider authorizing the City Manager and staff to move forward with the bidding process for the renovations to Marvin Caldwell Park as part of the bond referendum based on final design.

The Master Plan for Marvin Caldwell Park was adopted in June 2020. The Plan was based on public input from two community meetings; one held October 2019 and the second held January 2020. Items highlighted from the community meetings include a splash pad, covered basketball court, walking trails, parking, multi- use field, playgrounds and moving the Robert Mathis Amphitheater closer to the Daniel Pharr building.

The City of Concord received three grants for construction of amenities from the conceptual master plan. Carolinas Thread Trail and PARTF included greenway construction along Irish Buffalo Creek within the park. Other PARTF amenities were the splash pad and new Logan Optimist shelter. The amenities

identified in the LWCF were identified inclusive playground, covered basketball courts, multi-purpose field and small diamond field.

The following changes have occurred from the Master Plan process to the design process: 1) The small diamond field had to move with the multi-purpose field due to bank erosion. The two fields swapped spots to allow for more space needed for the multi-purpose field; 2) The greenway alignment had to go around the top of the larger field not along the creek as originally planned due to bank erosion; 3) The trail head parking on both ends of the park was not in the original cost estimate and will be added as a bid alternate; and 4) A road was identified to circle around the Daniel Pharr building to allow for full movement but this has been removed to pedestrian only due to topography, tree saving and spacing. The final design has a new Rober Mathis Amphitheater, a new Logan Optimist shelter, new splash pad, new playground, new covered basketball court, new restroom/storage facility, greenway multi-purpose field and space for a community garden. The expanded parking will add an additional 68 spaces and 14 accessible spaces bringing the total to 149 spaces and 17 accessible spaces.

**Recommendation:** Motion to authorize City staff to move forward with the bidding process for the bond funded renovations to Marvin Caldwell Park as identified in the final design documents.

## **VI. New Business**

### **A. Informational Items**

1. Receive a presentation from WSACC Engineering Director, Chad VonCannon, on the progress and estimated completion of each phase of the Rocky River expansion.

### **B. Departmental Reports**

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

### **C. Recognition of Persons Requesting to be Heard**

#### **D. Public Hearings**

1. **Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a one-year/85% tax-based infrastructure development grant to Nicolock Paving Stones, LLC, to locate at 3010 New Town Way SW, Concord, NC 28027.**

Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector expansion of new facilities.

The 50,000 SF manufacturing facility will include manufacturing of concrete pavers, splitting of retaining walls, architectural landscape products for manufacture and wholesale distribution. The project is proposing an investment of approximately \$22,000,000 in real and personal property and expects to create approximately 30 full-time jobs with average yearly wages between \$65,000 and \$75,000. The total value of the City's three-year grant is estimated to equal \$231,826 depending on the actual investment. The City would still collect a three-year net revenue of \$40,910 after the incentive payment. Please see the attached grant analysis for additional details.

**Recommendation:** Conduct a public hearing and consider offering a contract for a three-year/85% tax-based economic development incentive grant to Nicolock Paving Stones, LLC to manufacture concrete pavers, splitting of retaining walls and architectural landscape products for manufacture and wholesale distribution located at 3010 New Town Way SW, Concord, NC 28027.

2. **Consider adopting an ordinance annexing +/- 3.17 acres on Quay Rd., PINs 4589-43-9666; 4589-53-1551; 4589-43-9724, are owned by Elizabeth & Ray Kirkpatrick and Ryan & Emily Hyatt (the authorized petitioner for the annexation is FRED-Charlotte HC, LLC).**

The request is for voluntary annexation of +/- 3.17 acres of property on Quay Rd. The property is currently zoned Cabarrus County LI (Limited Industrial). If annexation is approved, the request for zoning to City of Concord RC-CD (Residential Compact - Conditional) will be presented to the Planning and Zoning Commission. The annexation petition has been submitted as an addition to the previously approved

conditional rezoning of 9001 Quay Rd. This annexation will provide an opportunity to propose a modification to the location of a previously approved storm water pond, and provide additional open space, including a dog path and walking path. The subject parcel is located within the Mixed-Use Activity Center (MUAC) Land Use Category of the 2030 Land Use Plan where RC-CD is listed as a corresponding zoning district.

**Recommendation:** Consider making a motion to adopt the annexation ordinance and set the effective date for November 9, 2023.

## **E. Presentation of Petitions and Requests**

### **1. Consider an update to the FY24 Compensation Plan Grade Assignments.**

In July of 2023, the City contracted with Guerrilla HR to conduct a comprehensive market pricing study to help formulate the City's overall compensation strategy and address internal equity as well as external competitiveness.

Becky Drozdz, HR & Compensation Consultant, with Guerrilla HR will be present at the November City Council work session to present information from the comprehensive market pricing study.

Staff recommends implementing the results of the compensation study and updating the FY24 compensation plan grade assignments to reflect these changes.

**Recommendation:** Motion to adopt the updated FY24 Compensation Plan Grade Assignments.

### **2. Consider approving a City loan assumption by Smith Sports, LLC for property at PIN # 5620-87-4199 with a ten year term at 2% interest.**

The City of Concord has a loan for CEJS LLC (Carolina Courts) that ends in April 2035 with an interest rate of 2% and monthly payments of \$7,425.45. The loan assumption by Smith Sports, LLC would reduce the term to ten years with a maturity date of November 2033. The interest rate would remain the same and the monthly loan payments would be \$8,290.15. The loan balance assumed would be \$900,971.19.

Smith Arenas is purchasing Carolina Courts with the goal of increasing activities and sporting events at the facility. They intend to work closely with the Cabarrus Visitors Bureau to attract tournaments that result in hotel stays and spending in the local economy for food and entertainment. Another goal of Smith Arenas is to better connect the facility with Downtown to have a greater impact on the local businesses.

Closing on the property is expected to be in early December and the first loan payment to the City will begin on January 1, 2024.

**Recommendation:** Motion to approve a loan assumption by Smith Sports, LLC for property at PIN # 5620-87-4199 with a ten-year term at 2% interest.

### **3. Consider abandoning easements across property at Red Hill Subdivision (Niblock Homes, LLC, PIN 5611 52 6444 0000).**

There is a sewer easement recorded in Deed Book 1945 Page 158 and a Board of Light and Water easement recorded in Deed Book 302 Page 402. This parcel is being developed with a single-family subdivision and the sanitary sewer is being rerouted to accommodate the approved subdivision plan. There is no longer a need for the existing easements.

**Recommendation:** Motion to approve the attached resolution authorizing the Abandonment of an easement.

### **4. Consider a Preliminary Application from John David Mills.**

In accordance with City Code Chapter 62, John David Mills has submitted a preliminary application to receive water service outside the City limits. The property is located at 4210 Mills Circle. This parcel is within subarea A of the Central Area Plan Interlocal agreement with the county. It is zoned county AO (Agricultural). The parcel is a single service lot of record in existence as of June 30, 2008, and is currently developed with a single-family home.

**Recommendation:** Motion to accept the preliminary application and have the owner proceed to the final application phase excluding annexation.

## **VII. Consent Agenda**

### **A. Consider authorizing the City Manager to accept the 2023 Patrick Leahy Bulletproof Vest Partnership Grant from the United States Department of Justice and to adopt a budget ordinance appropriating the grant funds.**

The Police Department has been awarded the 2023 Patrick Leahy Bulletproof Vest Partnership Grant from the United States Department of Justice: Office of Justice Programs in the amount of \$3,306. The Council approved the Police Department to apply for this award on June 08, 2023. This program reimburses agencies up to 50% of the costs of new uniquely fitted bulletproof vests.

**Recommendation:** Motion to authorize the City Manager to accept the 2023 Patrick Leahy Bulletproof Vest Partnership Grant from the United States Department of Justice and to adopt a budget ordinance appropriating the grant funds.

### **B. Consider accepting an offer of infrastructure at Westwinds Production Facility-NASCAR.**

In accordance with CDO Article 5, improvements have been constructed in accordance with the City's regulations and specifications. The following are being offered for acceptance. 5 LF of 6-inch water line, 1 valve and 1 hydrant.

**Recommendation:** Motion to accept an offer of infrastructure at Westwinds Production Facility-NASCAR.

### **C. 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 plats and easements are now ready for approval: Cannon Run Subdivision Phase 3, Ramdin Court NW, and Axial Bonds Farm – Tract 1. Various utility easements and public rights-of-way are offered by the owners.

**Recommendation:** Motion to accept the offer of dedication on the following plat and easements: Cannon Run Subdivision Phase 3, Ramdin Court NW, and Axial Bonds Farm, Tract 1.

### **D. Consider reallocating \$ 10,655.01 in Community Development Block Grant (CDBG) Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding to repair ventilation issue at Coltrane LIFE Center.**

In August of 2020, Council approved CARES funds to Prosperity Unlimited to respond to mortgage needs within Concord. Due to the foreclosure moratorium being extended and the North Carolina Housing Finance Agency (NCHFA) American Rescue Plan backed mortgage assistance, Prosperity requested to return the funds to ensure other community needs can be met.

In September of 2022, Council approved allocations totaling \$109,582.34 for three agencies to address unmet rental assistance needs and homeless needs. To fully expend funds, staff has reached out to public service agencies who received previous allocations to assess the continued COVID related needs. Coltrane LIFE Center informed staff of a venting issue that was allowing interior air to be recirculated back into the building increasing possible COVID exposure to persons in the building. HUD has confirmed this is an allowable use of funds.

**Recommendation:** Motion to approve reallocating \$10,655.01 in Community Development Block Grant (CDBG) Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding to repair ventilation issue at Coltrane LIFE Center.

**E. Consider approving the funds from the 2021 Capital Fund Grant award from the US Department of Housing and Urban Development (HUD) and adopt a budget ordinance in the amount of \$1,724.**

HUD has awarded the Housing Department an additional \$1,724 to assist with projects in the 2021 Capital Fund Grant.

**Recommendation:** Make a motion to accept the 2021 Capital Fund Grant award from HUD and adopt a budget ordinance in the amount of \$1,724.

**F. Consider approving the funds from the 2022 Capital Fund Grant award from the US Department of Housing and Urban Development (HUD) and adopt a budget ordinance in the amount of \$1,681.00.**

HUD has awarded the Housing Department \$1,681 to assist with projects in the 2022 Capital Fund Grant.

**Recommendation:** Make a motion to accept the 2022 Capital Fund Grant award from HUD and adopt a budget ordinance in the amount of \$1,681.

**G. Consider approving the funds from the 2023 Capital Fund Grant award from the US Department of Housing and Urban Development (HUD) and adopt a budget ordinance in the amount of \$1,489.**

HUD has awarded the Housing Department \$1,489 to assist with projects in the 2023 Capital Fund Grant.

**Recommendation:** Make a motion to accept the 2023 Capital Fund Grant award from HUD and adopt a budget ordinance in the amount of \$1,489.

**H. Consider adopting an Aviation Project Fund budget amendment for the Transfer of Project Funds from North Apron Roadway to Hangar TaxiLane Rehabilitation Project at the Concord-Padgett Regional Airport.**

This budget amendment is to transfer funds that are under budget for the North Apron Roadway project to be allocated to Hangar TaxiLane Rehabilitation Project.

**Recommendation:** Motion to adopt an Aviation Project Fund budget amendment for the Transfer of Project Funds from North Apron Roadway to Hangar TaxiLane Rehabilitation project at the Concord-Padgett Regional Airport.

**I. Consider adopting an ordinance to amend the FY 2023/2024 Budget Ordinance for the Electric Fund.**

Staff is recommending the attached budget amendment to appropriate a portion of FY23 earnings that closed to retained earnings to increase the rate stabilization reserve by \$3,000,000. The rate stabilization reserve was reduced in FY22 due to natural gas price increases and this budget amendment will allow a portion of the amount used to be replenished.

**Recommendation:** Motion to adopt an ordinance to amend the FY 2023/2024 Budget Ordinance for the Electric Fund.

**J. Consider adopting a Wastewater Project Fund project ordinance.**

Staff is requesting to remove funding for the Bruton Smith Sewer Upsize project as it is no longer needed. The funds will be transferred to the future projects account.

**Recommendation:** Motion to adopt a Wastewater Project Fund project ordinance.

**K. Consider adopting a Water Project fund project ordinance.**

Staff is recommending combining the two Hillgrove projects that were originally adopted as separate project budgets. These two projects are now planned to be bid as one project and will be funded by revenue bonds. Staff is also requesting to move funds previously budgeted for Coddle Creek Dewatering project to the Chlorine Room Rehab project.

**Recommendation:** Motion to adopt a Water Project fund project ordinance.

**L. Receive quarterly report on water and wastewater extension permits issued by the Engineering Department in the third quarter of 2023.**

In accordance with City Code Chapter 62, attached is a report outlining the water and wastewater extension permits that were issued between July 1, 2023 and September 30, 2023.

**Recommendation:** Motion to receive the third quarter water and wastewater extension report for 2023.

**M. Consider the required reporting related to the annual information on the Identity Theft Program.**

Staff is required to review the City's Identity Theft Detection and Prevention Program each year to ensure that the City is in compliance and to ensure that the policy remains current. Staff is also required to disclose to City Council any identity theft issues that have been noted in the past 12 months. Staff has reviewed the current policy and has found no issues. The identity theft issues are detailed in the attached document for your review.

**Recommendation:** Motion to accept the annual report on the City's Identity Theft Program.

**N. Consider acceptance of the Tax Office reports for the month of September 2023.**

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 September 2023.

**O. Consider Approval of Tax Releases/Refunds from the Tax Collection Office for the month of September 2023.**

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 September 2023.

**P. Receive monthly report on status of investments as of September 30, 2023.**

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)

Centralina Regional Council

Concord/Kannapolis Transit Commission

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 ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE CITY CLERK AT (704) 920-5205 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE MEETING.

# Caldwell Park | Master Plan

Concord, North Carolina



**Note:**  
Any grading, demolition, construction and amenities as shown on this plan will accommodate and preserve existing trees to the greatest extent practical.

May 21, 2020  
Adopted June 11, 2020

NORTH  
SCALE: 1"=80'

# Caldwell Park | Final Site Plan

Concord, North Carolina

## MAP KEY

- ① Renovated/Expanded Parking Lot
- ② New Parking Lot
- ③ Sidewalk
- ④ New Sidewalk Promenade (15' Width)
- ⑤ New Greenway Trail
- ⑥ New Greenway Trail Head
- ⑦ New Splash Pad (Based on Final Design)
- ⑧ Playground (2-5 yr)(Based on Final Selection)
- ⑨ Playground (5-12 yr)(Based on Final Selection)
- ⑩ Playground Expansion
- ⑪ Renovated Youth Baseball Field
- ⑫ New Youth Baseball Field
- ⑬ New Basketball Courts
- ⑭ Renovated Basketball Courts (Covered)
- ⑮ Renovated Tennis Courts
- ⑯ Community Garden (Future)
- ⑰ New 'Logan Optimist' Community Shelter
- ⑱ New 'Robert Mathis' Amphitheater Covered Stage
- ⑲ New Park Building Restrooms and Pump Room
- ⑳ Shelter (Existing)
- ㉑ New Park Shelter
- ㉒ Renovated Park Shelter with Restrooms
- ㉓ 'Daniel Pharr' Community Building
- ㉔ Enclosed Trash & Recycle Station
- ㉕ New Trash & Recycle Station
- ㉖ Storm Water Pond
- ㉗ Multi-Purpose Field
- ㉘ Pedestrian/Maintenance Access



September 29, 2023



Project: Stone



*Cabarrus County Economic Development Grant Analysis*

		Year 1	Year 2	Year 3
Total Assessed Value (Real)		\$5,000,000	\$5,000,000	\$5,000,000
Total Assessed Value (Personal)		\$15,470,000	\$13,940,000	\$12,410,000
	<b>\$17,000,000.00</b>	\$15,470,000	\$13,940,000	\$12,410,000
County taxes at .74		\$151,478	\$140,156	\$128,834
Grant @ 85 %		\$128,756	\$119,133	\$109,509
Net Taxes to County		\$22,722	\$21,023	\$19,325
			<b>Taxes</b>	<b>\$ 420,468</b>
			<b>Grant</b>	<b>\$ 357,398</b>
			<b>Net Taxes to County</b>	<b>\$ 63,070</b>

*City of Concord Economic Development Grant Analysis*

		Year 1	Year 2	Year 3
Total Assessed Value (Real)		\$5,000,000	\$5,000,000	\$5,000,000
Total Assessed Value (Personal)		\$15,470,000	\$13,940,000	\$12,410,000
	<b>\$17,000,000.00</b>	\$15,470,000	\$13,940,000	\$12,410,000
City taxes at .48		\$98,256	\$90,912	\$83,568
Grant @ 85 %		\$83,518	\$77,275	\$71,033
Net Taxes to City		\$14,738	\$13,637	\$12,535
			<b>Taxes</b>	<b>\$ 272,736</b>
			<b>Grant</b>	<b>\$ 231,826</b>
			<b>Net Taxes to City</b>	<b>\$ 40,910</b>
			<b>Grant Total:</b>	<b>\$ 589,223</b>

**Meeting Date**

November 9, 2023

**Annexation Staff Report**

This request is a voluntary annexation petition of three (3) parcels totaling +/- 3.17 acres of property on Quay Rd. The property is currently zoned Cabarrus County LI (Limited Industrial). The properties are owned by Elizabeth & Ray Kirkpatrick and Ryan & Emily Hyatt and the authorized petitioner for the annexation is FRED-Charlotte HC, LLC. A map has been provided depicting the location of the properties.

The annexation petition has been submitted as an addition to the previously approved conditional rezoning of 9001 Quay Rd (CN-RZC-2021-0001). This annexation will provide the applicant the opportunity to propose a modification to the location of a previously approved stormwater pond, and provide additional open space, including a dog path and walking path.

The 2030 Land Use Plan designates the subject property as “Mixed Use Activity Center.” If annexation is approved, the request for zoning to City of Concord RC-CD (Residential Compact - Conditional) will be presented to the Planning and Zoning Commission at the December 19, 2023, meeting. It would be a corresponding zoning district to the Land Use Category, and would be compatible with the surrounding zoning.

Applications for annexation and rezoning may be submitted simultaneously so that the corresponding site plan can be under technical review while the annexation is being processed. The proposed modified site plan is currently in review for modifications regarding the stormwater pond, open space, dog path, and walking path. No other modifications have been made to the previously approved site plan.

As with all annexations, internal and external entities are notified and given the opportunity to provide comments or feedback on the petitioner’s proposal prior to Council’s consideration at the hearing. No comments were returned.

Adjacent property owners, recognized neighborhoods, and HOAs were notified by mail of the proposed annexation by City of Concord Planning and Neighborhood Development in a letter dated October 25, 2023, and was advertised in the Independent Tribune on October 29, 2023.

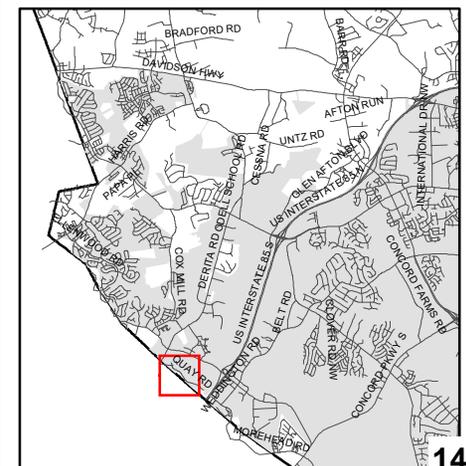
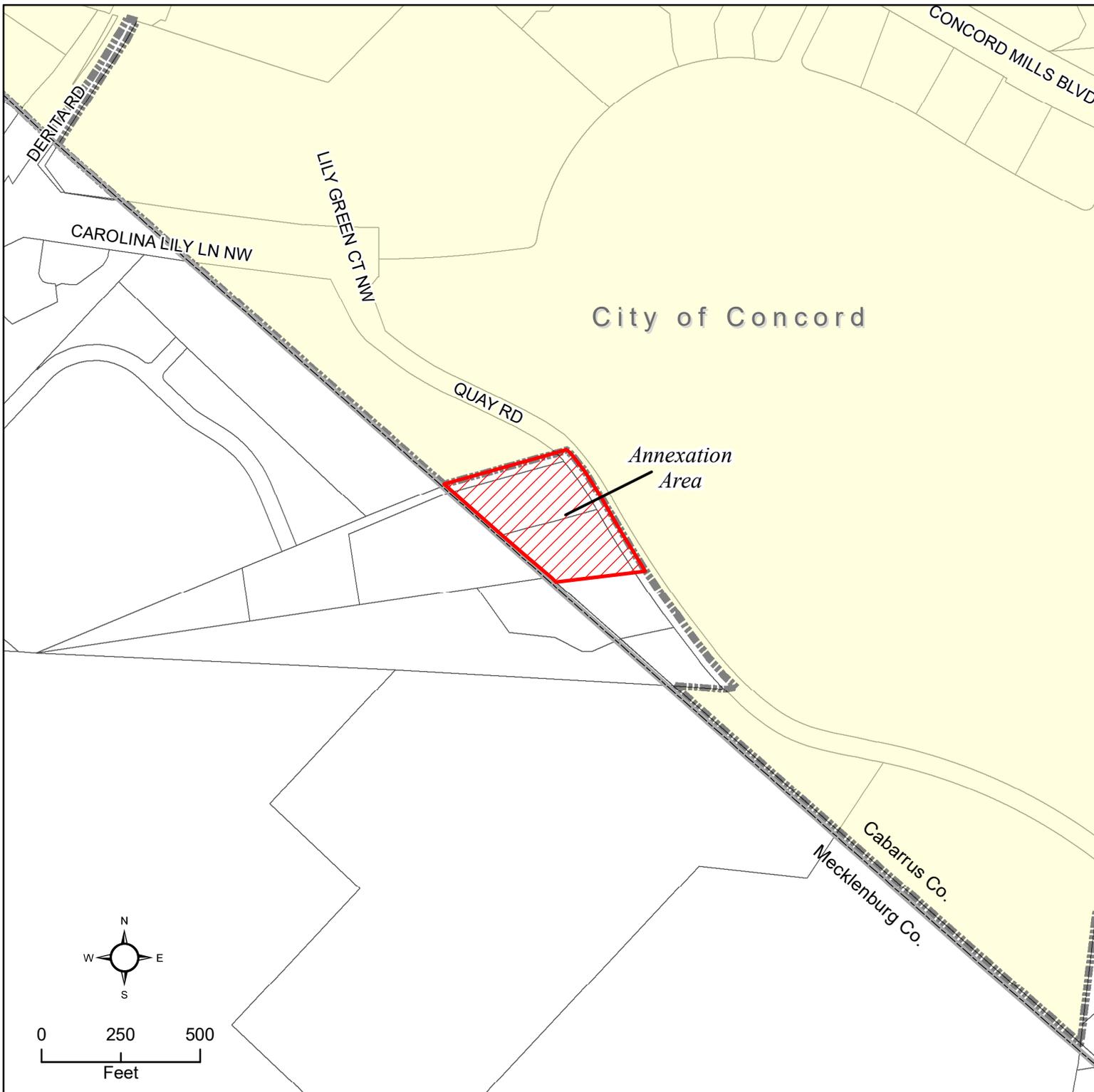


**ANX-08-23**

**8971 Quay Rd**

PINs: 4589-43-9666, 4589-53-1551,  
4589-43-9724

-  Annexation Area
-  City of Concord
-  County Line
-  Parcels



AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF  
CONCORD, NORTH CAROLINA TO INCLUDE +/- 3.17 ACRES OF PROPERTY  
LOCATED AT 8961 & 8971 QUAY RD, CONCORD, NC

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1 by the City of Concord, on November 9<sup>th</sup>, 2023 to annex the area described below; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petitions; and

WHEREAS, the City Clerk has certified the sufficiency of the petitions and a public hearing on the question of this annexation was held at Concord City Hall, 35 Cabarrus Avenue West, on November 9, 2023 after due notice by The Independent Tribune on October 29<sup>th</sup>, 2023; and

WHEREAS, the City Council finds that the petitions meet requirements of G.S. 160A-58.1;

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

SECTION 1. By virtue of the authority granted by G.S. 160A-58.1, the following described territory is hereby annexed and made part of the City of Concord, as of the 9<sup>th</sup> day of November 2023:

**TRACT 1A:**

*TOGETHER WITH THE FOLLOWING: BEGINNING AT A POINT WHERE THE MECKLENBURG/CABARRUS COUNTY LINE INTERSECTS THE COMMON PROPERTY LINE OF THE HEREIN DESCRIBED PROPERTY AND THE PROPERTY OF PALISADES PROPERTIES, INC. ET. AL., AS RECORDED IN DEED BOOK 2833, PAGE 166 (MCRD) AND DEED BOOK 10737, PAGE 93 (CCRD) , SAID POINT LOCATED N67°34'02"E, 256.77 FEET FROM THE SOUTHEAST CORNER OF KING'S GRANT APARTMENTS AS RECORDED IN MAP BOOK 58, PAGE 630 (MCRD); THENCE, WITH THE COUNTY LINE, S48°25'36"E, 33.38 FEET TO A POINT, A CORNER WITH JERRY V. & ELIZABETH M. TAYLOR, A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 336, PAGE 513 AND DEED BOOK 382, PAGE 678 (CCRD), A PORTION OF THE TAYLOR PROPERTY LYING IN MECKLENBURG COUNTY (PARCEL NUMBER 02918106) AND A PORTION LYING IN CABARRUS COUNTY (PARCEL 4589439666000); THENCE, WITH THE PORTION OF THE TAYLOR PROPERTY LYING IN CABARRUS COUNTY, N67°34'02"E, 7.26 FEET TO A POINT; THENCE, N74°41'17"E, 370.37 FEET TO A POINT ON THE APPARENT RIGHT OF WAY LINE OF QUAY ROAD; THENCE, N74°41'17"E, 29.76 FEET TO A POINT NEAR THE CENTERLINE OF QUAY ROAD; THENCE, WITH THE CENTER OF QUAY ROAD, N41°01'06"W, 33.30 FEET TO AN EXISTING MAGNETIC NAIL, A CORNER WITH PALISADES PROPERTIES INC; THENCE, WITH PALISADES PROPERTIES INC., S74°41'17"W, 27.37 FEET TO AN EXISTING IRON PIPE; THENCE S74°41'17"W, 5.29 FEET TO AN EXISTING IRON ROD ON THE APPARENT RIGHT OF WAY LINE OF QUAY ROAD; THENCE S74°41'17"W, 354.90 FEET TO AN EXISTING IRON PIPE; THENCE S67°34'02"W, 23.76 FEET TO THE POINT OF BEGINNING, BEING 12,281 SQ, FT. LYING IN CABARRUS COUNTY OF WHICH 928 SQ, FT, IS WITHIN THE PUBLIC RIGHT OF WAY OF QUAY ROAD.*

*TRACT 3A: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 382, PAGE 678 (CCRD), SAID PORTION KNOWN AS CABARRUS COUNTY PARCEL 4589439666000, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE MECKLENBURG/CABARRUS COUNTY LINE AND THE COMMON PROPERTY LINE OF THE PROPERTIES DESCRIBED IN DEED BOOK 336, PAGE 513 (CCRD) AND IN DEED BOOK 382, PAGE 678 (CCRD),*

SAID POINT BEING IN THE EASTERN LINE OF MECKLENBURG COUNTY PARCEL 02918106 (A PORTION OF THE COMBINED PROPERTIES DESCRIBED IN DEED BOOK 336, PAGE 513 AND DEED BOOK 382, PAGE 678 (CCRD)), AND BEING A CORNER WITH CABARRUS COUNTY PARCEL 45895315510000 (A PORTION OF DEED BOOK 336, PAGE 513 (CCRD)); THENCE, WITH THE COUNTY LINE AND MECKLENBURG COUNTY PARCEL 02918106, N48°25'36"W, 179.11 FEET TO A POINT ON THE LINE OF RAY & EMILY HYATT AS RECORDED IN DEED BOOK 33453, PAGE 977 (MCRD); THENCE, WITH HYATT, N67°34'02"E, 7.26 FEET TO A POINT; THENCE, N74°41'17"E, 370.37 FEET TO A POINT ON THE APPARENT RIGHT OF WAY LINE OF QUAY ROAD; THENCE, N74°41'17"E, 29.76 FEET TO A POINT NEAR THE CENTERLINE OF QUAY ROAD; THENCE, WITH THE CENTER OF QUAY ROAD, S41°01'06"E, 51.15 FEET TO AN EXISTING MAGNETIC NAIL AND S32°16'11"E, 111.30 FEET TO A POINT, A CORNER WITH CABARRUS COUNTY PARCEL 45895315510000; THENCE, WITH CABARRUS COUNTY PARCEL 45895315510000, S74°56'41"W, 27.35 FEET TO AN EXISTING IRON PIPE; THENCE, S74°56'41"W, 4.40 FEET TO A POINT ON THE APPARENT RIGHT OF WAY OF QUAY ROAD; THENCE S74°56'41"W, 332.40 FEET TO THE POINT OF BEGINNING, BEING 58,942 SQ. FT LYING IN CABARRUS COUNTY, OF WHICH, 4,635 SQ. FT. IS WITHIN THE PUBLIC RIGHT OF WAY OF QUAY ROAD.

TRACT 3B: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 336, PAGE 513 (CCRD), SAID PORTION KNOWN AS CABARRUS COUNTY PARCEL 45895315510000, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE MECKLENBURG/CABARRUS COUNTY LINE AND THE COMMON PROPERTY LINE OF THE PROPERTIES DESCRIBED IN DEED BOOK 336, PAGE 513 (CCRD) AND IN DEED BOOK 382, PAGE 678 (CCRD), SAID POINT BEING IN THE EASTERN LINE OF MECKLENBURG COUNTY PARCEL 02918106 (A PORTION OF THE COMBINED PROPERTIES DESCRIBED IN DEED BOOK 336, PAGE 513 AND DEED BOOK 382, PAGE 678 (CCRD)), AND BEING A CORNER WITH CABARRUS COUNTY PARCEL 4589439666000 (A PORTION OF DEED BOOK 382, PAGE 678 (CCRD)), THENCE, WITH CABARRUS COUNTY PARCEL 4589439666000N, N74°56'41"E, 332.40 FEET TO THE APPARENT RIGHT OF WAY LINE OF QUAY ROAD; THENCE N74°56'41"E, 4.40 FEET TO AN EXISTING IRON PIPE; THENCE, N74°56'41"E, 27.35 FEET TO THE CENTERLINE OF QUAY ROAD; THENCE WITH THE CENTERLINE OF QUAY ROAD, S29°54'17"E, 90.29 FEET TO AN EXISTING MAGNETIC NAIL; THENCE, S30°58'49"E, 50.76 FEET TO AN EXISTING MAGNETIC NAIL; THENCE, S32°29'21"E, 91.91 FEET TO A POINT, A CORNER WITH H. BRYANT & PEGGY L. WALLACE, AS RECORDED IN DEED BOOK 5290, PAGE 786 (MCRD) AND DEED BOOK 336, PAGE 515 (CCRD); THENCE, WITH WALLACE, S81°36'21"W, 34.77 FEET TO A POINT ON THE APPARENT RIGHT OF WAY OF QUAY ROAD; THENCE, CONTINUING WITH WALLACE, S81°36'21"W, 272.10 FEET TO A POINT ON THE MECKLENBURG/CABARRUS COUNTY LINE, A CORNER WITH MECKLENBURG COUNTY PARCEL 02918106; THENCE, WITH THE COUNTY LINE AND MECKLENBURG COUNTY PARCEL 02918106, N48°25'36"W, 225.33 FEET TO THE POINT OF BEGINNING; BEING 66,924 SQ. FT LYING IN CABARRUS COUNTY, OF WHICH, 6,976 SQ. FT. IS WITHIN THE PUBLIC RIGHT OF WAY OF QUAY ROAD.

SECTION 2. Upon and after the 9<sup>th</sup> day of November, 2023 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Concord and shall be entitled to the same privileges and benefits as other parts of the City of Concord. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of Concord shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed

territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

SECTION 4. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the City of Concord.

Adopted this 9<sup>th</sup> day of November 2023.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City  
Attorney

Loan Amount	900,971.19	Start Date	1/1/2024
Annual Interest Rate	2%	Loan Period in Years	10
		# of Payments Per Year	12

Date	Total Payment	Principal	Interest	Ending Balance
12/1/2023	8,290.15	6,788.53	1,501.62	894,182.66
1/1/2024	8,290.15	6,799.85	1,490.30	887,382.81
2/1/2024	8,290.15	6,811.18	1,478.97	880,571.63
3/1/2024	8,290.15	6,822.53	1,467.62	873,749.10
4/1/2024	8,290.15	6,833.90	1,456.25	866,915.20
5/1/2024	8,290.15	6,845.29	1,444.86	860,069.91
6/1/2024	8,290.15	6,856.70	1,433.45	853,213.21
7/1/2024	8,290.15	6,868.13	1,422.02	846,345.08
8/1/2024	8,290.15	6,879.57	1,410.58	839,465.51
9/1/2024	8,290.15	6,891.04	1,399.11	832,574.47
10/1/2024	8,290.15	6,902.53	1,387.62	825,671.94
11/1/2024	8,290.15	6,914.03	1,376.12	818,757.91
12/1/2024	8,290.15	6,925.55	1,364.60	811,832.36
1/1/2025	8,290.15	6,937.10	1,353.05	804,895.26
2/1/2025	8,290.15	6,948.66	1,341.49	797,946.60
3/1/2025	8,290.15	6,960.24	1,329.91	790,986.36
4/1/2025	8,290.15	6,971.84	1,318.31	784,014.53
5/1/2025	8,290.15	6,983.46	1,306.69	777,031.07
6/1/2025	8,290.15	6,995.10	1,295.05	770,035.97
7/1/2025	8,290.15	7,006.76	1,283.39	763,029.21
8/1/2025	8,290.15	7,018.43	1,271.72	756,010.78
9/1/2025	8,290.15	7,030.13	1,260.02	748,980.64
10/1/2025	8,290.15	7,041.85	1,248.30	741,938.80
11/1/2025	8,290.15	7,053.59	1,236.56	734,885.21
12/1/2025	8,290.15	7,065.34	1,224.81	727,819.87
1/1/2026	8,290.15	7,077.12	1,213.03	720,742.75
2/1/2026	8,290.15	7,088.91	1,201.24	713,653.84
3/1/2026	8,290.15	7,100.73	1,189.42	706,553.11
4/1/2026	8,290.15	7,112.56	1,177.59	699,440.55
5/1/2026	8,290.15	7,124.42	1,165.73	692,316.14
6/1/2026	8,290.15	7,136.29	1,153.86	685,179.85
7/1/2026	8,290.15	7,148.18	1,141.97	678,031.66
8/1/2026	8,290.15	7,160.10	1,130.05	670,871.57
9/1/2026	8,290.15	7,172.03	1,118.12	663,699.53
10/1/2026	8,290.15	7,183.98	1,106.17	656,515.55
11/1/2026	8,290.15	7,195.96	1,094.19	649,319.59
12/1/2026	8,290.15	7,207.95	1,082.20	642,111.64
1/1/2027	8,290.15	7,219.96	1,070.19	634,891.68
2/1/2027	8,290.15	7,232.00	1,058.15	627,659.68
3/1/2027	8,290.15	7,244.05	1,046.10	620,415.63
4/1/2027	8,290.15	7,256.12	1,034.03	613,159.51
5/1/2027	8,290.15	7,268.22	1,021.93	605,891.29

6/1/2027	8,290.15	7,280.33	1,009.82	598,610.96
7/1/2027	8,290.15	7,292.47	997.68	591,318.49
8/1/2027	8,290.15	7,304.62	985.53	584,013.87
9/1/2027	8,290.15	7,316.79	973.36	576,697.08
10/1/2027	8,290.15	7,328.99	961.16	569,368.09
11/1/2027	8,290.15	7,341.20	948.95	562,026.89
12/1/2027	8,290.15	7,353.44	936.71	554,673.45
1/1/2028	8,290.15	7,365.69	924.46	547,307.76
2/1/2028	8,290.15	7,377.97	912.18	539,929.79
3/1/2028	8,290.15	7,390.27	899.88	532,539.52
4/1/2028	8,290.15	7,402.58	887.57	525,136.93
5/1/2028	8,290.15	7,414.92	875.23	517,722.01
6/1/2028	8,290.15	7,427.28	862.87	510,294.73
7/1/2028	8,290.15	7,439.66	850.49	502,855.07
8/1/2028	8,290.15	7,452.06	838.09	495,403.02
9/1/2028	8,290.15	7,464.48	825.67	487,938.54
10/1/2028	8,290.15	7,476.92	813.23	480,461.62
11/1/2028	8,290.15	7,489.38	800.77	472,972.24
12/1/2028	8,290.15	7,501.86	788.29	465,470.37
1/1/2029	8,290.15	7,514.37	775.78	457,956.01
2/1/2029	8,290.15	7,526.89	763.26	450,429.12
3/1/2029	8,290.15	7,539.43	750.72	442,889.68
4/1/2029	8,290.15	7,552.00	738.15	435,337.68
5/1/2029	8,290.15	7,564.59	725.56	427,773.10
6/1/2029	8,290.15	7,577.19	712.96	420,195.90
7/1/2029	8,290.15	7,589.82	700.33	412,606.08
8/1/2029	8,290.15	7,602.47	687.68	405,003.60
9/1/2029	8,290.15	7,615.14	675.01	397,388.46
10/1/2029	8,290.15	7,627.84	662.31	389,760.62
11/1/2029	8,290.15	7,640.55	649.60	382,120.08
12/1/2029	8,290.15	7,653.28	636.87	374,466.79
1/1/2030	8,290.15	7,666.04	624.11	366,800.75
2/1/2030	8,290.15	7,678.82	611.33	359,121.94
3/1/2030	8,290.15	7,691.61	598.54	351,430.33
4/1/2030	8,290.15	7,704.43	585.72	343,725.89
5/1/2030	8,290.15	7,717.27	572.88	336,008.62
6/1/2030	8,290.15	7,730.14	560.01	328,278.48
7/1/2030	8,290.15	7,743.02	547.13	320,535.46
8/1/2030	8,290.15	7,755.92	534.23	312,779.54
9/1/2030	8,290.15	7,768.85	521.30	305,010.69
10/1/2030	8,290.15	7,781.80	508.35	297,228.89
11/1/2030	8,290.15	7,794.77	495.38	289,434.12
12/1/2030	8,290.15	7,807.76	482.39	281,626.36
1/1/2031	8,290.15	7,820.77	469.38	273,805.59
2/1/2031	8,290.15	7,833.81	456.34	265,971.78
3/1/2031	8,290.15	7,846.86	443.29	258,124.92
4/1/2031	8,290.15	7,859.94	430.21	250,264.98

5/1/2031	8,290.15	7,873.04	417.11	242,391.93
6/1/2031	8,290.15	7,886.16	403.99	234,505.77
7/1/2031	8,290.15	7,899.31	390.84	226,606.46
8/1/2031	8,290.15	7,912.47	377.68	218,693.99
9/1/2031	8,290.15	7,925.66	364.49	210,768.33
10/1/2031	8,290.15	7,938.87	351.28	202,829.46
11/1/2031	8,290.15	7,952.10	338.05	194,877.36
12/1/2031	8,290.15	7,965.35	324.80	186,912.01
1/1/2032	8,290.15	7,978.63	311.52	178,933.38
2/1/2032	8,290.15	7,991.93	298.22	170,941.45
3/1/2032	8,290.15	8,005.25	284.90	162,936.20
4/1/2032	8,290.15	8,018.59	271.56	154,917.61
5/1/2032	8,290.15	8,031.95	258.20	146,885.66
6/1/2032	8,290.15	8,045.34	244.81	138,840.32
7/1/2032	8,290.15	8,058.75	231.40	130,781.57
8/1/2032	8,290.15	8,072.18	217.97	122,709.39
9/1/2032	8,290.15	8,085.63	204.52	114,623.75
10/1/2032	8,290.15	8,099.11	191.04	106,524.64
11/1/2032	8,290.15	8,112.61	177.54	98,412.03
12/1/2032	8,290.15	8,126.13	164.02	90,285.90
1/1/2033	8,290.15	8,139.67	150.48	82,146.23
2/1/2033	8,290.15	8,153.24	136.91	73,992.99
3/1/2033	8,290.15	8,166.83	123.32	65,826.16
4/1/2033	8,290.15	8,180.44	109.71	57,645.72
5/1/2033	8,290.15	8,194.07	96.08	49,451.65
6/1/2033	8,290.15	8,207.73	82.42	41,243.92
7/1/2033	8,290.15	8,221.41	68.74	33,022.51
8/1/2033	8,290.15	8,235.11	55.04	24,787.40
9/1/2033	8,290.15	8,248.84	41.31	16,538.56
10/1/2033	8,290.15	8,262.59	27.56	8,275.97
11/1/2033	8,290.15	8,275.98	13.79	(0.00)

RESOLUTION RELEASING EASEMENT

WHEREAS, an easement was granted in Deed Book 1945 Page 158 and Deed Book 302 Page 402 recorded in the Cabarrus County Registry to the City of Concord and the Board of Light and Water Commissioners for the construction and maintenance of sewer and electric facilities; and

WHEREAS, as a result of development on the property, the easements are no longer needed; and

WHEREAS, the release of the easements would not be contrary to the public interest;

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

1. That the easements recorded in Deed Book 1945 Page 158 and Deed Book 302 Page 402 and more particularly shown on Exhibit "A" is hereby ordered abandoned, and all rights and interest of the City are released.
2. The City's property rights in the released easement shall be conveyed by the City Attorney and other necessary staff or the Mayor to the property owner's of record.
3. The City Attorney and other City staff are hereby directed to take all necessary steps to enforce this resolution.

Adopted this 9<sup>th</sup> day of November 2023.

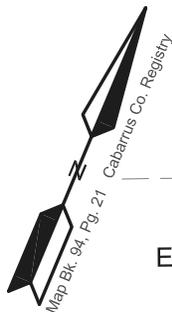
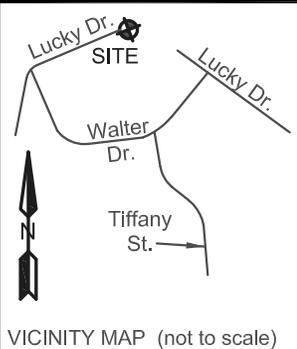
CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

ATTEST:

\_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
William C. Dusch, Mayor

# SANITARY SEWER ABANDONMENT MAP



Ex. Lucky Drive NW  
60' Public R/W

Proposed Lucky Drive NW  
60' Public R/W

- LEGEND**
- R/W - RIGHT OF WAY
  - (F) - FOUND
  - CP - CALCULATED POINT
  - a/s - AS SHOWN
  - ABANDONMENT AREA

**PRELIMINARY**  
Not for Conveyances,  
Sales or Recordation

Area To Be  
Abandoned  
13187.83 sf  
0.303 AC

Ex. 30' Sanitary Sewer Easement  
Deed Bk. 1945, Pg. 158  
To Be Abandoned

Niblock Homes, LLC  
Deed Bk. 14996, Pg. 20  
PIN #5611526444  
Cabarrus Co. Registry  
\*Proposed Red Hill Phase 2\*  
~ UNDER CONSTRUCTION ~

Niblock Homes, LLC  
Deed Bk. 14996, Pg. 20  
PIN #5611526444  
Cabarrus Co. Registry  
\*Proposed Red Hill Phase 2\*  
~ UNDER CONSTRUCTION ~

Proposed Tryon Court NW  
50' Public R/W

Line	Bearing	Distance
L1	N 66°24'53" E	30.00'
L2	S 63°46'28" W	10.16'
L3	N 67°39'22" W	26.65'

NOW OR FORMERLY  
Larry Scott Lancaster & Wf. Robin W.  
Deed Bk. 9917, Pg. 103  
PIN #5611429175  
Cabarrus Co. Registry

Ex. 30' Sanitary Sewer Easement  
Deed Bk. 1945, Pg. 160



- NOTES:**
- \* Deed Reference - Deed Bk. 14996, Pg. 41 Niblock Homes, LLC  
Dated March 12, 2021 Recorded in Cabarrus Co. Registry
  - \* Map Reference - Red Hill, Phase 1 Dated June 14, 2022  
Map Bk. 94, Pg. 21 Recorded in Cabarrus Co. Registry  
Performed by R. Scott Dyer, PLS
  - \* Property subject to recorded and unrecorded right of ways, easements and  
agreements as may appear.

I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 14996, page 20, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book a/s, page a/s; that the ratio of precision as calculated exceeds 1:10,000; and that this map meets the requirements for The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600). Witness my original signature, registration number and seal this 11th day of October, A.D., 2023.

R. Scott Dyer, PLS #4444



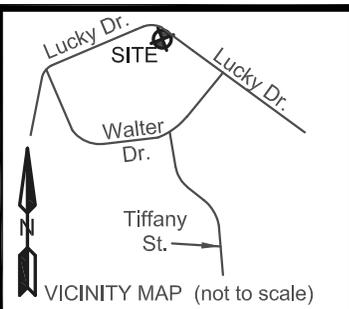
**NORSTAR LAND SURVEYING, INC.**  
552-B Newell Street NW  
Concord, NC 28025  
Ph 704 721 6651  
Fax 704 721 6653  
Firm Lic. # C-2294

DRAWN BY: S. Kimrey      NLS NO.: 21065  
DATE: October 11, 2023      SCALE: 1" = 60'

Sanitary Sewer Abandonment  
Red Hill Subdivision

City of Concord      Cabarrus County, NC

# ABANDONMENT MAP



**LEGEND**

- R/W - RIGHT OF WAY
- (F) - FOUND
- (B) - BENT
- a/s - AS SHOWN
- CP - CALCULATED POINT
- ABANDONED EASEMENT

**NOTES:**

- \* Deed Reference - Deed Bk. 302, Pg. 402 Board of Light & Water Dated Decmeber 1, 1960 Recorded in Cabarrus Co. Registry
- \* Property subject to recorded and/unrecorded right of ways, easements and agreements as may appear.
- \* 5/8" rebar found at all corners unless otherwise noted.

Line	Bearing	Distance
L1	N 22°56'11" W	16.00'
L2	N 66°24'53" E	397.40'
L3	N 69°28'21" E	258.82'
L4	S 89°08'00" E	54.31'
L5	S 78°49'10" E	106.93'
L6	S 47°46'49" E	196.01'
L7	S 68°48'17" E	97.03'
L8	S 68°48'17" E	305.06'
L9	S 32°58'02" E	147.00'
L10	S 23°33'10" E	123.44'
L11	S 66°26'50" W	16.00'
L12	N 23°33'10" W	122.12'
L13	N 32°58'02" W	140.51'
L14	N 68°48'17" W	299.89'
L15	N 68°48'17" W	100.00'
L16	N 47°46'49" W	199.90'
L17	N 41°13'02" W	1036.97'
L18	N 78°49'10" W	100.04'
L19	N 89°08'00" W	49.85'
L20	S 69°28'21" W	255.38'
L21	S 66°24'53" W	397.13'
L22	N 22°56'11" W	16.02'
L23	N 66°20'30" E	398.69'
L24	N 69°34'05" E	244.66'
L25	S 89°23'36" E	39.09'
L26	S 78°57'28" E	82.86'
L27	S 41°10'40" E	1025.73'
L28	S 47°46'49" E	209.63'
L29	S 68°48'17" E	394.38'
L30	S 32°58'02" E	124.29'
L31	S 23°33'10" E	119.45'
L32	S 53°08'58" W	8.90'
L33	S 53°19'28" W	7.54'
L34	N 23°33'10" W	121.89'
L35	N 32°58'02" W	117.79'
L36	N 68°48'17" W	392.17'
L37	N 47°46'49" W	213.52'
L38	N 78°57'28" W	75.92'
L39	N 89°23'36" W	34.66'
L40	S 69°34'05" W	241.24'
L41	S 66°20'30" W	398.44'
L42	N 22°56'11" W	40.03'
L43	N 22°56'11" W	12.33'
L44	S 65°33'36" W	40.00'

**Abandonment Area**  
42044.72 sf  
0.965 AC

**Abandonment Area**  
43434.48 sf  
0.997 AC

Niblock Homes, LLC  
Deed Bk. 14996, Pg. 20  
PIN #5611526444  
Cabarrus Co. Registry  
\*Proposed Red Hill Phase 2\*  
~ UNDER CONSTRUCTION ~

Red Hill, Phase 1  
Map Bk. 94, Pgs. 21-24  
PIN #5611624583  
Cabarrus Co. Registry

Former Lucky Drive  
Resolution of Closure  
Deed Bk. 15807, Pg. 69

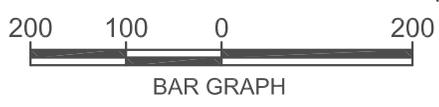
Niblock Homes, LLC  
Deed Bk. 14996, Pg. 20  
PIN #5611526444  
Cabarrus Co. Registry  
\*Proposed Red Hill Phase 2\*  
~ UNDER CONSTRUCTION ~

The Purpose of this Plat is To Abandon  
the Board of Light & Water Easements  
Recorded in Deed Bk. 302, Pg. 402

Red Hill, Phase 1  
Map Bk. 94, Pgs. 21-24  
PIN #5611711983  
Cabarrus Co. Registry

Westover, Block D  
Map Bk. 12, Pg. 38  
Cabarrus Co. Registry

**PRELIMINARY**  
Not for Conveyances,  
Sales or Recordation



I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 302, page 402, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book a/s, page a/s; that the ratio of precision as calculated exceeds 1:10,000; and that this map meets the requirements for The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600). Witness my original signature, registration number and seal this 19th day of October, A.D., 2023.

R. Scott Dyer, PLS #4444

DRAWN BY: S. Kimrey	NLS NO.: 21065
DATE: October 18, 2023	SCALE: 1" = 200'



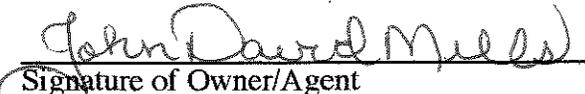
**NORSTAR LAND SURVEYING, INC.**  
552-B Newell Street NW  
Concord, NC 28025  
Ph 704 721 6651  
Fax 704 721 6653  
Firm Lic. # C-2294

Board of Light & Water  
Easements At Former Lucky Drive  
City of Concord Cabarrus County, NC

City of Concord, North Carolina  
**Preliminary Application – Extension of Concord Utilities outside Concord City Limits**  
(Please type or print in black ink)

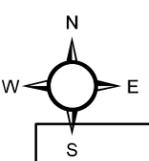
1. Name of development: Private Property on Mills Circle
2. Name and address of owner(s)/developer(s): John David Mills
3. Owner(s)/developer(s) telephone: 704-490-5400 Fax: N/A
4. Name and address of surveyor/engineer: N/A
5. Surveyor/engineer's telephone: N/A Fax: N/A
6. Name, telephone and fax number, and address of agent (if any):  
None
7. Name and address of person to whom comments should be sent: John David Mills 4210 Mills Circle Concord, NC 28025
8. Telephone number of person to whom comments should be sent: 704-490-5400  
Fax: \_\_\_\_\_
9. Location of property: 4210 Mills Circle
10. Cabarrus County P.I.N.#: 5651 04 7637 0000
11. Current zoning classification: Residential
12. Total acres: 1.80 Total lots proposed: N/A
13. Brief Description of development: Private Property Residence
14. Proposed Construction Schedule N/A
15. Type of Service requested Water Tap

10/20/23  
Date \_\_\_\_\_

  
Signature of Owner/Agent  
John David Mills  
Name (printed)

**NOTE:** By affixing his or her signature hereto, the owner/developer acknowledges understanding of and agreement to comply with all provisions of the Concord City Code section 62.

<b>Staff Use Only:</b>	
Received by: _____	Date: _____



# Preliminary Application - Mills



## Comprehensive Market Pricing Study Implementation & Grade Assignment Update

The City of Concord strives to remain an employer of choice. However, as with many other organizations, the City of Concord has faced many challenges in attracting top talent over the past several years. In addition to recruitment challenges, we also have struggled with retaining employees at all levels. Meanwhile, other organizations in both public and private sectors have continued to increase their salaries—making them more attractive to employees with highly sought after transferable skills. As a result, in recent years we have found ourselves losing out on top and hiring less qualified/skilled candidates. These candidates then obtain additional training and certifications necessary for a specific industry and quickly transition to positions outside of the City.

In July of 2023, the City contracted with Guerrilla HR to conduct a comprehensive market pricing study to help formulate the City's overall compensation strategy and address internal equity as well as external competitiveness.

Each position included in the City's compensation structure was matched to the benchmark survey descriptions based on current roles and responsibilities, and not just position titles. Where applicable, market research was conducted in the Charlotte, NC metro area and public administration or all industry groups for all positions included in this study.

Once the data sources were compiled, median data points were used in the market analysis. Where there was more than one data source, market data was blended to create a single market data point. The computed single market data point, named "market average" gives equal weight to each survey source.

The following market surveys were used for external market analysis to conduct this comprehensive salary study:

- **Catapult NC Wage and Salary Survey** - These surveys are compiled using national & local information as a part of the Employers Association of America. Information is sorted by Company size, Geographic area, and Industry type.
- **Economic Research Institute** – This robust salary database is compiled from numerous primary sources of data from survey firms throughout the U.S. The data includes more than 46,000 jobs across 1.9 million organizations. The data represents multiple industries that vary by geographic location, industry, and size.
- **CompAnalyst** – This survey provides HR reported market information for organizations and represents different industries, sizes, and locations across the U.S. The data represents more than 15,000 unique jobs.
- **North Carolina League of Municipalities (NCLM)**- Data from the NCLM was considered for applicable positions.

Updated employee salary data was calculated using the greater of the grade minimum or pure market average. Additionally, the proposed study implementation combats pay compression by adding a fixed percentage increase for each completed year in the current position. Employees with 1 to 5 years in their current role were credited a 0.4% increase per year; employees with 6 to 10 years in their current position were credited a 0.6% increase per year; employees with 11 to 15 years in their current position were credited a 0.8% increase per year; and employees with 16 or more years in their current position were credited a 1% increase per year. If the employee's current salary was already above the market rate plus an additional percentage for completed years, the employee was not given a market adjustment.

Once the salary data was reviewed by each department and finalized, a custom grade structure was created and positions were assigned to the structure based on aligning the market data to the

range minimum, and consideration of internal equity and position hierarchy. The goal was to create a framework that allows a competitive rate for new hires and current employees, while also providing an opportunity for employees to advance within their current position and within the pay grade, when applicable.

Becky Drozd, HR & Compensation Consultant, with Guerrilla HR will be present at the November City Council work session to present information from the comprehensive market pricing study.



# STATUS

**1. Agency Profile**

**2. Application**

**3. Payment**

**4. Status**

4.1 Current Status

4.2 LEA Status

4.3 Application History

**5. Personal Information**

**Help**

JUR: CONCORD CITY,  
NC

This "Status" page shows any pending actions that must be completed prior to program deadlines. It also provides you with payment(s) status for tracking your requests for approved funds.

- Red !'s indicate your attention is needed in order to complete a task for action.

**CURRENT ACTIVITY STATUS**

Application ✔ Approved by BVP [View Details](#)

**CURRENT PAYMENT REQUESTS**

ATTN	Created Date	Total Amount Requested	Current Status	Status Date	Funding Type	Action
		◆	◆			

**LOGOUT**

OMB #1121-0235  
(Expires: 10/31/2016)

ATTN	Created Date	Total Amount Requested	Current Status	Status Date	Funding Type	Action
	09/15/2023	\$1,290.00	Sent for BVP Approval	09/15/2023	Regular Fund	<a href="#">View Details</a>
	08/17/2023	\$4,068.00	Sent for BVP Approval	08/17/2023	Regular Fund	<a href="#">View Details</a>
	07/18/2023	\$322.50	Sent for BVP Approval	07/18/2023	Regular Fund	<a href="#">View Details</a>
	06/28/2023	\$5,365.50	Sent for BVP Approval	06/28/2023	Regular Fund	<a href="#">View Details</a>

**AVAILABLE AWARDS**

ATTN	Fiscal Year	Award Amount	Total Paid	Total Requests	Eligible Balance	Expiration Date
------	-------------	--------------	------------	----------------	------------------	-----------------

ATTN	Fiscal Year ⌵	Award Amount ⌵	Total Paid ⌵	Total Requests ⌵	Eligible Balance ⌵	Expiration Date
!	2021	\$37,400.00	\$18,191.00	\$11,046.00	\$8,163.00	10/31/2023
!	2022	\$6,040.76	\$0.00	\$0.00	\$6,040.76	08/31/2024
	2023	\$3,306.21	\$0.00	\$0.00	\$3,306.21	08/31/2025



**MEMORADUM**

DATE: Monday, October 23, 2023  
 TO: Sue Hyde, Director of Engineering  
 FROM: Gary Stansbury, Construction Manager  
 SUBJECT: Infrastructure Acceptance  
 PROJECT NAME: Westwinds Production Facility- NASCAR  
 PROJECT NUMBER: 2022-048  
 DEVELOPER: Westwinds Center, LLC  
 FINAL CERTIFICATION - LOT NUMBERS: Commercial Site  
 INFRASTRUCTURE TYPE: Water  
 COUNCIL ACCEPTANCE DATE: Thursday, November 09, 2023  
 ONE-YEAR WARRANTY DATE: Saturday, November 09, 2024

Water Infrastructure	Quantity
6-inch in LF	5.00
6-inch Valves	1
Hydrants	1

ORD.

GRANT PROJECT ORDINANCE  
FY 2021 CAPITAL FUND GRANT

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 ordained:

SECTION 1. The project authorized and amended is FY2021 Capital Fund 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 & 4. The following revenues and expenditures/expenses are anticipated to be available to the City of Concord for the project:

<b>Revenues</b>		<b>Current Budget</b>	<b>Amended Budget</b>	<b>(Decrease) Increase</b>
<b>Account</b>	<b>Title</b>			
692-4703309				
692-4703309	2021 CFP Revenue	\$377,668	\$379,392	\$1,724
<i>Total Revenue Increase (Decrease)</i>				<u>\$1,724</u>

<b>Expenditures</b>		<b>Current Budget</b>	<b>Amended Budget</b>	<b>(Decrease) Increase</b>
<b>Account</b>	<b>Title</b>			
9213-5988000				
9213-5988000	Transfer to Housing	\$138,357	\$140,081	\$1,724
<i>Total Exp Increase (Decrease)</i>				<u>\$1,724</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 grant 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 adopted, copies of this grant project amendment 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 9th day of November, 2023.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

ORD.

GRANT PROJECT ORDINANCE  
FY 2022 CAPITAL FUND GRANT

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 ordained:

SECTION 1. The project authorized and amended is FY2022 Capital Fund 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 & 4. The following revenues and expenditures/expenses are anticipated to be available to the City of Concord for the project:

<b>Revenues</b>		<b>Current Budget</b>	<b>Amended Budget</b>	<b>(Decrease) Increase</b>
<b>Account</b>	<b>Title</b>			
692-4703310				
692-4703310	2022 CFP Revenue	\$469,854	\$471,535	\$1,681
<i>Total Revenue Increase (Decrease)</i>				\$1,681

<b>Expenditures</b>		<b>Current Budget</b>	<b>Amended Budget</b>	<b>(Decrease) Increase</b>
<b>Account</b>	<b>Title</b>			
9214-5800250				
9214-5800250	Operations	\$112,636	\$114,317	\$1,681
<i>Total Exp Increase (Decrease)</i>				\$1,681

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 grant 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 adopted, copies of this grant project amendment 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 9th day of November, 2023.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

ORD.

GRANT PROJECT ORDINANCE  
FY 2023 CAPITAL FUND GRANT

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 ordained:

SECTION 1. The project authorized and amended is FY2023 Capital Fund 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 & 4. The following revenues and expenditures/expenses are anticipated to be available to the City of Concord for the project:

<b>Revenues</b>		<b>Current Budget</b>	<b>Amended Budget</b>	<b>(Decrease) Increase</b>
<b>Account</b>	<b>Title</b>			
692-4703311				
692-4703311	2023 CFP Revenue	\$473,252	\$474,741	\$1,489
<i>Total Revenue Increase (Decrease)</i>				\$1,489

<b>Expenditures</b>		<b>Current Budget</b>	<b>Amended Budget</b>	<b>(Decrease) Increase</b>
<b>Account</b>	<b>Title</b>			
9215-5800250				
9215-5800250	Operations	\$138,252	\$139,741	\$1,489
<i>Total Exp Increase (Decrease)</i>				\$1,489

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 grant 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 adopted, copies of this grant project amendment 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 9th day of November, 2023.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

CAPITAL 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 project ordinance is hereby ordained:

SECTION 1. The project authorized is the **Hangar TaxiLane Rehabilitation**

SECTION 2. The City Manager is hereby authorized to proceed with the implementation of the project within terms of a grant agreement with the N.C. Department of Transportation – Division of Aviation.

SECTION 3. The following amounts are appropriated for the project:

Account	Title	<u>Expenses/Expenditures</u>		(Decrease) Increase
		Current Budget	Amended Budget	
6309-5800454				
6309-5800454	North Apron Roadway	1,605,200	361,683	(1,243,517)
6300-5800442				
6300-5800442	Hangar TaxiLane Rehab	1,715,950	2,959,467	1,243,517
<b>Total</b>				<b>0.00</b>

SECTION 4. 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 grant 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 5. Within five (5) days after adopted, copies of this grant project amendment shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 6. 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 9th day of November, 2023.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
Valerie Kolczynski, City Attorney

AN ORDINANCE TO AMEND FY 2023-2024 BUDGET ORDINANCE

WHEREAS, the City Council of the City of Concord, North Carolina did on the 8<sup>th</sup> day of June, 2023, adopt a City budget for the fiscal year beginning July 1, 2023 and ending on June 30, 2024, as amended; and

WHEREAS, it is appropriate to amend the expense/expenditures and the revenue accounts in the funds listed for the reason stated;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Concord that in accordance with the authority contained in G.S. 159-15, the following accounts are hereby amended as follows:

Account	Title	<u>Revenues</u>		(Decrease) Increase
		Current Budget	Amended Budget	
610-4406000	Retained Earnings Appr	1,260,955	4,260,955	3,000,000
	<b>Total</b>			<b>3,000,000</b>

Account	Title	<u>Expenses/Expenditures</u>		(Decrease) Increase
		Current Budget	Amended Budget	
7200-5990002	Approp to Reserve-Stabil	0	3,000,000	3,000,000
	<b>Total</b>			<b>3,000,000</b>

Reason: To appropriate a portion of prior year earnings to increase the rate stabilization reserve.

Adopted this 9th day of November, 2023.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney

ORD. #

CAPITAL PROJECT ORDINANCE AMENDMENT  
Wastewater Bruton Smith Sewer Upsize

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 the Wastewater Bruton Smith Sewer Upsize project.

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

<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
----------------	--------------	-----------------------	-----------------------	----------------------------

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

Expenses/Expenditures

<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
8402-5811082	Future Projects	798,271	1,038,271	240,000
8402-5801185	Bruton Smith Sewer Upsize	240,000	0	(240,000)
<b>Total</b>				<b>0</b>

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 9th day November, 2023.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
Valerie Kolczynski, City Attorney

CAPITAL PROJECT ORDINANCE

Water Projects

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 ordained:

SECTION 1. The projects authorized and amended are various Water Projects.

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/expenditures are anticipated to be available to the City of Concord for the project:

<b>Account</b>	<b>Title</b>	<b>Current Budget</b>	<b>Amended Budget</b>	<b>(Decrease) Increase</b>
8700-5811347	Coddle Creek Dewatrng	300,000	0	(300,000)
8700-5811352	Chlorine Room Rehab	1,400,000	1,700,000	300,000
8700-5811331	Hillgrve Settling Basn Im	7,030,000	284,302	(6,745,698)
8700-5811330	Hillgrove Improvements	15,070,000	21,815,698	6,745,698

SECTION 4. 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 grant 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 5. Within five (5) days after adopted, copies of this grant project amendment shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

SECTION 6. 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 9th day of November, 2023.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

\_\_\_\_\_  
William C. Dusch, Mayor

ATTEST: \_\_\_\_\_  
Kim Deason, City Clerk

\_\_\_\_\_  
VaLerie Kolczynski, City Attorney



# Quarterly Council Report

**UTILITY EXTENSIONS/ADDITIONS PERMITTED**

July 1- September 30, 2023

## SUMMARY

During the past quarter, the City of Concord Engineering Department's local permitting programs have authorized the expansion of the City of Concord's water distribution system and wastewater collection system to areas that have been recently annexed, developed or to portions of the countywide service area, where infrastructure is lacking, deficient or overloaded.

In summary, the water distribution and wastewater collection expansion projects, as permitted by the City of Concord's delegated permitting program during the quarter of **July 1- September 30, 2023**, are as follows:

**WATER-** *The City of Concord does not report any water demand system extensions for this quarter.*

*The Developer initiated PUBLIC water distribution system extensions permitted by the City of Concord's delegated permitting program consisted of approximately 3,187 linear feet of 16-inch water main, 121 linear feet of 12-inch water main, 175 linear feet of 8-inch water main, 91 linear feet of 6-inch water main, and 61 linear feet of 2-inch with valves, hydrants and other appurtenances to serve 852,720 sq. ft. commercial offices, warehouse, and flex industrial buildings with offices, factories, and storage; and 252 apartments w/ a pool, daycare, market/brewery, general business/office, with a total water demand of 125,525 GPD, of treated water from the City of Concord's existing potable water distribution system.*

**SEWER** –*The City of Concord does not report any wastewater collection system extensions for this quarter.*

*The Developer initiated wastewater collection system extensions permitted by the City of Concord's delegated permitting program consisted of approximately 361 linear feet of 12-inch sewer main, 3,978 linear feet of 8-inch sewer main, and other appurtenances to serve Park Shelter with bathrooms, yard hydrants, and a drinking fountain, a 46,500 sq. ft industrial building with 7 offices, factories, storage, a 269,500 sq. ft. industrial facility, existing business offices, and 252 apartments w/ a pool, daycare, market/brewery, general business/office, with a total wastewater discharge of 13,550 GPD.*

\*Attributes associated with the reissued permits that have been previously permitted, including the asset linear footage, water demand and wastewater flow totals are excluded in the quantities for the modified permits. Private Water and Wastewater flow totals are also excluded in the total GPD.

*Please reference the following pages for more information concerning the authorized expansion and the associated particulars of each project permitted by the City from **1st of July to the 30th of September, 2023**:*

## Water Distribution System Extensions: July 1- September 30, 2023

Date Issued: July 3, 2023  
Project Title: **84 Lumber Yard Expansion**  
Project #: 2022-059  
Developer: 84 Lumber Company  
Jim Zaunick, VP  
1019 Route 519  
Eight Four, PA 15330-2813  
P) 412-997-0068  
Email) [jim.zaunick@84lumber.com](mailto:jim.zaunick@84lumber.com)

Description: Construction of approximately 75 linear feet of 8-inch water line with 1 in-line valve, 2 hydrants, and other appurtenances to provide potable water to serve a 141,000 sq. ft. commercial office and warehouse building located off of Stough Road with an average Industrial water demand of 625 GPD.

---

Date Issued: July 3, 2023  
Project Title: **Axial Bonds Farm-Tract 1**  
Project #: 2022-061A  
Developer: MP I-85 Bonds Industrial, LLC  
Bryan Blythe  
601 S. Tryon Street, Suite 800  
Charlotte, NC 28202  
P) 980-321-6167  
Email) [bblythe@crescentcommunities.com](mailto:bblythe@crescentcommunities.com)

Description: Construction of approximately 23 linear feet of 12-inch water line with 1 in-line valve, 1 hydrant, and other appurtenances to provide potable water to serve 247,000 sq. ft. and 148,720 sq. ft. flex space industrial warehouses located off of Pitts School Rd., with an average industrial water demand of 11,500 GPD.

---

Date Issued: August 14, 2023  
Project Title: **The Springs Business Park Phase 2**  
Project #: 2021-030B  
Developer: Springs Business Park, LLC  
J. Harris Morrison, Manager  
805 Trade Street NW, Ste. 102  
Concord, NC 28027  
P) 704-786-8888  
Email) [harris@harrismorrison.com](mailto:harris@harrismorrison.com)

Description: Construction of approximately 10 linear feet of 6-inch water lines with 2 in-line valves, and other appurtenances to provide potable water to serve a 46,500 sq. ft industrial building with 7 offices, factories, and storage located off of Pitts School Road with an average Industrial water demand of 2,800 GPD

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Date Issued: September 18, 2023  
Project Title: **The Villas at Rocky River**  
Project #: 2021-038  
Developer: The Villas at Rocky River, LLC  
Dean Biasucci, Member  
127 N. Tryon Street; Unit 612  
Charlotte, NC 28202  
P) 704-604-5431  
Email) [dean.ccc@gmail.com](mailto:dean.ccc@gmail.com)

Description: Construction of approximately 85 linear feet of 8-inch water lines with 4 in-line valves and other appurtenances to provide potable water to serve 252 apartments w/ a pool, daycare, market/brewery, general business/office located off of Rocky River and Holden Ave. with an average Domestic water demand of 101,600 GPD.

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Date Issued: September 18, 2023  
Project Title: **AMC 250 (The Rock)**  
Project #: 2023-004  
Developer: HSREI, LLC  
Gene Cocchi, VP  
6000 Monroe Road, Suite 350  
Charlotte, NC 28212  
P) 704-568-5550  
Email) [gene.cocchi@hendrickauto.com](mailto:gene.cocchi@hendrickauto.com)

Description: Construction of approximately 3,187 linear feet of 16-inch water line with 6 in-line valves, 98 linear feet of 12-inch water line with 2 in-line valves, 15 linear feet of 8-inch water line with 1 in-line valve, 61 linear feet of 2-inch water line with 2 in-line valves, 5 hydrants, and other appurtenances to provide potable water to serve a 269,500 sq. ft. industrial facility located off of Hendrick Auto Plaza NW, with an average Industrial water demand of 9,000 GPD.

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Date Issued: September 25, 2023  
Project Title: **Le Phillip Ct. Storm Pipe Replacement**  
Project #: 2022-023  
Developer: City of Concord - Water Resources  
Crystal Scheip, Project Manager  
635 Alfred Brown Jr. CT SW  
Concord, NC 28026  
P) 704-920-5287  
Email) [scheipc@concordnc.gov](mailto:scheipc@concordnc.gov)

Description: Construction of approximately 81 linear feet of 6-inch water lines with 2 in-line valves, and other appurtenances for the replacement of the existing water distribution system to serve the existing business offices located on Le Phillip Ct., with no increase to the existing water demand.

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## Wastewater Distribution System Extensions: July 1- September 30, 2023

Date Issued: July 31, 2023  
Project Title: **Rob Wallace Park Phase P2B**  
Project #: 2023-022  
Developer: Cabarrus County  
Kyle Bilafer, Area Manager of Operations  
65 Church Street South  
Concord, NC 28205  
P) 704-305-9723  
Email) [kdbilafer@cabarruscounty.us](mailto:kdbilafer@cabarruscounty.us)

Description: Construction of approximately 81 linear feet of 8-inch sanitary sewer line, 1 manhole, and other appurtenances to serve a Park Shelter with bathrooms, yard hydrants, and a drinking fountain located off of Bethel School Road with a domestic wastewater discharge of 1,750 GPD.

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Date Issued: August 14, 2023  
Project Title: **The Springs Business Park Phase 2**  
Project #: 2021-030B  
Developer: Springs Business Park, LLC  
J. Harris Morrison, Manager  
805 Trade Street NW, Ste. 102  
Concord, NC 28027  
P) 704-786-8888  
Email) [harris@harrismorrison.com](mailto:harris@harrismorrison.com)

Description: To serve a 46,500 sq. ft industrial building with 7 offices, factories, storage located off of Pitts School Road, with a wastewater discharge of 2,800 GPD

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Date Issued: September 18, 2023  
Project Title: **The Villas at Rocky River**  
Project #: 2021-038  
Developer: The Villas at Rocky River, LLC  
Dean Biasucci, Member  
127 N. Tryon Street; Unit 612  
Charlotte, NC 28202  
P) 704-604-5431  
Email) [dean.ccc@gmail.com](mailto:dean.ccc@gmail.com)

Description: Construction of approximately 84 linear feet of 8-inch sanitary sewer line with 1 manhole and other appurtenances to serve 252 apartments w/ a pool, daycare, market/brewery, general business/office located off of Rocky River and Holden Ave., with a zero increase in the wastewater flow. *The domestic & commercial wastewater discharge of 60,450 GPD will be allocated in the NCDEQ private sewer permit.*

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Date Issued: September 18, 2023  
Project Title: **AMC 250 (The Rock)**  
Project #: 2023-004  
Developer: HSREI, LLC  
Gene Cocchi, VP  
6000 Monroe Road, Suite 350  
Charlotte, NC 28212  
P) 704-568-5550  
Email) [gene.cocchi@hendrickauto.com](mailto:gene.cocchi@hendrickauto.com)  
Description: Construction of approximately 361 linear feet of 12-inch sanitary sewer line, 3,681 linear feet of 8-inch sanitary sewer line with 24 manholes, and other appurtenances to serve a 269,500 sq. ft. industrial facility located off of Hendrick Auto Plaza NW, with an industrial wastewater discharge of 9,000 GPD.

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Date Issued: September 25, 2023  
Project Title: **Le Phillip Ct. Storm Pipe Replacement**  
Project #: 2022-023  
Developer: City of Concord - Water Resources  
Crystal Scheip, Project Manager  
635 Alfred Brown Jr. CT SW  
Concord, NC 28026  
P) 704-920-5287  
Email) [scheipc@concordnc.gov](mailto:scheipc@concordnc.gov)  
Description: Construction of approximately 132 linear feet of 8-inch sanitary sewer with 3 manholes, and other appurtenances, to serve the existing business offices located on Le Phillip Ct., with no increase to the existing wastewater discharge.

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**IDENTITY THEFT PREVENTION PROGRAM INCIDENT REPORT**

**CITY OF CONCORD**

It is the policy of the City of concord to provide an Identity Theft Prevention Program for customers and coworkers. The purpose of this report is to provide continued evaluation for the effectiveness of current policies and procedures in compliance with the FACTact. This document will be used to drive recommendations for changes to the program due to evolving risk and methods of theft.

This document will also be used to report incidents that have taken place since the last reporting period.

Recommendations: None

Incidents: One incident reported since November 2022.

Date	Coworker	Incident	City Response	Mitigation
October 4, 2023	Madison Menius Tammy Linn	Frances Reid’s driver’s license, and social security were stolen. A police report was filed in 2020 with Mecklenburg of the theft to multiple agencies that she had been made aware of. Ran Accurint and it showed she lived at the address provided on the police report and not the location in our system	No payments were made on the utility account set up with the City of Concord and then the account was disconnected. Obtained the police report from Mecklenburg County. Verified in Accurint she lived at a different address the time that account was set up.	Stopped all collection efforts and noted the utility account as well as uploading the police report into eDocs on the account.

**Tax Report for Fiscal Year 2023-2024****FINAL REPORT****September****Property Tax Receipts- Munis**

2023 BUDGET YEAR	2,584,109.72
2022	16,267.29
2021	1,364.10
2020	883.74
2019	300.56
2018	15.54
2017	-
2016	-
2015	9.36
2014	9.36
Prior Years	3.09
Interest	1,878.92
Refunds	
	<u>2,604,841.68</u>

**Vehicle Tax Receipts- County**

2023 BUDGET YEAR	515,835.60
2022	
2021	
2020	
2019	
2018	
2017	
Prior Years	
Penalty & Interest	7,352.85
Refunds	
	<u>523,188.45</u>

**Fire District Tax - County**

2023 BUDGET YEAR	12,368.17
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Less: Collection Fee from County

<b>Net Ad Valorem Collections</b>	<u>3,140,398.30</u>
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423:Vehicle Tag Fee-Transportation Impr Fund	36,328.05
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100:Vehicle Tag Fee	147,513.90
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630:Vehicle Tag Fee-Transportation Fund	36,328.05
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Less Collection Fee - Transit

<b>Net Vehicle Tag Collection</b>	<u>220,170.00</u>
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Privilege License	-
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Prepaid Privilege Licenses	
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Privilege License interest	
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<b>Total Privilege License</b>	<u>-</u>
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Oakwood Cemetery current	1,050.00
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Oakwood Cemetery endowment	-
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Rutherford Cemetery current	2,850.01
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Rutherford Cemetery endowment	1,849.99
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West Concord Cemetery current	525.00
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West Concord Cemetery endowment	-
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<b>Total Cemetery Collections</b>	<u>6,275.00</u>
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<b>Total Collections</b>	<u>\$ 3,366,843.30</u>
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<b>Current Year</b>	
<b>Original Scroll</b>	
Levy	
Penalty	
Adjustments	
Public Service	
Levy	
Penalty	
Discoveries/Annex	65,798.19
Discovery Penalty	
<b>Total Amount Invoiced - Monthly</b>	<u>65,798.19</u>
<b>Total Amount Invoiced - YTD</b>	70,374,097.15

<b>Current Year</b>	
<b>Less Abatements (Releases)</b>	
Real	16,889.13
Personal	
Discovery	
Penalty - all	
<b>Total Abatements</b>	<u>16,889.13</u>

<b>Adjusted Amount Invoiced - monthly</b>	48,909.06
<b>Adjusted Amount Invoiced - YTD</b>	70,252,024.58

Current Levy Collected	2,584,109.72
Levy Collected from previous years	18,853.04
Penalties & Interest Collected	1,878.92
Current Month Write Off - Debit/Credit	-
<b>Total Monthly Collected</b>	<u>2,604,841.68</u>
<b>Total Collected - YTD</b>	10,283,999.11

<b>Total Collected - net current levy -YTD</b>	10,157,017.81
Percentage of Collected -current levy	14.46%
Amount Uncollected - current year levy	60,095,006.77
Percentage of Uncollected - current levy	85.54%
	100.00%

**CITY OF CONCORD**

**Summary of Releases, Refunds and Discoveries for the Month of September 2023**

<b>RELEASES</b>		
CITY OF CONCORD	\$	<b>16,889.13</b>
CONCORD DOWNTOWN	\$	-

<b>REFUNDS</b>		
CITY OF CONCORD	\$	<b>5,369.99</b>
CONCORD DOWNTOWN	\$	-

<b>DISCOVERIES</b>							
CITY OF CONCORD							
TaxYear	Real	Personal	Total	Rate	Calculated	Penalties	
2017	0	13,619	13,619	0.0048	65.37	39.22	
2018	0	14,017	14,017	0.0048	67.28	36.20	
2019	0	37,297	37,297	0.0048	179.03	74.12	
2020	0	605,402	605,402	0.0048	2,905.93	1,153.97	
2021	0	809,654	809,654	0.0048	3,886.34	1,159.71	
2022	0	2,137,245	2,137,245	0.0048	10,258.78	2,038.30	
2023	7,522,000	2,568,723	10,090,723	0.0048	48,435.47	1,213.03	
<b>Total</b>	<b>7,522,000</b>	<b>6,185,957</b>	<b>13,707,957</b>		<b>\$ 65,798.19</b>	<b>\$ 5,714.55</b>	
DOWNTOWN							
TaxYear	Real	Personal	Total	Rate	Calculated	Penalties	
2018	0	0	0	0.0023	0.00	0.00	
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	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>\$ -</b>	<b>\$ -</b>	

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 9/30/2023

Description	CUSIP/Ticker	Face Amount/Shares	Cost Value	Maturity Date	YTM @ Cost	% of Portfolio	Settlement Date	Cost Price	Days To Maturity
<b>Commercial Paper</b>									
CP ING US FUNDING LLC 0 10/20/2023	45685RXL6	5,000,000.00	4,888,847.22	10/20/2023	5.421	1.23	5/22/2023	97.776944	20
CP AGRICULTURAL BK CHINA NY 0 10/25/2023	00850VXR8	5,000,000.00	4,866,009.70	10/25/2023	5.477	1.22	4/27/2023	97.320194	25
CP MUFG BANK LTD 0 12/15/2023	62479MZF0	5,000,000.00	4,885,916.65	12/15/2023	5.680	1.23	7/20/2023	97.718333	76
CP MACQUARIE BK LTD 0 1/22/2024	55607KAN6	5,000,000.00	4,859,222.22	1/22/2024	5.762	1.22	7/25/2023	97.184444	114
CP ANGLESEA FUNDING 0 1/26/2024	0347M2AS5	5,000,000.00	4,860,529.17	1/26/2024	5.771	1.22	7/31/2023	97.210583	118
CP BARCLAYS US CCP 0 2/2/2024	06744HPS3	5,000,000.00	4,890,333.35	2/2/2024	5.766	1.23	9/15/2023	97.806667	125
CP LLOYDS BANK CORP 0 3/11/2024	53948ACB5	5,000,000.00	4,844,225.00	3/11/2024	5.759	1.22	8/23/2023	96.8845	163
CP CREDIT AGRICOLE CORP 0 3/22/2024	22533TCN4	5,000,000.00	4,863,780.56	3/22/2024	5.664	1.22	9/26/2023	97.275611	174
Sub Total / Average Commercial Paper		40,000,000.00	38,958,863.87		5.662	9.80		97.398159	102
<b>FFCB Bond</b>									
FFCB 0.31 11/30/2023-21	3133EMHL9	5,000,000.00	5,000,000.00	11/30/2023	0.310	1.26	11/30/2020	100	61
FFCB 0.23 1/19/2024	3133EMNG3	5,000,000.00	4,997,850.00	1/19/2024	0.244	1.26	1/19/2021	99.957	111
FFCB 0.25 3/1/2024-21	3133EMSD5	5,000,000.00	4,990,000.00	3/1/2024	0.317	1.26	3/4/2021	99.8	153
FFCB 0.33 4/5/2024-22	3133EMVD1	3,470,000.00	3,467,918.00	4/5/2024	0.354	0.87	9/22/2021	99.94	188
FFCB 0.46 8/19/2024-21	3133EM2U5	5,000,000.00	5,000,000.00	8/19/2024	0.460	1.26	8/19/2021	100	324
FFCB 0.43 9/10/2024-20	3133EL6V1	5,000,000.00	5,000,000.00	9/10/2024	0.430	1.26	9/11/2020	100	346
FFCB 0.63 10/21/2024-22	3133ENBM1	4,189,000.00	4,172,244.00	10/21/2024	0.768	1.05	11/12/2021	99.6	387
FFCB 0.97 12/9/2024-22	3133ENGN4	5,000,000.00	5,000,000.00	12/9/2024	0.970	1.26	12/10/2021	100	436
FFCB 5 3/10/2025	3133EPCW3	5,000,000.00	5,000,989.35	3/10/2025	4.984	1.26	8/10/2023	100.019787	527
FFCB 0.71 4/21/2025-22	3133EMWH1	5,000,000.00	5,000,000.00	4/21/2025	0.710	1.26	4/21/2021	100	569
FFCB 0.53 9/29/2025-21	3133EMBH4	5,000,000.00	5,000,000.00	9/29/2025	0.530	1.26	9/29/2020	100	730
FFCB 1.21 12/22/2025-22	3133ENHU7	5,000,000.00	5,000,000.00	12/22/2025	1.210	1.26	12/22/2021	100	814
FFCB 0.625 6/16/2026-21	3133EMKV3	5,000,000.00	5,000,000.00	6/16/2026	0.625	1.26	12/17/2020	100	990
FFCB 4.75 9/1/2026	3133EPUW3	5,000,000.00	4,971,300.00	9/1/2026	4.961	1.25	9/22/2023	99.426	1,067
FFCB 0.94 9/28/2026-22	3133EM6E7	5,000,000.00	5,000,000.00	9/28/2026	0.940	1.26	9/28/2021	100	1,094
FFCB 1.55 3/30/2027-23	3133ELUN2	5,000,000.00	5,000,000.00	3/30/2027	1.550	1.26	3/30/2020	100	1,277
FFCB 1.4 3/10/2028-22	3133EMSW3	5,000,000.00	5,000,000.00	3/10/2028	1.400	1.26	3/10/2021	100	1,623
FFCB 1.5 3/23/2028-22	3133EMUB6	5,000,000.00	5,000,000.00	3/23/2028	1.500	1.26	3/23/2021	100	1,636
FFCB 1.04 1/25/2029-22	3133EMNL2	5,000,000.00	4,986,250.00	1/25/2029	1.076	1.25	2/16/2021	99.725	1,944
FFCB 1.55 3/15/2029-22	3133EMSX1	5,000,000.00	4,960,000.00	3/15/2029	1.658	1.25	3/24/2021	99.2	1,993
Sub Total / Average FFCB Bond		97,659,000.00	97,546,551.35		1.267	24.54		99.88535	826
<b>FHLB Bond</b>									
FHLB 0.22 10/5/2023-21	3130AKAF3	5,000,000.00	4,992,500.00	10/5/2023	0.270	1.26	10/5/2020	99.85	5
FHLB 0.3 11/27/2023-21	3130AKGL4	5,000,000.00	5,000,000.00	11/27/2023	0.300	1.26	11/27/2020	100	58
FHLB 0.3 2/9/2024-21	3130AMHP0	5,000,000.00	5,000,000.00	2/9/2024	0.300	1.26	6/9/2021	100	132
FHLB 2.5 2/13/2024	3130AFW94	520,000.00	554,662.30	2/13/2024	0.225	0.14	3/4/2021	106.665827	136
FHLB 0.45 4/29/2024-21	3130ALYE8	5,000,000.00	5,000,000.00	4/29/2024	0.450	1.26	4/29/2021	100	212
FHLB 0.375 5/24/2024-21	3130AMPB2	5,000,000.00	5,000,000.00	5/24/2024	0.375	1.26	5/28/2021	100	237
FHLB 0.4 5/24/2024-21	3130AMEP3	5,000,000.00	5,000,000.00	5/24/2024	0.400	1.26	5/24/2021	100	237
FHLB 0.4 6/7/2024-21	3130AMKX9	5,000,000.00	5,000,000.00	6/7/2024	0.400	1.26	6/7/2021	100	251
FHLB 0.5 7/15/2024-21	3130AMXL1	5,000,000.00	5,000,000.00	7/15/2024	0.500	1.26	7/15/2021	100	289
FHLB 0.5 7/29/2024-21	3130AMCU2	5,000,000.00	5,000,000.00	7/29/2024	0.500	1.26	7/29/2021	100	303
FHLB 0.45 8/27/2024-20	3130AJZH5	5,000,000.00	5,000,000.00	8/27/2024	0.450	1.26	8/28/2020	100	332
FHLB 1.27 1/27/2025-23	3130AQMJ9	5,000,000.00	5,000,000.00	1/27/2025	1.270	1.26	1/27/2022	100	485

FHLB 0.4 7/15/2025-21	3130AKM29	5,000,000.00	4,999,000.00	7/15/2025	0.405	1.26	1/29/2021	99.98	654
FHLB 0.5 10/20/2025-21	3130AKNK8	5,000,000.00	4,999,000.00	10/20/2025	0.504	1.26	1/20/2021	99.98	751
FHLB Step 12/30/2025-21	3130AKLH7	5,000,000.00	5,000,000.00	12/30/2025	0.636	1.26	12/30/2020	100	822
FHLB Step 1/29/2026-21	3130AKRA6	5,000,000.00	5,000,000.00	1/29/2026	1.002	1.26	1/29/2021	100	852
FHLB 0.53 2/17/2026-21	3130AKWS1	5,000,000.00	4,995,000.00	2/17/2026	0.550	1.26	2/17/2021	99.9	871
FHLB 0.8 3/10/2026-21	3130ALFS8	5,000,000.00	5,000,000.00	3/10/2026	0.800	1.26	3/10/2021	100	892
FHLB Step 4/29/2026-21	3130ALZA5	5,000,000.00	5,000,000.00	4/29/2026	1.432	1.26	4/29/2021	100	942
FHLB 0.825 8/17/2027-21	3130AJXH7	5,000,000.00	4,986,250.00	8/17/2027	0.866	1.25	8/28/2020	99.725	1,417
FHLB 2.32 11/1/2029-22	3130AHEU3	5,000,000.00	5,000,000.00	11/1/2029	2.320	1.26	11/1/2019	100	2,224
Sub Total / Average FHLB Bond		100,520,000.00	100,526,412.30		0.684	25.29		100.008731	596
FHLMC Bond									
FHLMC 0.3 12/14/2023-21	3134GXEW0	5,000,000.00	5,000,000.00	12/14/2023	0.300	1.26	12/14/2020	100	75
FHLMC 5.05 6/14/2024-23	3134GY5E8	5,000,000.00	5,000,000.00	6/14/2024	5.050	1.26	12/14/2022	100	258
FHLMC 3 6/28/2024-22	3134GXWZ3	5,000,000.00	5,000,000.00	6/28/2024	3.000	1.26	6/28/2022	100	272
FHLMC 0.45 7/29/2024-22	3134GWFS0	2,250,000.00	2,250,000.00	7/29/2024	0.450	0.57	9/24/2021	100	303
FHLMC 1.5 2/12/2025	3137EAEPO	1,305,000.00	1,296,987.51	2/12/2025	1.715	0.33	3/4/2022	99.386016	501
FHLMC 5.25 3/21/2025-23	3134GYA77	5,000,000.00	5,000,000.00	3/21/2025	5.250	1.26	12/21/2022	100	538
FHLMC 5.25 6/30/2025-23	3134GY6T4	4,596,000.00	4,596,000.00	6/30/2025	5.250	1.16	12/30/2022	100	639
FHLMC Step 6/30/2025-22	3134GXVT8	5,000,000.00	5,000,000.00	6/30/2025	3.676	1.26	6/30/2022	100	639
FHLMC 0.375 7/21/2025	3137EAEU9	1,315,000.00	1,215,559.70	7/21/2025	3.063	0.31	8/4/2022	92.438	660
FHLMC 0.375 9/23/2025	3137EAEX3	1,570,000.00	1,405,668.10	9/23/2025	4.166	0.35	10/6/2022	89.533	724
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	724
FHLMC 0.375 9/23/2025	3137EAEX3	560,000.00	504,624.88	9/23/2025	4.156	0.13	12/6/2022	90.111586	724
FHLMC 0.8 7/14/2026-21	3134GV5T1	5,000,000.00	5,000,000.00	7/14/2026	0.800	1.26	7/14/2020	100	1,018
FHLMC 5.55 9/27/2027-24	3134H1DG5	5,000,000.00	4,998,250.00	9/27/2027	5.560	1.26	9/27/2023	99.965	1,458
Sub Total / Average FHLMC Bond		47,606,000.00	47,160,625.72		3.422	11.86		99.148233	602
FNMA Bond									
FNMA 0.3 10/27/2023-21	3136G46A6	5,000,000.00	5,000,000.00	10/27/2023	0.300	1.26	10/27/2020	100	27
FNMA 0.25 11/27/2023	3135G06H1	510,000.00	509,757.66	11/27/2023	0.266	0.13	12/3/2020	99.952483	58
FNMA 0.25 11/27/2023	3135G06H1	1,235,000.00	1,236,082.16	11/27/2023	0.220	0.31	1/7/2021	100.087624	58
FNMA 0.25 11/27/2023	3135G06H1	1,430,000.00	1,432,245.92	11/27/2023	0.194	0.36	2/4/2021	100.157057	58
FNMA 0.25 11/27/2023	3135G06H1	5,000,000.00	4,787,582.75	11/27/2023	4.800	1.20	12/9/2022	95.751655	58
FNMA 0.28 12/29/2023-21	3135GABN0	5,000,000.00	5,000,000.00	12/29/2023	0.280	1.26	12/29/2020	100	90
FNMA 2.5 2/5/2024	3135G0V34	1,500,000.00	1,590,870.00	2/5/2024	0.225	0.40	6/3/2021	106.058	128
FNMA 1.75 7/2/2024	3135G0V75	945,000.00	983,130.75	7/2/2024	0.390	0.25	7/7/2021	104.035	276
FNMA 1.75 7/2/2024	3135G0V75	565,000.00	588,487.72	7/2/2024	0.313	0.15	8/5/2021	104.157119	276
FNMA 0.455 8/27/2024-21	3136G4Y72	5,000,000.00	5,000,000.00	8/27/2024	0.455	1.26	8/28/2020	100	332
FNMA 1.625 10/15/2024	3135G0W66	1,740,000.00	1,797,259.31	10/15/2024	0.527	0.45	10/6/2021	103.290765	381
FNMA 1.625 10/15/2024	3135G0W66	640,000.00	656,959.05	10/15/2024	0.714	0.17	11/4/2021	102.649852	381
FNMA 0.5 12/16/2024-21	3135G06M0	5,000,000.00	4,989,850.00	12/16/2024	0.560	1.26	7/19/2021	99.797	443
FNMA 1.625 1/7/2025	3135G0X24	1,055,000.00	1,072,574.78	1/7/2025	1.060	0.27	1/5/2022	101.665856	465
FNMA 0.625 4/22/2025	3135G03U5	1,360,000.00	1,268,407.71	4/22/2025	3.017	0.32	5/5/2022	93.265273	570
FNMA 0.5 6/17/2025	3135G04Z3	925,000.00	861,249.00	6/17/2025	2.892	0.22	6/6/2022	93.108	626
FNMA 0.5 6/17/2025	3135G04Z3	1,365,000.00	1,271,599.52	6/17/2025	2.943	0.32	7/7/2022	93.157474	626
FNMA 0.7 7/14/2025-21	3136G4YH0	5,000,000.00	5,000,000.00	7/14/2025	0.700	1.26	7/14/2020	100	653
FNMA 0.55 8/19/2025-22	3136G4H63	5,000,000.00	5,000,000.00	8/19/2025	0.550	1.26	8/19/2020	100	689
FNMA 0.58 8/25/2025-22	3136G4J20	5,000,000.00	5,000,000.00	8/25/2025	0.580	1.26	8/25/2020	100	695
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	695
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	769
FNMA 0.5 11/7/2025	3135G06G3	830,000.00	743,924.04	11/7/2025	4.682	0.19	3/7/2023	89.629402	769
FNMA 0.5 11/7/2025	3135G06G3	885,000.00	815,301.29	11/7/2025	3.719	0.21	4/5/2023	92.12444	769
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	937
FNMA 0.73 10/29/2026-21	3136G46F5	5,000,000.00	5,000,000.00	10/29/2026	0.730	1.26	10/29/2020	100	1,125
FNMA 0.8 11/4/2027-22	3135GA2L4	5,000,000.00	5,000,000.00	11/4/2027	0.800	1.26	11/4/2020	100	1,496
Sub Total / Average FNMA Bond		67,745,000.00	67,133,436.13		1.166	16.89		99.195568	529

Local Government Investment Pool										
NCCMT LGIP	NCCMT599	92,277.88	92,277.88	N/A	?	0.02	6/29/2012	100		1
NCCMT LGIP	NCCMT481	25,271,007.89	25,271,007.89	N/A	?	6.36	12/31/2005	100		1
NCCMT LGIP	NCCMT271	206,250.96	206,250.96	N/A	?	0.05	12/31/2005	100		1
Sub Total / Average Local Government Investment Poo		25,569,536.73	25,569,536.73		?	6.43		100		1
Money Market										
PINNACLE BANK MM	PINNACLE	15,693,933.25	15,693,933.25	N/A	?	3.95	3/31/2019	100		1
Sub Total / Average Money Market		15,693,933.25	15,693,933.25		?	3.95		100		1
Treasury Bill										
T-Bill 0 1/11/2024	912797GC5	5,000,000.00	4,893,833.33	1/11/2024	5.387	1.23	8/17/2023	97.876667		103
Sub Total / Average Treasury Bill		5,000,000.00	4,893,833.33		5.387	1.23		97.876667		103
Total / Average		399,793,469.98	397,483,192.68		?	100		99.455987		526