



# City Council Agenda

Thursday, October 14, 2021

6:00 PM

35 Cabarrus Avenue, W, Concord NC 28025

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

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

## I. Call to Order

## II. Pledge of Allegiance and Moment of Silent Prayer

## III. Approval of Minutes

August 24, September 7, and September 9, 2021.

## IV. Presentations

1. Presentation of Proclamation recognizing the week of October 3-9 as Public Power Week.
2. Presentation of a Proclamation recognizing 30 years of the Concord Sister Cities Association.
3. Presentation from Glenda Steele, and members of the Concord Wildlife Alliance, recognizing Concord for receiving the Chapter of the Year award from the NC Wildlife Federation.
4. Presentation of a Proclamation recognizing the 65th anniversary of Logan Daycare.
5. Special recognition of former Electric Systems Director, Bob Pate.
6. Presentation of the Award for Outstanding Achievement in Popular Financial Reporting and Triple Crown Award from the Government Finance Officers Association of the United States and Canada. The Government Finance Officers Association of the United States and Canada (GFOA) has awarded the City with the Award for Outstanding Achievement in Popular Financial Reporting for the City's FY2020 Popular Annual Financial Report (PAFR). This is the first year that the City has prepared a PAFR and submitted an application for this award. Receiving the award on the first submission is a reflection of the hard work of the budget and finance staff and their dedication to providing transparent financial reporting. With this award, the City is now a Triple Crown Winner, meaning that Concord received the Achievement Awards for our Annual Financial Report, Annual Operating Budget Document, and PAFR. As of 2019, there were approximately 290 Triple Crown Award winners across the US and Canada. Only 13 cities or counties in NC earned this distinction.
7. Presentation of the FY21-22 budget video.

## V. Unfinished Business

## VI. New Business

- A. Informational Items
- B. Departmental Reports
- C. Recognition of persons requesting to be heard
- D. Public Hearings

- 1. Conduct a public hearing and consider adopting an ordinance annexing one (1) parcel located at 789 Bartram Ave, owned by Elmin Joel Reyes Perez and Juan Jose Reyes Perez.** The subject property consists of approximately 0.1492 acres at 789 Bartram Ave, in the Hallstead Subdivision, on the northeast side of the Zion Church Rd and Zion Church Rd East intersection. The purpose of annexation is for the property owner to receive access to City of Concord Solid Waste Services, for which annexation is required.

**Recommendation:** Consider a motion to adopt the annexation ordinance and set the effective date October 14, 2021.

- 2. Conduct a public hearing to consider adopting an ordinance amending Article 7 (Section 7.9.4.H.) of the Concord Development Ordinance (CDO) relative to Center City Design Standards.** In 2007, as part of a larger re-write of Article 7 of the Concord Development Ordinance, a standard was imposed that prohibited aluminum colored windows or door frames unless they are trimmed in such a way as to give the appearance of wood. This language has not changed since its adoption; however, this building standard has changed with regard to aluminum windows and door frames, and City Staff is seeking to revise the language to be more permissible of aluminum. A more detailed explanation of the changes is included in the Planning and Zoning Commission staff report and will be presented at the Council meeting.

**Recommendation:** Motion to adopt an ordinance amending Article 7.9.4.H regarding Center City design standards.

- 3. Conduct a public hearing to consider adopting an ordinance amending Article 8 (Sections 8.1.8. and 8.3.5.Q.) of the Concord Development Ordinance (CDO) relative to Food Trucks.** Food Truck standards were developed for the use on a temporary basis in the Center City Zoning District. Other Food Trucks would ostensibly be considered as mobile food vendors under Temporary Use Permit guidelines from 8.8.3.B., which would restrict operation to a business or commercial zone, outside of the public right of way, for a period of not more than twenty-one (21) consecutive days, which could be renewed once during a calendar year, for a maximum of forty-two calendar days per year. Temporary Use Permits have a fee of \$100 plus a \$5 technology fee. The proposed amendment to the Use Table and Section 8.3.5.Q. establishes a new regulatory structure for food trucks: it requires a COC for property owners to establish food truck service areas subject to a variety of supplementary standards. The Planning and Zoning Commission recommended that the COC be subject to annual renewal. For sites not wishing to establish a food truck service area or food trucks, but have food trucks in conjunction with an event, a temporary use permit would still be the method of processing the request. Simple site plans would be required for either approach. The ordinance imposes some separation requirements from single family residential uses and bricks and mortar restaurants during regular service hours, but removes the time restrictions that were imposed for the Center City District. The draft ordinance does limit the number of food trucks on a site at one time, restricts them to designated parking spaces, requires two parking spaces for the use, establishes that clean up responsibility rests with the food truck operators, prohibits amplified music in conjunction with the food truck operation, and places limits on signage. These regulations were drafted after reviewing requirements from Durham, Carrboro, Asheville, Charlotte, and Wilmington. The system proposed most closely resembles that of Charlotte. A more detailed explanation of the changes is included in the Planning and Zoning Commission staff report.

**Recommendation:** Motion to adopt an ordinance amending Sections 8.1.8. and 8.3.5.Q. of the CDO relative to Food Trucks.

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

- 1. Consider approving the City of Concord's Downtown Municipal Service District Facade Grant Program.** The City of Concord's Municipal Service District Facade Grant Program is designed to encourage business and property owners within the

municipal service district to make exterior improvements to their property. The Program acknowledges that facade improvements are critical to maintaining the uniqueness of the Municipal Service District (MSD) while supporting creative placemaking within the Center City District. It is designed to encourage private investment along with the City's downtown streetscape improvements. Areas that are highly impacted by streetscape construction during a given year would be eligible for greater funding. The program provides a framework for use of the \$50,000 allocated to Facade Grant Improvements within the MSD. The attached copy of the MSD Facade Grant Program details the proposed framework and review criteria for grant awards.

**Recommendation:** Motion to approve the City of Concord's Downtown Municipal Service District Facade Grant Program.

- 2. Receive a presentation on the Norcott Mill-Cannon Mills Company Plant No. 10, concerning the property owner's request to list the property on the National Register of Historic Places. (Work Session - action needed).** The applicant has submitted an application to the United States Department of Interior National Park Service through the North Carolina State Historic Preservation Office, for designation of the site on the National Register of Historic Places. Because the City of Concord is a Certified Local Government with the State Historic Preservation Office, both the Historic Preservation Commission and the City Council must provide a response to the State, either supporting or declining support of the property owner's request to list the property on the National Register of Historic Places.

**Recommendation:** Receive a presentation from City Staff and consider adopting a statement to be forwarded to the North Carolina State Historic Preservation Office either supporting or declining to support the site for listing on the National Register of Historic Places.

- 3. Consider adopting a resolution authorizing the sale of a 0.08 Acres parcel off of Melrose Drive SW.** The City acquired this property on September 30, 1966. All City departments have confirmed that the property is not needed for any purpose with the exception of a stormwater easement, which will be reserved. On or about September 30, 2021, the City received an Offer to Purchase the Property from Clarence and Betty Davis ("Buyers") for \$1,125. The buyer wishes to use a small portion of the property, as shown on the attached survey, to construct an addition to their home on the neighboring lot in order to accommodate their care of their two grandchildren. The tax value of the property is \$2,250; however, the stormwater easement over the majority of the property makes it unbuildable other than the small sliver carved out to accommodate the addition to the home. The proposed resolution directs the City Clerk to publish the required notice under NC General Statute 160A-269 and begin the upset bid process. In the event one or more upset bids are received, this matter will be placed back on the Council agenda for approval of the final bid. In the event no upset bids are received, the proposed resolution directs the City Attorney and City staff to take all necessary steps to convey the property.

**Recommendation:** Motion to adopt a resolution authorizing the sale of a 0.08 Acres parcel off of Melrose Drive SW, directing the City Clerk to advertise for upset bids and directing the City Attorney to take all necessary actions to complete the sale in the event no upset bids are received.

- 4. Consider adopting a resolution authorizing an eminent domain action for certain easements on property located on parcel PIN 5519-21-4980, 4400 Concord Pointe Ln SW.** Title to this property is held by Concord Pointe Harmony Housing, Delaware Limited Liability Company. Certain easements are necessary in order to construct and maintain a sanitary sewer line. The value of the easements is appraised at a total of \$80,575.

**Recommendation:** Motion to adopt a resolution authorizing an eminent domain action for easements as depicted on the attached plat.

5. **Consider accepting a donation of an easement from Epworth United Methodist Church of 0.854 acres (approximately 37,220 sq. feet) for future McEachern Greenway development along Three Mile Branch.** The easement is located adjacent to the David Phillips Activity Center along Three Mile Branch, where a future phase of McEachern Greenway is planned to connect the David Phillips Activity Center to the Atrium Hospital. The greenway will connect to existing sidewalks on Burrage and Lake Concord Roads, thereby creating a future one-mile loop.

**Recommendation:** Motion to accept an easement of 0.854 acres (approximately 37,220 sq. feet) for future greenway development along Three Mile Branch from Epworth United Methodist Church.

6. **Consider accepting the conveyance of 13.733 acres located at 385 Transport Place NW Concord from Cabarrus County. (PIN) 5620-45-9496-0000.** The 13.733-acre property under consideration for conveyance would be developed as part of the Irish Buffalo Creek Greenway, approximately .25 miles of greenway, potential for future restrooms and trailhead parking. This property will provide connectivity to Cabarrus Ave with future connectivity to the Downtown Loop and area neighborhoods. Parks & Recreation would explore the potential to provide connectivity to the existing Brown Mill Mountain Bike Trail and the future Irish Buffalo Creek Greenway connecting to Gibson Mill.

**Recommendation:** Motion to accept the conveyance of 13.733 acres located at 385 Transport Plan NW, from Cabarrus County (PIN) 5620-45-9496-0000.

7. **Consider approval for the acquisition of 2 parcels from Murdock Holdings LLC for the future development of Irish Buffalo Creek Greenway.** The two parcels for consideration to purchase are critical needs for the future development of Irish Buffalo Creek Greenway. The first parcel (PIN# 5620-63-8212-0000) has a purchase price of \$34,500. This parcel is 13.0749 acres and is located near Glen Rae Street to the northwest (diagonally) from Caldwell Park across Irish Buffalo Creek. The second parcel (PIN# 5620-37-7325-0000) has a purchase price of \$99,810. This parcel is 16.0055 acres and is directly south and adjacent to Gibson Mill and properties owned by Southpaw Investors and Fig Tree Development LLC. Once developed, this greenway corridor will provide connectivity to Cabarrus Ave, the Martin Luther King Plaza, Caldwell Park, and Gibson Mill. It is also part of a key linkage via Cabarrus Avenue to the Brown Mill Mountain Bike Trail, Barber Scotia and Downtown Concord. The total cost for acquisition of the 29 acres (2 parcels) including due diligence is \$141,255.

**Recommendation:** Motion to approve the acquisition of 2 parcels (PIN#'s 5620-63-8212-0000 and 5620-37-7325-0000) for a total of 29.0804 acres from Murdock Holdings LLC along the Irish Buffalo Creek Greenway for \$134,310, and to adopt ordinances to amend the Parks and Recreation Capital Reserve Fund and Recreation Capital Project Fund to complete transfers for approved property purchases including due diligence a total of \$141,255.

8. **Consider authorizing the City Manager to negotiate and execute a contract with C Design for pre-design services of the new Fleet Services Facility.** Request for Qualifications (RFQ's) was advertised for architectural and engineering design firms for work on a new Fleet Services facility. The Fleet Services facility design was approved in the current fiscal year capital improvement plan. C Design was selected, via committee, based on their proposed project team and project experience relative to Fleet Service operations. The architects have submitted a proposal for pre-design work consisting of surveys, locates, space needs verification, conceptual plans and cost estimating. The contract with C Design would be a fixed fee not to exceed \$131,900.

**Recommendation:** Motion to authorize the City Manager to negotiate and execute a contract with C Design for pre-design services on the new Fleet Services Facility.

- 9. Consider authorizing the City Manager to negotiate a contract with Stewart Engineering Inc. for Construction Materials Testing and Special Inspections related to the new Electrical Operations Center.** The new Electrical Operations Center site-work and building construction will require Materials Testing and Special Inspections. City staff developed a Request for Qualifications (RFQ) and solicited qualifications-based proposals. After reviewing all proposals, Stewart Engineering was deemed to be the most qualified firm for this project. City and Stewart Engineering staff both reviewed the project plans and developed a not to exceed estimate of \$160,000 for the services. Testing and inspections is historically performed on a per hour basis, as the exact quantity of hours is adjusted as field conditions change. The budgetary estimate was based on comparable projects of similar nature and complexity.

**Recommendation:** Motion to authorize the City Manager to negotiate and execute a contract with Stewart Engineering Inc. for Construction Materials Testing and Special Inspections related to the new Electrical Operations Center.

- 10. Consider awarding bid for twelve (12) steel transmission poles, and 100 Kv switches and miscellaneous hardware to Klute Inc and WESCO Distribution, Inc.** Electric Systems staff received bids on September 23, 2021 for twelve (12) steel transmission poles, 100 kV switches and miscellaneous hardware required for interconnection of Delivery Point #4 (Bootsmead property) and Substation T (Concord Parkway S.). The poles are required to extend current 100KV transmission facilities to the new sites and for interconnection to Duke Energy supply lines. Eight bids were received and evaluated for responsiveness. Electric Staff determined that the two lowest bidders, CHM Industries and WESCO High Voltage, for Schedule I (12 steel transmission poles) were non-compliant with the specifications. Electric staff determined the third lowest bidder, Klute Inc, was responsive and compliant in meeting the required specifications. Klute, Inc submitted a bid in the amount of \$452,963.95. The lowest bidder for Schedule II, (100 kV switches and miscellaneous hardware), WESCO Distribution, Inc, was responsive and compliant. They submitted a bid in the amount of \$162,831.02. The two Schedules combined total \$615,794.97. Funding will be derived from the existing Delivery 4 project account with a standing balance of \$15,675,166.

**Recommendation:** Motion to award a bid for twelve (12) steel transmission poles and 100 Kv switches and miscellaneous hardware to Klute Inc and WESCO Distribution, Inc.

- 11. Consider awarding a bid to Blythe Brothers Asphalt Co LLC in the amount of \$332,237.00 to make emergency repairs to the Runway at Concord-Padgett Regional Airport, authorize the City Manager to negotiate and execute a contract and adopt the capital project ordinance amendment.** During a routine runway inspection last month, it was discovered that approximately 1,650 square yards of asphalt is showing signs of distress. This area of pavement is at the touchdown zone for our commercial airline operations. In addition, at the intersection of Taxiway A and Runway 20 the pavement is also showing signs of distress. The project will consist of milling, paving, grooving of runway and taxiway pavement. With upcoming winter months approaching the repairs cannot be delayed. The engineers estimate for the project was \$492,810. Bids were received on 9/31/21 and a total of three bidders submitted bids on the project. Blythe Brothers Asphalt Co, LLC submitted the low bid in the amount of \$332,237. The project will be funded using funds from the Aviation Department Budget.

**Recommendation:** Motion to accept the bid and to authorize the City Manager to negotiate and execute a contract with Blythe Brothers Asphalt Co, LLC and approve the capital project ordinance amendment.

**12. Consider authorizing the City Manager to negotiate and execute a contract with Ike's Construction, Inc for the renovation of the former Cabarrus County Maintenance building located at 242 General Services Dr S.W., Concord, NC to become the new Administrative offices of the Transportation Department.** The project involves the demolition of existing plumbing and walls and new installation of new plumbing, walls, electrical, HVAC, insulation, fixtures, sheetrock, ceiling tiles, flooring, and paint. The project was bid under the formal bidding process. Bids were taken on September 30, 2021 and three (3) bids were received. Ratzlaff Construction Company, LLC was the low bid in the amount of \$694,357. Within seventy-two (72) hours of the bid opening, Ratzlaff Construction Company, LLC notified the City that a substantial mathematical error existed in the calculation of the bid amount and requested to withdraw their bid as permitted in G.S. 143-129.1. The second low bid was Ike's Construction, Inc in the amount of \$815,850. This amount was over the available funds and the City value engineered the project and negotiated with the contractor to reduce the bid amount to \$708,015. The largest reductions were the elimination of sliding glass doors and replacing them with standard doors, replacing the HVAC controls with standard thermostats, replacing the bathrooms partitions with standard partitions, and performing all the exterior concrete work with City forces. Additional funding for the difference between the budgeted amount and the actual project cost will be taken from unspent funds associated with the Traffic Management Center (TMC). A project amendment is needed to appropriate the additional amount of \$125,746.

**Recommendation:** Motion authorizing the City Manager to negotiate and execute a contract with Ike's Construction, Inc. in the amount of \$708,015 for the renovation of the former Cabarrus County Maintenance building and to adopt a Transportation Project amendment.

**13. Consider authorizing the City Manager to negotiate and execute a contract with McKim & Creed for Design Services for the Hwy 29 Pump Station Project.** McKim & Creed was selected from three total responses to a recent design RFQ. McKim & Creed has a history of successful projects with the City of Concord. The total fee for the scope of services is \$348,948 which is below the \$450,000 in design funding already in place. This project is a traditionally design/bid/build project and will come back to council for construction contract approval after bidding.

**Recommendation:** Motion to authorize the City Manager to negotiate and execute a contract with McKim & Creed for Design Services for the Hwy 29 Pump Station Project in the amount of \$348,948.

**14. Consider approving a modification to the Interlocal Agreement with Cabarrus County administering the Central Area Plan.** The City entered into an Interlocal Agreement with Cabarrus County administering the Central Area Plan. Under the Agreement, the City agreed not to extend utilities into certain areas east of the then existing City limits except under certain limited circumstances. Michael Smith has requested an exception to the Agreement in order to obtain water service for a proposed single-family home at 7121 Hwy 601S (PIN 5547-84-7683-0000) .

**Recommendation:** Motion to approve a modification of the Interlocal Agreement regarding the Central Area Plan to allow the provision of water to 7121 Hwy 601 S.

**15. Consider a Preliminary Application from Mark Schroeder.** In accordance with City Code Chapter 62, Mark Schroeder has submitted a preliminary application to receive sewer service outside the City limits. The property is located at 78 Scalybark Trail. The parcel is approximately 5.11 acres, zoned LDR and is currently developed with a single family home. The applicant in the future wants to divide the property to create two new lots. Public sewer is not currently available to this parcel however it may be available in the future due to a sewer extension to be installed by the developer of

Annsborough Park. There is not City water available to the parcel. The applicant would like to know whether this parcel will have access to the sewer once it is installed.

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

- 16. Consider a Preliminary Application from Thornridge Investment Group, LLC.** In accordance with City Code Chapter 62, Thornridge Investment Group, LLC has submitted a preliminary application for water and sewer service outside the City limits. The property is located at 10799 and 10825 Poplar Tent Road. The property is currently zoned LDR and developed with an abandoned single family home but the owner intends to construct a new residential structure and renovate existing structure to a non-residential use. Water is available in Poplar Tent Road and developer would have to extend sewer from the Skybrook subdivision approximately 200'.

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

- 17. Consider approving a reduction in the ABC Board's pay.** Since the recent Board Member pay increase approved in June 2021, one Board Member has retired and one Board Member has resigned. The remaining ABC Board Members feel the pay increase approved in June was too much and are requesting approval of the following reduction: Chairman to \$275 from \$325 and Member to \$225 from \$275. This amount is still an increase from the original rate and is more in line with other appointed boards by the City.

**Recommendation:** Motion to approve the following pay rate change for the ABC Board: \$275 for the Chairman and \$225 for each Member.

- 18. Consider making appointments to the Historic Preservation Commission.** A subcommittee of the City Council has reviewed the applications on file in the City Clerk's office.

**Recommendation:** Motion to make appointments to the Historic Preservation Commission.

## VII. Consent Agenda

- A. Consider approving one additional "Personal Day Off" to be raffled for the City's United Way fundraiser.** The City's United Way Committee coordinates various fundraisers each year that provide opportunities for employees to raise money for charitable causes. One activity that the committee has found to be successful over the years is a "Personal Day Off Raffle," providing the winning employee with an extra personal day off to be used by June 30, 2022.

**Recommendation:** Motion to approve one additional personal day off as a benefit to one employee, to be used by June 30, 2022.

- B. Consider adopting a concurring Municipal Ordinance (Reference Ordinance No. 1077179) with the North Carolina Department of Transportation for speed limit modifications declaring a 55-mph speed zone on NC 49 between 0.0148 miles west of SR 1139 (Old Charlotte Rd.) and 0.087 miles west of SR 1484 (Lippard Ln.).** Per a letter from the NCDOT Division Engineer's office, NCDOT is requesting a Municipal Ordinance and Request for Concurring Ordinance to NCDOT from the City of Concord for a speed limit zone of 55-mph on NC 49 between 0.0148 miles west of SR 1139 (Old Charlotte Rd.) and 0.087 miles west of SR 1484 (Lippard Ln.). City Transportation staff have reviewed the study and are in concurrence that the determined speed limit, which matches the current posting along NC 49, is sufficient.

**Recommendation:** Motion to adopt NCDOT Ordinance No. 1077179 and to authorize the Mayor and City Clerk execute the Certificate of Municipal Ordinance Declaring Speed Limit Modification and Request for Concurring Ordinance by the Department of Transportation.

- C. Consider accepting an Offer of Dedication of an access easement and approval of the maintenance agreement.** In accordance with the CDO Article 4 the following access easements and maintenance agreements are now ready for approval: Niblock

Homes, LLC (PIN 5611-50-6377) 2845 Eva Drive and Concord Greenway Townhomes, LLC (PIN 5630-08-4607) 62 Woodsdale Place SE. Access easements and SCM maintenance agreements are being offered by the owners.

**Recommendation:** Motion to approve the maintenance agreements and accept the offers of dedication on the following properties: Niblock Homes, LLC and Concord Greenway Townhomes, LLC.

- D. 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: Odell Corners Outparcel 3, Spring Meadow Phase 2 Map 1, and 129 Arizona Place Townhomes. Various utility easements and public rights-of-ways are offered by the owners.

**Recommendation:** Motion to accept the offer of dedication on the following plat and easements: Odell Corners Outparcel 3, Spring Meadow Phase 2 Map 1, and 129 Arizona Place Townhomes.

- E. Consider accepting an offer of infrastructure at Popeye's-US 29, Heritage at Moss Creek Subdivision, Phase 1, Concord Medical Office at Afton Village.** 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: 1499 LF of 8-inch water line, 1280 LF of 6-inch water line, 13 valves, 4 Fire Hydrants, 2251 LF of 8-inch sanitary sewer line, 11 Manholes.

**Recommendation:** Motion to accept the offer of infrastructure acceptance in the following subdivisions and sites. Popeye's-US 29. Heritage a Moss Creek Subdivision Phase 1, Concord Medical Office at Afton Village.

- F. Consider authorizing Housing Department staff to submit an application for the Family Self-Sufficiency Program grant.** The Family Self-Sufficiency Program provides grant funding to pay the salary and benefits of the program coordinators whose primary responsibility is to guide and connect participants to needed training and resources. Participants in the program gain access to the support they need in order to achieve their self-sufficiency goals and move up the economic ladder. A City match is not required.

**Recommendation:** Motion to authorize Housing Department staff to submit an application for the Family Self-Sufficiency Program grant.

- G. Consider accepting North Carolina Department of Transportation - Division of Aviation (NCDOT) grant award and to adopt a budget ordinance to amend the FY2021/2022 budget for the Airport capital projects to appropriate NCDOT grant funds received.** Concord-Padgett Regional Airport has received notice from the Division of Aviation NCDOT that grant funds in the amount of \$2,056,051 have been allocated under the commercial service appropriation funding for Concord-Padgett Regional Airport in FY 2022. These grant funds will be used for the purpose of funding improvements to the airport and paying debt service or related financing costs and expenses on revenue bonds or notes issued by the airport.

**Recommendation:** Motion to accept the grant award and adopt an ordinance to amend the FY2021/2022 Budget Ordinance for the Airport Operations to appropriate NCDOT grant funds.

- H. Consider adopting a project ordinance amendment for the CDBG 2021 grant to reflect an increase from budgeted to actual amount awarded.** The CDBG 2021 grant was budgeted at \$675,769 for FY22, but the actual awarded amount is \$685,728, an increase of \$9,959.

**Recommendation:** Motion to adopt the project ordinance amendment to the CDBG 2021 grant to reflect actual grant awarded.

- I. Consider acceptance of the Tax Office reports for the month of August 2021.** The Tax Collector is responsible for periodic reporting of revenue collections for the Tax Collection Office.



**Recommendation:** Motion to accept the Tax Office collection reports for the month of August 2021.

- J. Consider approval of Tax Releases/Refunds from the Tax Collection Office for the month of August 2021.** G.S. 105-381 allows for the refund and/or release of tax liability due to various reasons by the governing body. A listing of various refund/release requests is presented for your approval, primarily due to overpayments, situs errors and/or valuation changes.

**Recommendation:** Motion to approve the Tax releases/refunds for the month of August 2021.

- K. Receive monthly report on status of investments as of August 31, 2021.** 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**

- TAC
- MTC
- Centralina Regional Council
- Concord/Kannapolis Transit Commission
- WSACC
- Public Art Advisory Committee
- Concord Family Enrichment Association
- PTT Committee
- Barber Scotia Community Task Force Committee
- Concord United Committee

**IX. General comments by Council of non-business nature**

**X. Closed Session (if needed)**

**XI. Adjournment**

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

**Meeting Date**

October 14, 2021

**Annexation Staff Report**

The subject property consists of approximately 0.1492 acres at 789 Bartram Ave, in the Hallstead Subdivision, on the northeast side of the Zion Church Rd and Zion Church Rd East intersection.

The purpose of annexation is for the property owner to receive access to City of Concord Solid Waste Services, for which annexation is required.

The 2030 Land Use Plan designates the subject property as “Suburban Neighborhood.” If annexation is approved, staff intends to administratively petition to rezone the property from Cabarrus County MDR (Medium Density Residential) to R-CO (Residential County Originated). It would be a corresponding zoning district to the Land Use Category, and would match the R-CO (Residential County Originated) zoning district surrounding the subject property.

**Section B** Submittal Deadlines

Petitions for annexation are accepted by Planning & Neighborhood Development at any time. Find annexation schedule here: <https://www.concordnc.gov/Departments/Planning/Planning-Services/Annexations> The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.

(The City reserves the right to make exceptions to this tentative processing schedule for any reason, including when outstanding staff comments need to be addressed.)

**Section C** Summary Information / Metes and Bounds Descriptions

Development Project Name

Street Address 789 Bartram Avenue Concord, NC 28025

Cabarrus County Property Identification Number(s) list below

P.I.N. 5539-30-7948	P.I.N.	P.I.N.
P.I.N.	P.I.N.	P.I.N.

Acreage of Annexation Site

Annexation site is requesting connection to City of Concord Water \_\_\_\_\_ and/or Sewer \_\_\_\_\_

Person to contact if there are questions about the petition

Name Mildred Reynoso

Address 3136 Keady mill LOOP Kanapolis NC 28081

Phone 646-207-0177 Fax # Email milreynoso@yahoo.com

Written metes and bounds description of property to be annexed

Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to [rogerss@concordnc.gov](mailto:rogerss@concordnc.gov).

milreynoso

**Section D** Annexation Petition

**State of North Carolina, Cabarrus County, Petition of Annexation of Property to the City of Concord, North Carolina**

**Part 1** The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Concord, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

**Contiguous** to the present primary corporate limits of the City of Concord, North Carolina, or

**Satellite (Not Contiguous)** to the municipal limits of the City of Concord, and meets all of the requirements for **NCGS §160A-58.1(b)**. This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

**Part 2** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes \_\_\_ No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 2 day of September, 2021 by the owners of the property described in Section C.

**Owner's Signature(s)**

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name Elmin Joel Reyes Perez Phone 980-328-6233

Address 789 Bartram Avenue Concord, NC 29025

Signature Elmin Joel Reyes Perez Date 9-2-21

Print Name Jose R. Swan José Reyes Ruiz Phone 980-349-3556

Address 789 Bartram Avenue Concord, NC 28025

Signature Swan José Reyes Ruiz Date 9-2-21

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

A notary statement must be completely filled out for each signature.

PETITION MUST BE NOTARIZED

State of: North Carolina  
County of: Cabarrus

**Use this section for individual landowners.**

I, Alicia J. Broadway [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Juan Jose Reyes Perez [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

**Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.**

I, \_\_\_\_\_ [Notary's Name], a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ [Representative for Landowner], a duly authorized representative for \_\_\_\_\_ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is \_\_\_\_\_ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

**Use this section for all individual landowners that are having a Power-of-Arrowney execute the Annexation Request.**

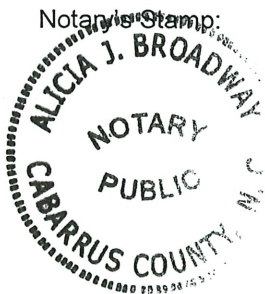
I, \_\_\_\_\_ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, \_\_\_\_\_ [Attorney-In-Fact's Name], Attorney-in-Fact for \_\_\_\_\_, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of \_\_\_\_\_, State of \_\_\_\_\_, [County & State of Recording Office] on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 2<sup>nd</sup> day of September, 2021.

Alicia J. Broadway  
Notary Public

My commission expires May 23, 2026

[SEAL of Notary Public]



PETITION MUST BE NOTARIZED

State of: North Carolina  
County of: Cabarrus

**Use this section for individual landowners.**

I, Alicia J. Broadway [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Emin Joel Reyes Perez [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

**Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.**

I, \_\_\_\_\_ [Notary's Name], a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ [Representative for Landowner], a duly authorized representative for \_\_\_\_\_ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is \_\_\_\_\_ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

**Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.**

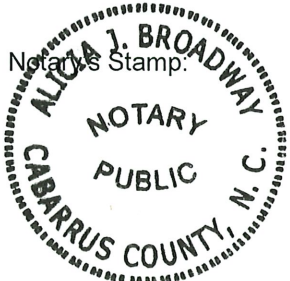
I, \_\_\_\_\_ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, \_\_\_\_\_ [Attorney-In-Fact's Name], Attorney-in-Fact for \_\_\_\_\_, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of \_\_\_\_\_, State of \_\_\_\_\_, [County & State of Recording Office] on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 2<sup>nd</sup> day of September, 2021.

Alicia J. Broadway  
Notary Public

My commission expires May 23, 2026

[SEAL of Notary Public]



**Section E** Supplemental Information

In order for the City of Concord to better serve annexation areas, now and in the future, the City requests the following information from you. Please give your best estimates where they are needed. Contact information for relative City Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.

Acreage of Area										1492									
Current Population of Area																			
Current Zoning of Area																			
Desired City Zoning of Area																			
Proposed Use (i.e. residential, commercial, or industrial)										Existing residential (need solid waste)									
Estimated Total Value of Residential Units for the Proposed Development																			
Total Proposed Number of Dwelling Units																			
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)																			
Year 1				Year 2				Year 3				Year 4				Year 5			
Estimated Total Value of Business Units for the Entire Proposed Development																			
Commercial Value						Industrial Value						Other (not-for-profit) Value							
Proposed Number of Commercial																			
Year 1				Year 2				Year 3				Year 4				Year 5			
Proposed Number of Industrial																			
Year 1				Year 2				Year 3				Year 4				Year 5			
Proposed Number of Other (not-for-profit)?																			
Year 1				Year 2				Year 3				Year 4				Year 5			

FILED Aug 15, 2019  
AT 11:23:00 AM  
BOOK 13661  
START PAGE 0190  
END PAGE 0191  
INSTRUMENT # 21257  
EXCISE TAX \$470.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 470.00  
Parcel Identifier No. 55393079480000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Ryan D. Shoaf of The Shoaf Law Firm, PA, 8414 Falls of Neuse Rd, Ste 104, Raleigh, NC 27615

This instrument was prepared by: Ryan D Shoaf of The Shoaf Law Firm, PA, 8414 Falls of Neuse Rd, Ste 104, Raleigh, NC 27615

Brief description for the Index: Lot 131, Hallstead, Ph 1, Map 2

THIS DEED made this 15th day of August, 2019, by and between

GRANTOR	GRANTEE
DONALD WAYNE WATERS, UNMARRIED 222 JOHNSTON DRIVE BELMONT, NC 28012	ELMIN JOEL REYES PEREZ, a single man and JUAN JOSE REYES PEREZ, a single man as tenants in common 789 BARTRAM AVENUE CONCORD, NC 28025

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

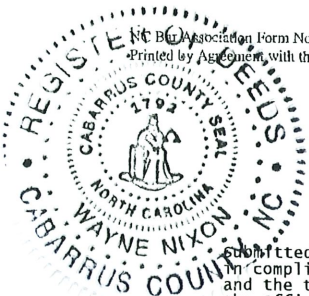
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of CONCORD, Township, CABARRUS County, North Carolina and more particularly described as follows:

BEING all of Lot 131 in the Final Plat of HALLSTEAD Phase 1, Map 2 recorded in Map Book 54 at Page 6 in the Cabarrus County, North Carolina Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_ includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.



submitted electronically by "SHOAF LAW FIRM PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the Memorandum of Understanding with  
the office of the Register of Deeds of Cabarrus County. NCGS 47-14(a1)(5).



TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) Donald Wayne Waters (SEAL)  
Print/Type Name: DONALD WAYNE WATERS  
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of North Carolina - County or City of CABARRUS Mecklenburg  
I, the undersigned Notary Public of the County or City of CABARRUS Mecklenburg and State aforesaid, certify that DONALD WAYNE WATERS UNMARRIED personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of August, 2019.

My Commission Expires: 7/8/20 (Affix Seal) Andrew K. Coleman Notary Public  
Mecklenburg County, North Carolina  
My Commission Expires July 8, 2020  
Andrew K. Coleman Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ (Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name



Notary Association Form No. 3 © 1976, Revised © 1977, 2002, 2013  
Printed by agreement with the NC Bar Association - 1981

This standard form has been approved by:  
North Carolina Bar Association - NC Bar Form No. 3

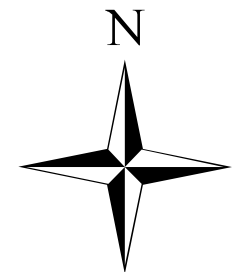
ANX-12-21

789 Bartram Ave

PIN#: 5539-30-7948

Subject Property  
Map

Annexion Request





Source: City of Concord  
Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

**Legend**

-  PROPERTY REQUESTED FOR ANNEXATION
-  CONCORD CITY LIMITS

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF  
CONCORD, NORTH CAROLINA TO INCLUDE +/- 0.1492 ACRES LOCATED  
789 BARTRAM AVE, CONCORD, NC

WHEREAS, the City Council has been petitioned under G.S. 160A-58.1 by Elmin Joel Reyes Perez and Juan Jose Reyes Perez, on October 14<sup>th</sup>, 2021 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 October 14, 2021 after due notice by The Independent Tribune on October 3<sup>rd</sup>, 2021; 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 14<sup>th</sup> day of October 2021:

*BEING all of Lot 131 in Final Plat of HALLSTEAD Phase 1, Map 2 recorded in Map Book 54 at Page 6 in the Cabarrus County, North Carolina Public Registry.*

SECTION 2. Upon and after the 14<sup>th</sup> day of October, 2021 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 14<sup>th</sup> day of October 2021.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

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

ATTEST:

APPROVED AS TO FORM:

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

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



**DATE:** September 21<sup>st</sup>, 2021  
**CASE:** TA-09-21 Text Amendment (Center City Design Standards)  
**PREPARED BY:** Scott Sherrill, AICP –Development Review Manager

**BACKGROUND**

In 2007, as part of a larger re-write of Article 7 of the Concord Development Ordinance, a standard was imposed that required:

H. Window glass shall be recessed a minimum of two (2) inches from the building face rather than flush. Aluminum colored windows or door frames are not permitted. Metal and/or aluminum window or door frames are permitted if trimmed in such a way as to give the appearance of wood. Synthetic material that gives the appearance of wood (i.e. fiberglass with a wood grain pattern) is permitted. All materials shall identified on the architectural drawings submitted for review.

This language has not changed since its adoption; however, this standard has been inconsistently enforced and applied in the Center City District with regard to aluminum windows and door frames, and City Staff is now seeking to revise the language to:

H. Window glass shall be recessed a minimum of two (2) inches from the building face rather than flush. ~~Aluminum colored windows or door frames are not permitted. Metal and/or aluminum window or door frames are permitted if trimmed in such a way as to give the appearance of wood. Synthetic material that gives the appearance of wood (i.e. Fiberglass with a wood grain pattern) is permitted.~~ Vinyl windows are not permissible on the first floor of any building in the CC district, nor on any commercial space, nor on contributing or pivotal structures in the CC National Register Districts. All materials shall be identified on the architectural drawings submitted for review.

This language is permissible with regards to aluminum, but establishes a new standard regarding vinyl windows. The presentation at the meeting will include Center City images.

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

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

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

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

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

**SECTION 1:** That the following section of Concord Development Ordinance (CDO) Article 7 "Base Zoning Districts", Section 7.9.4. "General Design Standards" as it relates to the Center City Zoning District, be amended in relevant part:

H. Window glass shall be recessed a minimum of two (2) inches from the building face rather than flush. ~~Aluminum colored windows or door frames are not permitted. Metal and/or aluminum window or door frames are permitted if trimmed in such a way as to give the appearance of wood. Synthetic material that gives the appearance of wood (i.e. Fiberglass with a wood grain pattern) is permitted.~~ Vinyl windows are not permissible on the first floor of any building in the CC district, nor on any commercial space nor on contributing or pivotal structures in the CC National Register Districts. All materials shall be identified on the architectural drawings submitted for review.

**SECTION 2:** That this Ordinance be effective immediately upon adoption.

Adopted in this October 14<sup>th</sup>, 2021.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

ATTEST:

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

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

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

**DATE:** September 21<sup>st</sup>, 2021  
**CASE:** TA-08-21 Text Amendment (Food Trucks)  
**PREPARED BY:** Scott Sherrill, AICP –Development Review Manager

**BACKGROUND**

Via TA-02-19, Food Truck standards were developed for the use on a temporary basis in the Center City Zoning District. Other Food Trucks would ostensibly be considered as mobile food vendors under our Temporary Use Permit guidelines from 8.8.3.B., which would restrict operation to a business or commercial zone, outside of the public right of way, for a period of not more than twenty-one (21) consecutive days, which could be renewed once during a calendar year, for a maximum of forty-two calendar days per year. Temporary Use Permits have a fee of \$100 plus a \$5 technology fee.

Consideration of food trucks under 8.8.3.B. has proven problematic: in the first place, trying to track an individual food truck, which is mobile, and ensure that they have a permit for operating in an individual location is extremely challenging for Code Enforcement; in the second place, requiring a food truck to pay \$1,825 dollars or more in fees annually for Temporary Use Permits (365/21\*\$105) is extremely challenging; in the third place, several local breweries and other sites have regular food truck presence, and requiring them to alter the food truck vendors every twenty-one days without flexibility seems overly punitive; and in the fourth place, community members of the City of Concord generally seem to support the presence of food trucks.

On the other hand, charging no fee for food trucks and allowing them to operate without regulation puts them at a competitive advantage to brick and mortar restaurants, which bear the responsibility for fee payment and site improvements associated with their use. Since City Planning has not been supporting the enforcement of Section 8.8.3.B. recognizing that it is overly burdensome for all of the reasons set forth in the paragraph above, the City has essentially allowed food trucks to operate at will except in the Center City District, which is technically the only district where food trucks are allowed under the current use table.

Therefore, Staff is seeking to amend the Use Table and Section 8.3.5.Q. to adopt a more defensible regulatory structure: it would require a COC for property owners to establish food truck service areas subject to a variety of supplementary standards:

1. Subject to a certificate of compliance
2. Up to two food trucks on the site at one time
3. Site plan required
4. If more intermittent, for example in conjunction with an event, subject to 8.8.3.B
5. Remove limitation on times in Center City at CDDC request
6. All food trucks shall be located within a surface parking lot or within a designated parking space or spaces on public streets.

7. Food Truck Vendors outside the Center City District shall not locate within 50ft of an existing single-family use.
8. Foot truck vendors shall have a minimum of 2 dedicated parking spaces per operation.
9. Food truck operators are responsible for the proper disposal of waste and trash associated with the operation.
10. No amplified music, microphones or bullhorns shall be permitted as part of the food truck operation.
11. The only signage permitted for food trucks shall be a menu board, measuring no larger than 32sf, and placed no further than 10ft from the wall of the food truck. Menu boards shall not be illuminated.
12. Pennants, balloons, facsimile signage, or other items barred by Article 12 are expressly prohibited.
13. 75' of separation is required from the main entrance of the nearest restaurant during the restaurant's posted hours of operation.

These regulations were drafted after reviewing requirements from Durham, Carrboro, Asheville, Charlotte, and Wilmington. The system proposed most closely resembles that of Charlotte.

Other regulations that may be considered from the sample ordinances, but not included in a draft:

1. Specify that the property owner will be issued a notice of violation if no permit has been issued for the location, however, the mobile food vendor will be cited if located on a property without property owner approval (Charlotte)
2. Reinforce that health code requires food trucks be removed from a site overnight (Asheville, Charlotte)
3. Limit hours of operation like Asheville (6 am – 3 am)

Additional considerations: We have recently had an inquiry for a food truck parking lot, and our response was that they were required to have a principal structure on site, had to be paved, and was subject to site plan review and COC in C-1 and C-2 zoning districts.

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

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

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

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

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

**SECTION 1:** That the following section of Concord Development Ordinance (CDO) Article 8 "Use Regulations", Section 8.1.8. "Use Table", be amended in relevant part:

	AG	RESIDENTIAL						COMMERCIAL					IND		
	AG	RE	RL	RM-1	RM-2	RV	RC	O-1	B-1	CC	C-1	C-2	I-1	I-2	Standards
Food Truck, <del>Temporary</del>						PS	PS	PS	PS	PS	PS	PS	PS	PS	8.3.5.Q

**SECTION 2:** That Section 8.3.5.Q. be amended to read as follows:

**Q. FOOD TRUCK VENDORS**

Food truck vendors may operate within all commercial, industrial, and mixed-use zoning districts provided that they adhere to the conditions of applicable conditional zoning approval or the standards set forth below. They may also operate within multi-family developments where parking is provided.

**1. Food Truck Service Areas:**

- A. Food Truck Service Areas are defined as sites permitted for the operation of food trucks on a permanent or semi-permanent basis. Accessory Food Truck Service Areas are secondary to the primary nonresidential use on the subject property and may contain a food truck use multiple times throughout the week over the course of a year.
- ~~B.~~ For locations outside the Center City Zoning District, where food trucks are not specifically addressed by conditional zoning, property owners may apply for a Certificate of Compliance to locate up to two Food Trucks on an existing site on a regular basis. This would permit up to two food trucks to operate on the site, daily, throughout the year. The COC is subject to annual renewal.



- C. For special events, a Temporary Use Permit, described in Section 8.8, may be acquired to allow more than 2 food trucks on a permitted site. Time limits for temporary food trucks apply in accordance with Section 8.8.
- D. Certificate of Compliance and Temporary Use Permit applications for Food Truck Service Areas shall include a site plan indicating the location of each food truck, seating, allocated parking for both the food truck and the primary non-residential use so that:
  - Parking standards for principle use of the site are not reduced below minimum required standards;
  - Vehicle circulation in parking lots and drive isles are not obstructed;
  - Fire lanes or pedestrian walkways are not encroached upon or blocked;
  - All operations associated with the food truck are a minimum of ten feet from all public rights-of-way.

**2. Temporary Food Truck Operations:**

- A. For sites wishing to allow Food Trucks on a more intermittent basis, a Temporary Use Permit under the terms of Article 8 must be obtained. A site plan, as detailed under section (REFERENCE SECTION C ABOVE) must be obtained by either the property owner or the food truck vendor. If the Temporary Use Permit is applied for by the vendor, written permission from the property owner must be provided in addition to the required site plan.
- B. Food trucks hired by firms or individuals for private events are not required to receive a temporary use permit from the City, but are not authorized to use public right of way for service.

**3. Special Standards for the Center City Zoning District:**

- A. All food trucks shall be located within a surface parking lot or within a designated parking space or spaces on public streets. However, no Food truck shall be located within designated parking on Union Street.

**4. Special Standards for Mixed-Use or Conditional District Zoning Districts:**

- A. Special Standards for Mixed-use or conditional commercial zoning districts: Food trucks shall adhere to specific conditions set forth in the approved rezoning documents. If food trucks are not specifically addressed in the approved rezoning documents, they shall adhere to the standards of the commercial district regulations.

**5. Other Regulations Applying to All Food Truck operations:**

- A. All food trucks shall be located within a surface parking lot or within a designated parking space or spaces on public streets.
- B. Food Truck Vendors outside the Center City District shall not locate within 50ft of an existing single-family use.
- C. Food truck vendors shall have a minimum of 2 dedicated parking spaces per operation.
- D. Food truck operators are responsible for the proper disposal of waste and trash associated with the operation.
- E. No amplified music, microphones or bullhorns shall be permitted as part of the food truck operation.
- F. The only signage permitted for food trucks shall be a menu board, measuring no larger than 32sf, and placed no further than 10ft from the wall of the food truck. Menu boards shall

- not be illuminated.
- G. Pennants, balloons, facsimile signage, or other items barred by Article 12 are expressly prohibited.
- H. 75' of separation is required from the main entrance of the nearest restaurant during the restaurant's posted hours of operation.

SECTION 3: That this Ordinance be effective immediately upon adoption.

Adopted in this October 14<sup>th</sup>, 2021.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

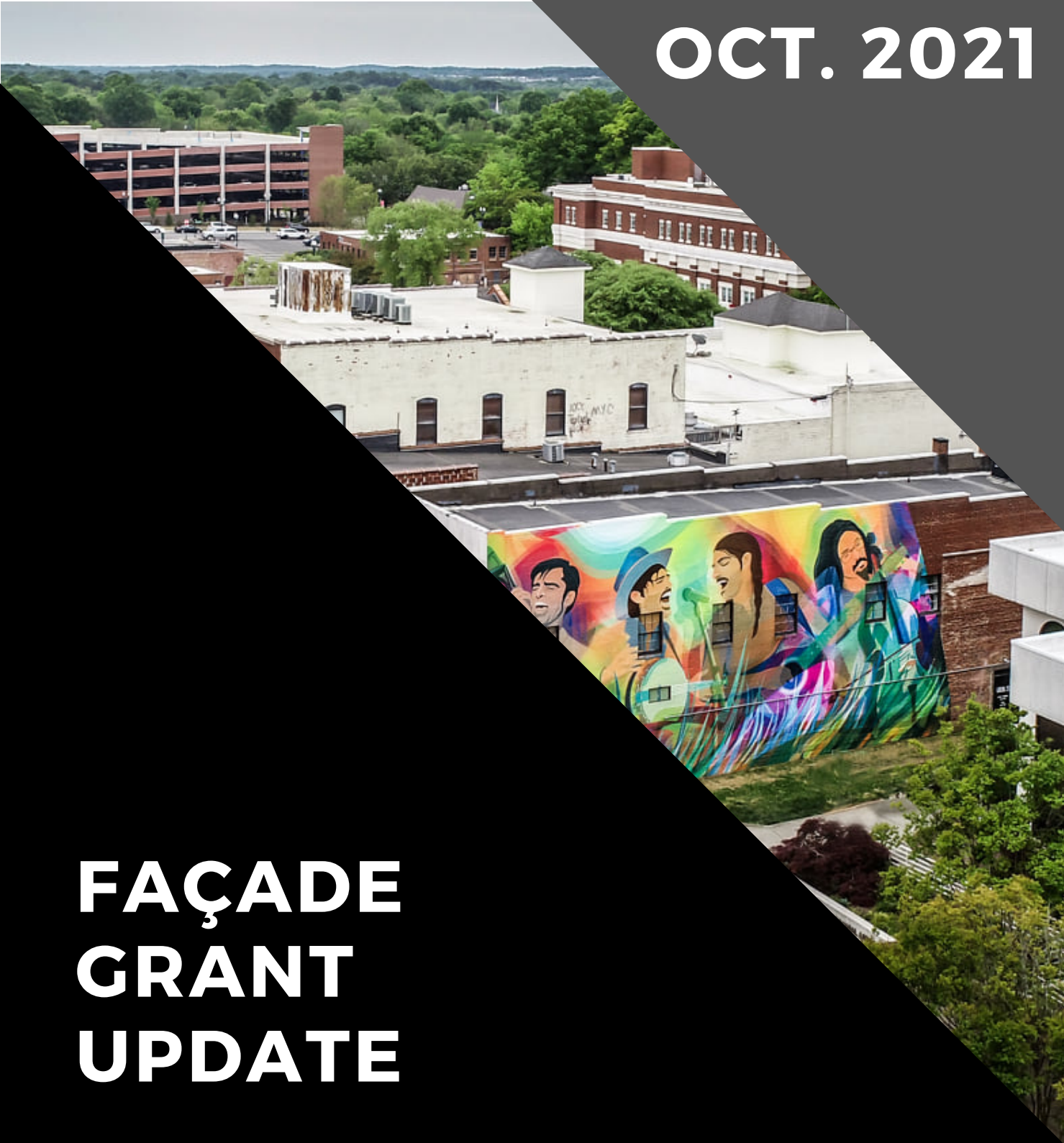
ATTEST:

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

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

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

OCT. 2021



**FAÇADE  
GRANT  
UPDATE**



# PURPOSE



The purpose of the Façade Grant Program is to encourage owners or business tenants to improve their properties and to provide the ways to activate the cityscape. The program helps to increase the vibrancy of Downtown Concord and the City's identity by highlighting the uniqueness of the community's core. It also supports small business development, artistry, and creative placemaking.

Grant recipients may use funds for specified exterior building improvements including, but not limited to, lighting, signage, or awnings. Businesses must adhere to certain design guidelines and meet all program requirements detailed below to be eligible.

*Downtown Façade Grant*

# PROGRAM DETAILS

**Grant applications** will be accepted and reviewed on a "first-come, first-served" basis. Grants are only available to for-profit businesses and property owners within the Municipal Service District (MSD).

Grant amounts are up to \$5,000 within the MSD. Projects within the High Impact Area that align with current streetscape improvement construction are eligible for up to \$10,000 in grant money. The High Impact Area for FY 22 is Union Street North and South between Killarney Ave. and Corban Ave. Payments will not exceed \$5,000 (\$10,000 in High Impact Area) or 50% of the exterior rehabilitation costs, whichever is less.

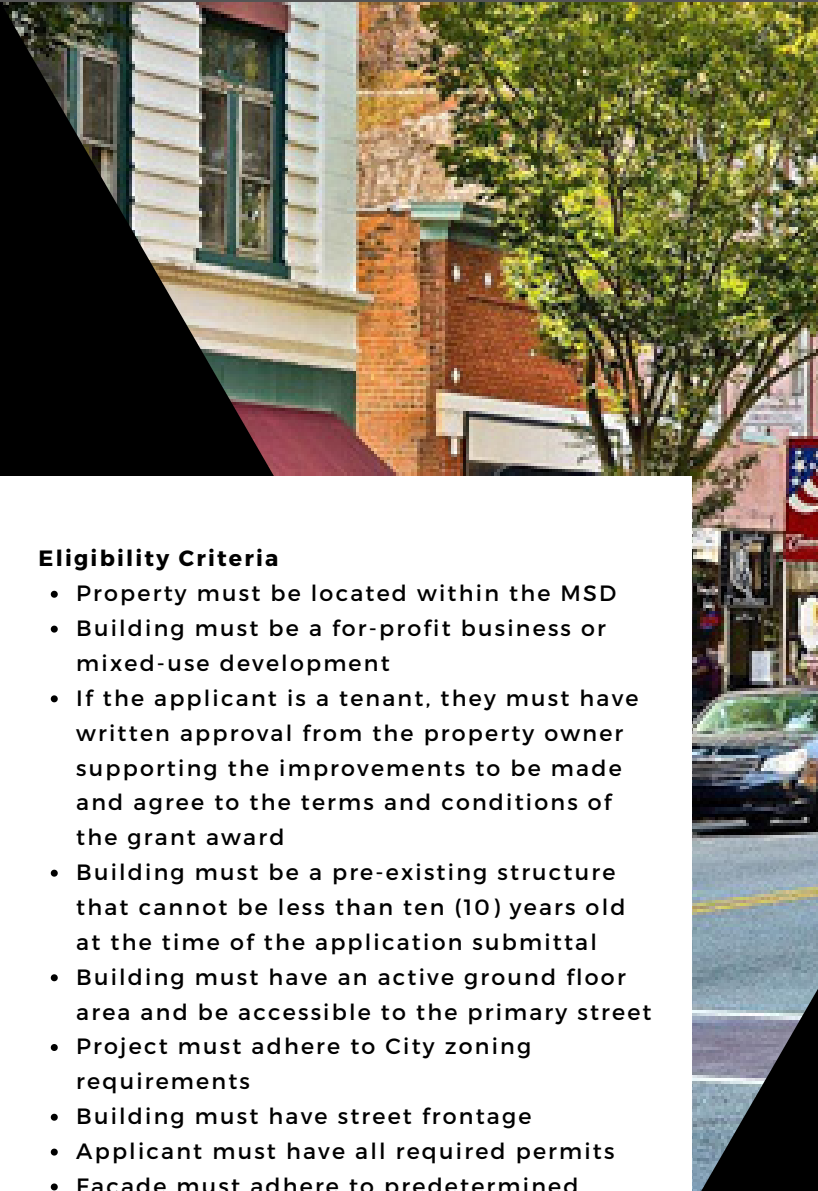
Applicants may apply separately for multiple addresses. Applications will be reviewed for adherence to Center City Design Standards and the Secretary of the Interior Standards for Redevelopment. All applications will be reviewed by a committee of staff appointed by the Planning Director.

**Qualified improvements for façades include:**

- Removal of false fronts (such as aluminum panels)
- Repair or replacement of windows, doors, and cornices
- Repair or replacement of facade materials
- New permanent signage and new awnings (signage cannot be painted on the windows)
- Exterior painting (new associated with a planned/funded rehabilitation effort)
- Design and construction costs

**Eligibility Criteria**

- Property must be located within the MSD
- Building must be a for-profit business or mixed-use development
- If the applicant is a tenant, they must have written approval from the property owner supporting the improvements to be made and agree to the terms and conditions of the grant award
- Building must be a pre-existing structure that cannot be less than ten (10) years old at the time of the application submittal
- Building must have an active ground floor area and be accessible to the primary street
- Project must adhere to City zoning requirements
- Building must have street frontage
- Applicant must have all required permits
- Façade must adhere to predetermined guidelines:
  - Secretary of the Interior Standards for Redevelopment
  - City of Concord Center City Design Standards
- Improvements made must remain with the property for a minimum of four (4) years following the disbursement of grant funds.
- If the funded improvements are removed from the property or damaged and not repaired within the four-year occupancy period, funds shall be repaid to the City. A monthly repayment plan may be utilized in ten (10) percent increments of the original grant reward.



*Downtown Façade Grant*

# PROGRAM DETAILS CONT.

**Disqualifying Factors**

- Properties shall not qualify for a grant if located outside the MSD, the building is newer than ten (10) years old, or if construction of the project starts before submittal or approval of application
- Design guidelines and standards are not adhered to in proposed projects or constructed project did not adhere to approved plans
- Applicant stops responding to City staff for inquiry on project. Grant process will be suspended until communications resume.
- Project Impact, Need, Visibility
  - Project is within the MSD
  - Project provides a response to a recognized need or opportunity
  - Project provides substantial and lasting benefit
- Historic Preservation
  - Project meets Secretary of the Interior Standards for Redevelopment
- Innovation and Beautification
  - Project is distinctive and attractive and complements the character of Downtown

**Application Details**

- The applicant must obtain all appropriate permits
- Applicant must fully complete a grant application, including submitting the required documents before staff will review application
- The City of Concord Planning and Neighborhood Development Department will review all applicants and determined eligibility
- Applicant has twelve (12) months to complete construction from the date of staff approval and notification

**Approval Criteria**

- Project Design
  - Project is well-planned and ready for implementation
  - Cost is realistic and clearly described
  - Application includes clear plans and a professional rendering, upon staff request

**Grant Payments**

The City of Concord will only make a grant payment upon the completion of the project. Applicants must provide the following for a grant payment from the City:

- Itemized receipts for project cost
- Satisfactory proof that the project is completed according to plans submitted at the time of grant application
- Form W9 completed in full

If the project is completed below cost, the City will not reimburse more than 50% of the total project cost.



## **Meeting Date**

October 14, 2021

## **Staff Report**

The subject property consists of one parcel, addressed as 580, 594, and 598 Cabarrus Ave. W., and 569-581 Flora Ave. NW. The property is +/- 6.6945 acres and is zoned PUD (Planned Unit Development).

The applicant/property owner (Michael Phillipps, E3 Catalyst) has submitted an application to the United States Department of Interior, National Park Service, through the North Carolina State Historic Preservation Office, for designation of the site on the National Register of Historic Places. According to the North Carolina Department of Natural and Cultural Resources “The National Register of Historic Places is the nation’s official list of buildings, structures, objects, sites and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture.” Properties and districts listed in the National Register sometimes also receive local designation in jurisdictions where local preservation commissions have been established according to the state enabling legislation, but there is no direct correlation between National Register listing and local designation.

Because the City of Concord is a Certified Local Government with the State Historic Preservation Office, both the Historic Preservation Commission and the City Council must provide a response to the State, either supporting or declining support of the property owner’s request to list the property on the National Register of Historic Places. Designation of properties on the National Register of Historic Places allows the property owner to apply for federal and state income tax credits in conjunction with State Historic Preservation Office approved rehabilitation efforts. National Register designation does not impact local tax status and would not establish any additional zoning regulations that would require added review by the City of Concord or Concord’s Historic Preservation Commission. On September 13<sup>th</sup>, the Historic Preservation Commission unanimously voted to provide the State Historic Preservation Office with a signed endorsement, supporting the property’s inclusion on the National Register of Historic Places.

The staff packet, presented to the Historic Preservation Commission, has been included in the Council’s agenda items. This document contains the application and historic summary report submitted to the State for National Register nomination. The summary report contains photographs and a description of the +/- 6.6945 acre site and a history of the of the eight (8) buildings once utilized for industrial manufacturing.

The request, along with the Historic Preservation Commission and City Council’s recommendations, is scheduled to be presented to the North Carolina National Register Advisory Committee on October 14<sup>th</sup>. The Committee and will then provide a recommendation to the U.S. Department of Interior, National Park Service for a final decision on National Register listing.

**DATE:** September 8, 2021

**SUBJECT:**

National Register Designation Request: NR-01-21

Applicant: Michael Phillipps

Location of subject property: 580, 594, 598 Cabarrus Ave. W,  
569-581 Flora Ave. NW

Staff Report prepared by: Katherine Godwin, Sr. Planner

**BACKGROUND:**

- The subject property is the former Norcott Mill-Cannon Mills Company Plant No. 10. Located at 580, 594, 598 Cabarrus Ave. W and 569-581 Flora Ave. NW PIN 5620-23-7893 (Exhibit A)
- Dates of Construction: 1916, 1923, 1938-1947, 1956-1963, 1964
- Applicant is seeking inclusion on the National Register for Historic Places for Norcott Mill-Cannon Mills Company Plant No. 10's entire exterior and interior as well as the warehouses, water tower, and pump house on the site including:
  - 1916 Mill
  - 1916 Cotton Warehouse
  - 1923 Addition
  - 1938-1947 Warehouse
  - 1938-1947 Water Tower
  - 1938-1947 Pump House
  - 1956-1963 Warehouse
  - 1964 Warehouse and Office Addition
- The applicant states that "Norcott Mill- Cannon Mills Company Plant No. 10 is locally significant both as one of the primary textile manufacturers that drove Concord's economic and physical growth during the twentieth century" as well as a piece of architecture that "displays character-defining elements of early- to mid-twentieth century industrial design." "The complex includes three originally freestanding warehouses erected circa 1916, between 1938 and 1947, and between 1956 and 1963, a 1927-1938 opening room, a circa 1916 cotton conditioning room, and circa 1916 and 1938-1947 hose houses." (Exhibit A).

**DISCUSSION:**

According to the North Carolina Department of Natural and Cultural Resources "The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. The National Register was established by the National Historic Preservation Act of 1966. The purpose of the Act is to ensure that as a matter of public policy, properties significant in national, state, and local history are considered in the planning of federal undertakings, and to encourage historic preservation initiatives



by state and local governments and the private sector. Though the National Register is a federal program, nominations are submitted by the states through state historic preservation offices.” (Exhibit D).

At the August 11, 2021 meeting of the Historic Preservation Commission, information about Norcott Mill-Cannon Mills Company Plant No. 10 was shared as part of the Local Landmark Designation process. “National Register listing should not be confused with local historic property and historic district designations. These designations are made by a local governing board on the recommendation of a local historic preservation commission.” (Exhibit D). “Properties and districts listed in the National Register sometimes also receive local designation in jurisdictions where local preservation commissions have been established according to the state enabling legislation, but there is no direct correlation between National Register listing and local designation.” (Exhibit D).

There are tax benefits associated with obtaining National Register status including a “20% federal income investment tax credit claimed against the costs of a qualified rehabilitation of the building. The federal credit applies only to income-producing, depreciable properties, including rental residential properties. The federal credit does not apply to owner-occupied residential properties. The cost of the rehabilitation must exceed the adjusted basis of the building. Plans for the rehabilitation are reviewed by the North Carolina Historic Preservation Office and the National Park Service, and work on the building must meet the Secretary of the Interior’s Standards for Rehabilitation.” (Exhibit D).

**National Register Criteria for Evaluation:**

“The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries for the National Register.

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.”  
(Exhibit D).

“The two principal issues to consider in determining eligibility for the National Register are “significance” and “integrity.” A property may have “significance” for association with important events or patterns of history (criterion A); for association with an important historical figure (criterion B); as an important example of period architecture, landscape, or engineering (criterion C); or for the information it is likely to yield (criterion D, applied to archaeological sites and districts, and sometimes applied to certain types of structures). A National Register nomination must demonstrate how a property is significant in at least one of these four areas. Properties are nominated at a local, state, or national level of significance

depending on the geographical range of the importance of a property and its associations. The level of significance must be justified in the nomination. The majority of properties (about 70%) are listed at the local level of significance. The level of significance has no effect on the protections or benefits of listing. Besides meeting one or more of the above criteria, a property must also have "integrity" of "location, design, setting, materials, workmanship, feeling, and association." This means that the property must retain enough of its historic physical character (or in the case of archaeological sites, intact archaeological features) to represent its historic period and associations adequately." (Exhibit D).

### **The Process:**

Nominations to the National Register are submitted from each of the states by the State Historic Preservation Officer (SHPO). In North Carolina, the SHPO is the Deputy Secretary of the Office of Archives and History and the section that administers the program is the State Historic Preservation Office. The National Register Advisory Committee of North Carolina meets in February, June, and October to consider the eligibility of properties. If recommended for nomination, the application is forwarded to the SHPO and the Keeper of the National Register with the National Park Service in Washington, DC. (Exhibit D).

As a Certified Local Government (CLG), the Historic Preservation Commission has sixty (60) days in which to comment on the proposed nomination (Deadline October 13, 2021). The HPC is supposed to provide an opportunity for public comment on this nomination according to the terms specified in the certification agreement with the State Historic Preservation Office (Exhibit C). A public hearing on the National Register nomination of Norcott Mill- Cannon Mills Company Plant No. 10 has been properly advertised and public comments will be collected on September 8, 2021. The nomination will also need to be brought before Mayor Dusch and/or the City Council for additional comment (Exhibit C).

### **ATTACHMENTS**

Exhibit A: Draft National Register of Historic Places Registration Form

Exhibit B: Subject Property Map

Exhibit C: Letters from SHPO

Exhibit D: National Register Fact Sheets

### **ACTION REQUESTED**

1. Hold a public hearing to collect public comment regarding the National Register Nomination of Norcott Mill-Cannon Mills Company Plant No. 10.
2. Discuss/ make a determination regarding the appropriateness of recommending the site for National Register Nomination and submitting the public comments and one of the following statements to the State Historic Preservation Office.
3. Make a motion to adopt one of the following paragraphs:

We, the Concord Historic Preservation Commission, have reviewed and discussed the nomination for Norcott Mill-Cannon Mills Company Plant No. 10 and find that the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register.

---

Commission chair's signature and date

**OR**

We, the Concord Historic Preservation Commission, have reviewed and discussed the nomination for Norcott Mill-Cannon Mills Company Plant No. 10 and find that the property does not meet the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, do not recommend that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below (use additional sheet if necessary).

---

Commission chair's signature and date

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Norcott Mill - Cannon Mills Company Plant No. 10  
other names/site number N/A

### 2. Location

street & number 580, 594, 598 Cabarrus Avenue West; 569-581 Flora Avenue NW N/A not for publication  
city or town Concord N/A vicinity  
state North Carolina code NC county Cabarrus code 025 zip code 28027

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property

meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_  
North Carolina Department of Natural and Cultural Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See Continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.  See continuation sheet
  - determined eligible for the National Register.  See continuation sheet
  - determined not eligible for the National Register.
  - removed from the National Register.
  - other, (explain): \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
 (Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
 (Do not include previously listed resources in count.)

Contributing	Noncontributing	
8	0	buildings
1	0	sites
1	0	structures
0	0	objects
10	0	Total

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of Contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

INDUSTRY: Manufacturing Facility

INDUSTRY: Industrial Storage

**Current Functions**

(Enter categories from instructions)

VACANT: Not in use

COMMERCE/TRADE: Auto repair shop

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Other: Heavy-timber mill construction

Other: Steel-framed, load-bearing-brick-wall mill construction

**Materials**

(Enter categories from instructions)

foundation BRICK

walls BRICK

CONCRETE

METAL

roof SYNTHETICS: Rubber

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- Criteria A, B, C, D with checkboxes and descriptions regarding property significance.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions regarding property characteristics.

Areas of Significance

(Enter categories from instructions)

Industry
Architecture

Period of Significance

1916-1971

Significant Dates

1916
1923
1927-47
1956-1963
1964

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

T. C. Thompson and Brothers, builder, 1916
Brown and Harry, builder, 1923 addition
Cannon Mills Company, 1964 additions

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Criteria for previous documentation on file (NPS) with checkboxes.

Primary location of additional data:

- Criteria for primary location of additional data with checkboxes.

Name of repository: Rubenstein Library, Duke University
Concord Library, Cabarrus County
Kannapolis History Associates' Hinson History Room in
A. L. Brown High School in Kannapolis

Norcott Mill - Cannon Mills Company Plant No. 10  
Name of Property

Cabarrus County, NC  
County and State

**10. Geographical Data**

Acreage of Property 6.7 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>35.398526</u>	<u>-80.600723</u>	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
					See continuation sheet		

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Heather Fearnbach  
organization Fearnbach History Services, Inc. date 2/16/2020  
street & number 3334 Nottingham Road telephone 336-765-2661  
city or town Winston-Salem state NC zip code 27104

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional Items**

(Check with the SHPO or FPO for any additional items.)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name E3 Catalyst  
street & number P. O. Box 1127 telephone (303) 882-6723  
city or town Concord state NC zip code 28026

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

## Section 7. Description

Norcott Mill – Cannon Mills Company Plant No. 10 and the surrounding street grid are rotated approximately fifteen degrees from true cardinal direction. However, this document is written as though the industrial complex, Cabarrus Avenue West, and Flora Avenue NW have true east-west orientation.

### Setting

Located about 1.5 miles southwest of downtown Concord's central commercial district, Norcott Mill – Cannon Mills Company Plant No. 10 occupies a 6.7-acre parcel in the block bounded by First Street NW to the west, Flora Avenue NW to the north, White Avenue NW to the east, and Cabarrus Avenue West to the south. The nominated area encompasses eight contributing buildings, one contributing site (the walls of a building with a completely collapsed roof), and one contributing structure erected from 1916 through 1964. The 1905 opening of the former Brown Manufacturing Company cotton mill, located on White Avenue NW's east side, spurred the area's development. Although Cannon Mills assumed operation of the Brown Manufacturing Company factory in 1956 and purchased the property upon that concern's 1963 liquidation, the Brown Manufacturing Company plant retained its name and Norcott and Brown mills continued to operate independently, headed by separate management teams, and produce different goods. Modest early-twentieth-century residences built by Brown Manufacturing Company, Norcott Mills, and speculative developers to house mill employees surround the industrial complexes. The area, platted as "Missouri City," was named after Missouri Brown, building contractor and Brown Manufacturing Company co-incorporator Rufus A. Brown's wife.<sup>1</sup> Commercial buildings and dwellings flank Cabarrus Avenue West.

Norcott Mill, which became Cannon Mills Company Plant No. 10 in 1928, is a two-story-on-basement brick building completed in 1916 and enlarged through 1964. The mill fronts Cabarrus Avenue West at the parcel's south end. A small asphalt-paved parking area is adjacent to White Avenue NW. Asphalt-paved and gravel drives provide access to south and west entrances. Grass lawn fills the remaining area between the mill and concrete municipal sidewalks bordering White Avenue NW and Cabarrus Avenue West. Ornamental landscaping was historically nonexistent.

Paved drives extend from White Avenue NW and Flora Avenue NW to the large parking lot that fills the tract's northeast section. Warehouses connected by a concrete loading dock with a flat-roofed canopy span the parcel's west section. The steel water tower and pump house stand on a grass lawn northwest of the south warehouse. The unpaved drive between the cotton warehouses provides First Street NW egress. The area west of the north warehouse is heavily overgrown with volunteer vegetation. A frame hose house is north of that warehouse near Flora Avenue NW.

<sup>1</sup> *Concord Times*, October 27, 1905, p. 3.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

At the parking lot's south end, a long concrete ramp built between 1975 and 2001 supplies access to second-story loading docks at the west end of the mill's north elevation. The ramp has concrete-block foundation walls and tubular-steel guard rails. A short run of steel steps leads to a steel landing at the dock's north end. The landing extends east of the ramp to a single-leaf entrance in the mill's westernmost bay. A straight run of steel steps with tubular-steel railings rises from ground level to that entrance.

The paved area east of the ramp adjacent to the first-story loading docks is at a lower elevation than the parking lot in order to accommodate deliveries and shipments. A terra-cotta-block east retaining wall and concrete-block west retaining wall ameliorate the grade differential. A late-twentieth-century frame walkway with a dimensional lumber railing extends along the east retaining wall to the first-story entrance west of the restroom tower. A tubular-steel railing lines the upper edge of the basement window well's concrete retaining wall adjacent to the tower's north elevation.

### Site Evolution *(see also historic photograph and Sanborn maps on pages 47-50)*

T. C. Thompson and Brothers commenced erecting the approximately \$175,000 two-story-on-basement brick Norcott Mill on White Street's west side south of the Brown Manufacturing Company plant in mid-September 1915. The factory began operating in early May 1916.<sup>2</sup> The earliest available Sanborn map illustrating the mill was created in April 1921. At that time, the complex filled much of the block bounded by Charlotte Street (now Cabarrus Avenue West) to the south, Brown Avenue (later removed north of Charlotte Street to facilitate mill expansion) to the west, Cramer Avenue to the north, and White Avenue to the east, and extended across Brown Avenue to a one-story frame circa 1916 cotton warehouse with a brick opening room in its southeast corner. A frame loading platform spanned the southern two-thirds of the cotton warehouse's east elevation. Other freestanding buildings included a two-story brick office building fronting Charlotte Street at the parcel's southeast corner, a small one-story frame building west of the office, two small frame hose houses and two small frame one-story storage buildings east and south of the mill, and a one-story brick cotton conditioning room south of the mill. An electric substation south of the conditioning room transmitted power to the plant.<sup>3</sup>

Fire-prone areas such as boiler, picker, and opening rooms; waste houses; and warehouses were separated from manufacturing space. The one-story brick boiler room projects from the mill's south elevation, while the one-story brick picker room spanning the west elevation had a small one-story brick waste house that extended from its southwest corner. Fire suppression features included a 20,000-gallon water

<sup>2</sup>"Contract Awarded," *Daily Tribune*, September 17, 1915, p. 1; "Local and Otherwise," *Daily Tribune*, September 25, 1915, p. 4; *Concord Times*, September 13, 1915, p. 12; "The Norcott Mills," *Charlotte News*, February 21, 1917, p. 66.

<sup>3</sup>Sanborn Map Company, "Concord," April 1921, sheet 19.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

tank mounted on the roof of the two-story restroom tower on the north elevation. A 100,000-gallon stand pipe, three hydrants, and a valve house supplied the sprinkler system.<sup>4</sup>

In February 1923, Gastonia contractors Brown and Harry began erecting a two-story-on-basement brick addition that filled the space between Norcott Mill's east end and White Avenue NW.<sup>5</sup> This expansion increased the factory's size by approximately one-third and added a stair tower on the south elevation. The May 1927 Sanborn map indicates that the site was otherwise unchanged. A 1938 aerial photograph illustrates four additions south of the cotton warehouse—a cotton loading platform, opening room, storage room, and a waste house. The image resolution is poor, making it difficult to discern other changes, but it appears that the rest of the site generally remained the same. However, as shown on the March 1947 Sanborn map, Cannon Mills had by that time constructed a one-story, frame, five-section warehouse with brick firewalls in three phases north of the 1916 cotton warehouse and Cramer Avenue and west of Brown Avenue. A concrete loading platform spanned the east elevation. Other improvements between 1947 and 1950 included a steel water tower with a 150,000 tank on Cramer Avenue's south side northwest of the 1916 warehouse and a 250,000-gallon reservoir between the office and electric transformer station south of the mill.<sup>6</sup>

The mill's long roof monitor was removed between 1950 and 1956. A one-story brick warehouse was erected southwest of the 1916 cotton warehouse between 1956 and 1963. During the same period, three of the four mill worker houses that fronted Brown Avenue in the block northeast of the mill were demolished to create a parking lot. The fourth house had been demolished by 1968. The portion of Cramer Avenue north of the 1916-1923 mill served as an access drive. In 1964, a two-story, windowless, brick cooling tower was built on the mill's north elevation east of the restroom tower. At the same time, a portion of Brown Avenue between the mill and the opening room was closed to permit construction of a one-story two-section brick warehouse and office addition in that area. Between 1968 and 1975, a corrugated-metal-sheathed elevated passage was built across White Avenue NW, connecting the stair tower on Norcott Mill's south elevation and a second-story entrance in the west bay of Brown Manufacturing Company's south elevation. During the twentieth century's final quarter, the office and the 1927-1938 waste house south of the opening room were demolished, the reservoir filled, the electric transformer station removed, and a long ramp erected at the north elevation's west end to provide second-story loading dock access.<sup>7</sup>

<sup>4</sup> Ibid.

<sup>5</sup> "Start Addition to the Norcott Mill," *Daily Tribune*, February 16, 1923, p. 1; "Addition to be Built to the Brown Mill," *Daily Tribune*, February 22, 1923, p. 1.

<sup>6</sup> Sanborn Map Company, "Concord," May 1927 and March 1947, sheet 23; Cabarrus County GIS, aerial imagery, 1938 and 1950, <http://gis.cabarruscounty.us/gisdataexplorer/> (accessed December 2019).

<sup>7</sup> The office was demolished after historian Peter Kaplan's 1979 Cabarrus County architecture survey. Cabarrus County GIS, aerial imagery, 1956, 1964, 1968, 1975, 2001, 2019, <http://gis.cabarruscounty.us/gisdataexplorer/> (accessed December 2019); *Tribune*, April 14, 1964.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 4

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

## Resource List (in inventory order)

- Norcott Mill – Cannon Mills Company Plant No. 10**, 580 Cabarrus Avenue West, 1916, 1923, between 1956 and 1963, 1964, contributing building
- Cotton Conditioning Room**, circa 1916, contributing building
- East Hose House**, circa 1916, contributing building
- Cotton Warehouse**, 569 Flora Avenue NW, circa 1916, contributing building
- Opening Room**, 594 Cabarrus Avenue West, erected between 1927 and 1938, contributing site
- Warehouse**, 598 Cabarrus Avenue West erected between 1956 and 1963, contributing building
- Water Tower**, erected between 1938 and 1947, contributing structure
- Pump House**, erected between 1938 and 1947, contributing building
- Cotton Warehouse**, 573-581 Flora Avenue NW, erected in three stages between 1938 and 1947, contributing building
- North Hose House**, erected between 1938 and 1947, contributing building

## Inventory List

Each resource is assigned a name based on the initial and/or long-term use. Actual or approximate completion dates and the dates of any major alterations or additions follow the property name. Construction and alteration dates are based on deeds, historic documents, city directories, photographs, newspaper articles, Sanborn Map Company maps, Cabarrus County property record cards and aerial photographs, and architectural style. Primary source repositories include the Cabarrus County Public Library in Concord, the Kannapolis History Associates' Hinson History Room in A. L. Brown High School in Kannapolis, and Rubenstein Library at Duke University in Durham.

The period of significance begins in 1916 with Norcott Mill's completion and continues to 1971. Each resource is designated as contributing or noncontributing to the property's historic significance and integrity. The evaluations are based on age and degree of alteration. Buildings constructed in or before 1971 are considered to be contributing if they retain architectural and historic integrity from the period of significance. Contributing resources must possess integrity of location, design, setting, materials, workmanship, feeling, and association.

In the following inventory list, principal resource headings are in bold and underlined. Dates reflect the year of construction completion. Currently assigned street addresses are referenced. Although the 1916-1923 mill, warehouses, and opening room were functionally connected within the period of significance, originally freestanding plant sections are considered individual resources for National Register purposes. The following inventory enumerates the mill followed by ancillary buildings and structures.

Exhibit A

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

### Norcott Mill – Cannon Mills Company Plant No. 10, 580 Cabarrus Avenue West, 1916, 1923, between 1956 and 1963, 1964, contributing building

Norcott Mill was gradually enlarged and updated to meet manufacturing needs. The two-story-on-basement, seventeen-bay-long and nine-bay-wide, brick 1916 factory was expanded in 1923 with a two-story-on-basement, nine-bay-long and nine-bay-wide, brick east wing. Cannon Mills' humidification and HVAC system installation involved the north cooling tower's construction in 1964. At the same time, the portion of Brown Avenue between the mill and the opening room was closed to permit construction of a one-story two-section brick warehouse and office addition in that area.<sup>8</sup>

The 1916 mill and 1923 addition have very low-pitched gable roofs and redbrick walls executed in five-to-one common bond with quadruple-header-course segmental-arched window and door lintels and cast-stone sills. On the north and south elevations, rectangular second-story openings extend to the top of the parapet between projecting shaped heavy-timber rafter ends. Tall multipane wood sash windows and a central hip-roofed roof monitor with three-foot-tall kneewalls and long bands of windows initially provided ample light. The monitor was removed between 1950 and 1956. Much of the basement is above grade, which allowed for large windows. No original sash survive. Cannon Mills installed multipane steel-frame sash in some openings. Although the majority of the building's window openings were enclosed with brick in conjunction with 1964 air conditioning system installation, original opening size, shape, quantity, and rhythm are clearly discernible as brick lintels and cast-stone sills remain. Brick infill will be removed and historically appropriate sash installed during the rehabilitation. All exterior doors have also been replaced. The mill has rubber membrane and tar and gravel roofs.

The following description begins with the 1923 addition's south elevation and moves clockwise around the building.

The lower two stories of the 1923 addition's south elevation are obscured by a corrugated-metal-sheathed elevated passage built between 1968 and 1975 that spans White Avenue NW, connecting Norcott Mill's stair tower to the second-story entrance in the west bay of Brown Manufacturing Company's south elevation. Steel posts and beams support the passage and frame the five-to-one common bond redbrick walls of the two-bay-wide ground-level room beneath it. The room's east elevation is blind. Two square six-pane steel sash fill small window openings with cast-stone sills on its south elevation.

The 1923 addition's easternmost two ground-level bays contain a basement entrance and a window. The ten-pane-wood-frame door transom is original, but the single-leaf aluminum-frame door and sidelight were installed in the mid-twentieth-century along with the sixteen-pane steel sash with a central eight-pane hopper in the adjacent window opening. First- and second-story window opening are filled with

<sup>8</sup> *Tribune*, April 14, 1964.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

brick with the exception of the easternmost second-story opening, a portion of which contains a twenty-pane sash with an eight-pane hopper.

West of the passage, the four-stage 1923 entrance and stair tower projects from the south elevation at the 1916 mill and 1923 addition's intersection. The tower replaced an internal stair at the 1916 mill's southeast corner. Cannon Mills increased the tower's height in the 1960s and erected a tall brick windowless freight elevator shaft on its east side. (The original internal elevator was located west of the stair.) The tower's east elevation is blind. Two small, square, six-pane steel sash pierce the fourth stage of its south elevation. Otherwise, brick fills single quadruple-header-course segmental-arched window and door openings. The twelve-pane steel sash with an eight-pane upper hopper in a portion of the west third-stage window opening and the six-pane steel sash in a corner of the second-stage window opening were added in the mid-twentieth century. The late-twentieth-century single-leaf six-panel ground-level door likely replaced a double-leaf door and multipane transom.

All but two window openings on the 1916 mill's south elevation are enclosed with brick. Eight-pane steel sash with projecting header-course sills fill a portion of the second and third second-story window openings west of the stair tower. A corrugated-metal roll-up door and a single-leaf six-panel door have been added in the fourth and fifth basement bays. A flat corrugated-metal canopy supported by slender rectangular steel posts spans the area between the corrugated-metal roll-up door and the freestanding one-story brick 1916 cotton conditioning room (a separately counted resource described later in Section 7) to the south. To the west, a two-story brick mechanical room abuts a longer one-story brick boiler room. Both have flat concrete roofs and blind walls. A double-leaf steel door with a six-pane upper section fills most of the boiler room's south elevation. A tall square brick smokestack rises from the boiler house roof between south elevation window openings.

To the west, the narrow one-story-on-basement 1916 picker room at the main block's west end abuts the redbrick 1964 warehouse and office addition. A single-leaf door provides access to the picker room basement. West of that entrance, a tall, square, redbrick freight elevator shaft was built in conjunction with the 1964 addition. To the south, a poured-concrete ramp with formed-concrete retaining walls topped with tubular steel guard rails leads to the 1964 addition's below-grade basement entrance, secured with a double-leaf plywood door. The addition is windowless due to its original climate control system. The walls are laid in a distinctive common bond comprising five courses of stretchers followed by a course of alternating headers and stretchers. Four square louvered vents pierce the south wall's upper portion. Terra-cotta coping caps the flat east and west parapets. A flat corrugated-metal canopy supported by slender rectangular steel posts shelters the single-leaf six-panel office door near the west elevation's south end and the adjacent concrete loading dock that extends west across a portion of the originally freestanding opening room's south wall.

Exhibit A

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

The picker room's west wall is encapsulated within the 1964 addition. On the main block's west elevation, the second-story window openings are filled with brick.

The 1964 addition's west and north elevations are blind. The north wall abuts the picker room's north wall, where multipane steel sash have been installed in two window openings. East of the picker room, a straight run of steel steps with tubular-steel railings rises from ground level to a second-story entrance in the westernmost bay of the main block's north elevation. The landing and steel steps facilitate egress to the adjacent concrete ramp, which extends from the parking lot to three second-story loading docks with corrugated-metal roll-up doors.

East of the ramp, a below-grade paved area abuts three first-story loading locks with corrugated-metal roll-up doors. To the east, at parking-lot grade, a single-leaf door has been added in the bay west of the three-bay-wide and one-bay-deep restroom tower. The 1916 restroom tower was two bays wide. The east bay was constructed between 1938 and 1950. It is likely that the window openings were modified at that time. Eight-pane steel sash were installed in six openings (three on each level) in the 1916 tower. The addition has two four-pane steel sash. The second-story sash are exposed, but particle board covers the first-story sash.

A two-story 1964 cooling tower projects from the mill's north elevation east of the restroom tower. The windowless walls are laid in five-to-one-common-bond redbrick. Plywood covers the wide entrance at the north elevation's west end. Tall rectangular louvered vents pierce the north wall's east section and the east wall. A plywood-sheathed wall and single-leaf door fill the below-grade basement entrance bay on the east elevation.

The tower covers six bays of the 1916 mill's north wall, but the east half of the easternmost bay and the 1923 addition's nine-bay north elevation are exposed to the east. All window openings are enclosed, most with redbrick. However, variegated gray concrete masonry units, round metal ducts, and a square louvered metal vent fill portions of the basement windows. All openings on the nine-bay east elevation are filled with redbrick. Square louvered metal vents have been installed in two first- and two second-story bays.

### Interior

The mill's open plan and interior finishes original to each construction phase are substantially intact. The exposed 1916-1923 structural system comprises painted brick walls, heavy-timber and steel posts and beams, wide-board roof decking, and hardwood and concrete floors. The wood floor system consists of thick plank decking, a diagonal-board middle layer, and a tongue-and-groove hardwood top layer. A several-inch-thick concrete slab covers the second-story wood floor boards. Long rows of posts divide

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

manufacturing areas and warehouses into wide bays that accommodated sizable machinery. In the 1916 mill, square heavy-timber posts and heavy-timber beams were supplemented with steel I-beams and posts in the mid-twentieth century. Slender round steel posts support heavy-timber beams on the 1923 addition's first- and second floors, while more robust steel basement posts carry a heavier load. Throughout the building, steel connecting plates secure posts to beams. Steel braces and girders provide reinforcement to compensate for heavy equipment weight and vibration. Where an addition's construction involved the removal of portions of walls between mill sections, steel posts and beams were added as needed to reinforce openings. The 1964 warehouse and office addition has painted brick walls, steel I-beams and posts, wide-board roof decking, and hardwood and concrete floors.

At most interior entrances, galvanized-sheet-metal-clad, solid-core-wood doors, known as kalamein doors, slide on steel tracks and are held open by weighted pulleys. Sliding and roll-up metal doors secure loading dock entrances. Fluorescent lights and sprinkler system pipes hang from the ceilings. Surface-mounted metal conduit houses electrical wiring. Rigid metal ductwork and sizable air handling units remain from mid-1960s air conditioning and humidification systems configured for the plant.

Frame partition walls have been erected in a few areas. The 1923 addition's southeast first-floor corner was enclosed with painted-plywood in the mid-twentieth century to create a canteen. Five offices fill much of the south 1964 addition. The canteen and offices have dropped-acoustical-tile ceilings and vinyl-composition-tile floors. The office walls are covered with painted gypsum-board on the exterior and faux-wood paneling on the interior.

The cantilevered mezzanine office at the 1923 addition's southeast second-floor corner overlooks the factory floor. A narrow stair with a solid wood railing leads to a small landing at the single-leaf entrance on the north elevation. The walls comprise large twelve-pane wood sash above a narrow-vertical-board kneewall. Plywood closets with single-leaf plywood doors line the walls beneath the mezzanine. A rectangular, painted-plywood-sheathed, low-ceilinged, late-twentieth-century office abuts the center of the second floor's west wall. On all floors, restrooms have two-panel wood doors, painted brick walls, black-and-white mosaic tile floors, and white porcelain fixtures. The lower portions of restroom walls are parged with concrete.

In the 1916-1923 basement, the 1923 addition's poured-concrete floor is approximately two feet lower than the 1916 mill's wood floor. Narrow horizontal boards enclose the office in the 1923 addition's southeast corner. Much of the north wall is open above a service counter. Two six-pane wood sash flank the single-leaf door on the west elevation. Narrow-vertical-boards sheathe the interior walls beneath the windows. The walls comprise large twelve-pane wood sash above a kneewall. A built-in wood hanging cabinet with a glazed double-leaf door remains at the office's northwest corner.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 9

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

The 1964 warehouse and office addition's low-ceilinged basement is characterized by unpainted brick walls, a poured-concrete floor, and square reinforced-concrete posts and beams. The underside of the first-story concrete floor decking is exposed. The 1964 cooling tower basement is finished in a similar manner, but without reinforced-concrete posts and beams due to its narrow width.

### Cotton Conditioning Room, circa 1916, contributing building

A flat corrugated-metal canopy supported by slender round steel posts spans the area between the basement service entrance on the mill's south elevation and the freestanding one-story flat-roofed circa 1916 cotton conditioning room to the south. A slightly deeper canopy with a slender rectangular steel corner post shelters the concrete and brick loading dock that spans the room's east elevation. The redbrick walls are laid in five-to-one common bond with quadruple-header-course segmental-arched window and door lintels and cast-stone sills. Window and door openings have been enclosed with brick. A wide opening with a corrugated-metal roll-up door has been added at the north elevation's east end. To the west, a small plywood-sheathed shed-roofed late-twentieth-century storage closet projects from the north elevation's center.

### East Hose House, circa 1916, contributing building

The small, flat-roofed, vertical-board-sided hose house north of the mill's east section has a single-leaf board-and-batten door on the south elevation. Siding has been removed from the east elevation. Metal coping protects the roof edges.

### Cotton Warehouse, 569 Flora Avenue NW, circa 1916, contributing building

An originally freestanding, one-story, heavy-timber-frame warehouse is located west of the mill. The building has a low-gable roof and rests on a painted brick foundation. Original painted board-and-batten siding sheathes a portion of the east elevation; mid-twentieth-century corrugated-metal panels cover the remaining walls. A sliding wood door remains at the loading dock entrance on the east elevation. The glass in the six-pane wood sash above the door has been painted. A late-twentieth-century steel door has been installed near the north elevation's east end. The remainder of the elevation is blind. The small shed-roofed porch near the west elevation's north end has been enclosed with unpainted plywood. The sash has been removed from the window opening to the south, now filled with plywood. A high six-pane steel sash with a four-pane upper hopper remains near the west elevation's center. A vent has been installed in the window opening to the south. Rafter ends are exposed on the west elevation.

The open, two-bay-wide interior is characterized by concrete floors, heavy-timber posts and beams, and exposed flush-board roof decking. The posts at the building's center are topped with short heavy-timber

Exhibit A



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 10

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

segments with angled ends to bolster the central junction of the heavy-timber roof beams. Insulation and painted-plywood sheathing has been installed between heavy-timber wall framing members. Rollup corrugated-metal doors secure the northwest and northeast entrances. Plywood encloses a storage area abutting the west elevation, two southwest corner offices, and a southeast corner restroom. The east half of the brick south wall is original; the west half replaced a heavy-timber-frame wall, most likely when the adjacent mid-twentieth-century brick mill addition was erected. Fluorescent lights and sprinkler system pipes have been dropped from the ceilings throughout the building.

A flat-roofed canopy comprising heavy-timber beams, flush-board roof decking, and square wood and round steel posts covers the at-grade concrete loading dock abutting the warehouse's east elevation. The canopy extends to the north and south warehouses.

The low-ceilinged partial basement is only accessible from the corridor to the south (described below). One wide and two narrow metal-clad kalamein doors hang on metal tracks at the entrances to a storage area and two restrooms. Square brick posts, heavy-timber beams, and wood decking support the warehouse floor. The basement has a concrete floor.

### Opening Room, 594 Cabarrus Avenue West, erected between 1927 and 1938, contributing site

Between 1927 and 1938, the one-story brick opening room and the cotton loading platform that abutted its north elevation were erected south of the 1916 cotton warehouse at a lower elevation. The platform, which was at the same grade as the opening room, connected the south end of the 1916 warehouse's east loading dock to the opening room and the 1916 warehouse basement. The platform became a wide enclosed corridor upon the construction of the 1956-1963 warehouse. The corridor roof system comprises steel I-beams and flush-board decking. A rollup corrugated-metal door secures the loading dock entrance at the east end of the corridor's north elevation. The corridor and opening room have poured-concrete floors.

The opening room's north, south, and east elevations remain. Most of the west wall was removed to facilitate connectivity with the 1956-1963 warehouse. The south wall has the only exterior exposure, as the east and north walls are encapsulated within additions. The south elevation's east section has a stepped parapet. However, the wall's upper western portion suffered damage when the roof collapsed. Heavy-timber beams and flush-board decking support the remaining portion of the roof. The failure of a steel I-beam added during the mid-twentieth century to bolster the roof system may have contributed to its collapse. An interior rollup corrugated-metal door at the opening room's southeast corner provides egress to the 1964 warehouse and office addition. A flat corrugated-metal canopy with slender rectangular steel posts shelters the single-leaf entrance near the south elevation's east end and the adjacent concrete loading

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 11

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

dock that extends west from the south 1964 warehouse/office addition. The almost-total roof collapse resulted in the opening room's classification as a site for National Register purposes.

### **Warehouse, 598 Cabarrus Avenue West, erected between 1956 and 1963, contributing building**

This one-story, flat-roofed, five-to-one-common-bond redbrick warehouse is southwest of the 1916 warehouse and west of the opening room. Five tall fifteen-pane steel sash with six-pane hoppers pierce both the north and south walls. Four identical sash flank the large corrugated-metal roll-up door on the west elevation. A late-twentieth-century unpainted wood landing provides access to the single-leaf steel door near the west wall's south end. Dense vegetation obscures the north elevation.

The structural system—flat steel trusses, flush-board roof decking, a central steel beam supported by a row of steel posts on concrete plinths, and a poured-concrete floor—is exposed on the interior. The brick walls, including the 1916 warehouse's basement wall at the room's northeast corner, have been painted.

### **Water Tower, erected between 1938 and 1947, contributing structure**

The water tower comprises a riveted steel 140-foot-tall structure with four angled columns that supports a round, conical-roofed, 150,000-gallon steel water tank. Horizontal struts and angled tie rods span the lattice columns, which are bolted to steel base plates and concrete footings. A central vertical riser pipe rises through the pumphouse roof to supply water to the tank. A fixed steel ladder attached to the exterior of the northwest column leads to a 24-inch-wide steel balcony secured by a two-bar, steel pipe, 37 ½-inch-tall railing that encircles the hemispherical bottom tank. A short ladder hangs from a swivel joint attached to a steel rod at the roof's peak. The ladder has the capability to rotate around the tower. A manhole with a hinged cover provides access to the tank from the roof, which is topped with a cast-iron ball finial. The tower's manufacturer has not been identified. Cannon Mills constructed the water tower after the 1938 Cabarrus County aerial photograph of the site was taken and before the 1947 Sanborn map's issuance.

### **Pump House, erected between 1938 and 1947, contributing building**

A shed-roofed pump house executed in five-to-one common bond is at the base of the water tower. The short single-leaf door on the east elevation opens into a mostly below-grade small space containing a pump, pipes, and other equipment. Cannon Mills constructed the pump house after the 1938 Cabarrus County aerial photograph of the site was taken and before the 1947 Sanborn map's issuance.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 12

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

### Cotton Warehouse, 573-581 Flora Avenue NW, erected in three stages between 1938 and 1947, contributing building

The 1947 Sanborn map is the first to show this one-story five-part cotton warehouse, which appears to have been erected in three stages: two south bays, a central bay, and two north bays. The rear elevations are staggered, with the bays becoming slightly shorter with each construction phase, perhaps to provide additional space for navigation. Brick fire walls executed in five-to-one common bond separate each section. The building was originally clad with painted board-and-batten siding. The battens were removed to allow for mid-twentieth-century installation of corrugated-metal siding on most walls and wide horizontal asbestos siding beneath the canopy. Small sections of metal and asbestos siding have been removed to expose original vertical boards on the south and east elevations. Corrugated-metal panels also cover window openings in the upper portion of the east and west walls. However, five six-pane steel-frame sash remain on each of the north and south elevations. Screen windows have been installed on all but the easternmost window on the north wall. No original doors remain. On the east and west elevations, corrugated-metal rollup and single-leaf six-panel steel doors allow egress to each bay. Some portions of the two south bay's west walls have been removed; others have collapsed.

The open interior is characterized by concrete floors, unpainted brick firewalls, square wood posts, and exposed flush-board roof decking. Each warehouse section is two bays wide. Central posts are topped with short wood segments with angled ends that originally bolstered the central junction of wood roof beams in all sections. However, Cannon Mills replaced the wood beams in the two south bays with steel I-beams in the mid-twentieth century. Each warehouse section was slightly modified during the late-twentieth century. Particle board and plywood sheathe frame walls (the east and west elevations in all bays, the south bay's south wall, and the north bay's north wall) and encloses corner offices and restrooms. Fluorescent lights and sprinkler system pipes have been dropped from the ceilings throughout the building.

A flat-roofed canopy supported by wood and steel beams, flush-board roof decking, and round steel posts covers the concrete loading dock erected by 1947 that abuts the warehouse's east elevation. A brick foundation supports the dock's elevated southern portion, which includes a ramp adjacent to the second bay.

### North Hose House, erected between 1938 and 1947, contributing building

The pyramidal-hip-roofed frame hose house north of the north warehouse is sheathed in German siding with the exception of the north elevation's weatherboarded lower half. A double-leaf board-and-batten door remains on the south elevation. Metal coping protects the roof peaks. A portion of the roof's west slope, the west soffit, and the south boxed cornice have collapsed.

Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 13

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

## Integrity Statement

Norcott Mill – Cannon Mills Company Plant No. 10 possesses high integrity of location, setting, feeling, association. The plant occupies the parcel associated with its operation from 1916 until 1991. Modest early-twentieth-century residences built by Norcott Mills, Brown Manufacturing Company, and speculative developers to house mill employees surround the industrial complexes. Four mill worker houses that fronted Brown Avenue in the area directly north of the 1916-1923 mill were demolished between 1956 and 1968 to create a parking lot, but the houses facing White Avenue NW and First Street NW on the mill parcel's northeast and west edges remain. The 1964 closure of the portion of Brown Avenue between the mill and the opening room allowed for the construction of a one-story two-section brick warehouse and office addition in that area. Site modifications that occurred during the twentieth century's final quarter—demolition of the office and the 1927-1938 waste house south of the opening room, filling of the reservoir, removal of the electric transformer station, and construction of a long ramp at the north elevation's west end to provide second-story loading dock access—facilitated the plant's ongoing function.<sup>9</sup>

The resources comprising Norcott Mill – Cannon Mills Company Plant No. 10 display high integrity of design, materials, and workmanship from their period of construction and historic modification to accommodate continued use. The buildings remain on original sites and retain character-defining features of early- to mid-twentieth-century industrial architecture. Although the 1923 addition's construction involved the removal of the 1916 mill's east wall, other load-bearing brick exterior walls with segmental-arched and rectangular window openings and segmental- and round-arched door openings remain. Wood sash were removed and most window openings filled with brick in conjunction with 1964 air conditioning system installation. However, original opening size, shape, quantity, and rhythm are clearly discernible as brick lintels and cast-stone sills remain. Brick infill will be removed and historically appropriate sash installed during the rehabilitation. On the interior, heavy-timber and steel posts and beams, triple-thickness wood floors, flush-board roof decking, metal-clad kalamein doors, and firewalls between combustible areas are intact. Mid-twentieth-century modifications include door opening creation to facilitate interior connectivity, supplementary steel post and beam installation, and the removal of the picker room's east wall and its west wall's north end. Plywood and gypsum-board partition walls, vinyl-composition tile floors, and dropped acoustical-tile ceilings were installed to create offices and a canteen. These alterations are minimal in scope and occurred within the period of significance. The 1950s and 1960s additions have brick, steel, and concrete structural systems. The 1964 warehouse/office addition is supported by steel I-beams and posts on the upper level and reinforced concrete beams and posts in the

<sup>9</sup> The office was demolished after historian Peter Kaplan's 1979 Cabarrus County architecture survey. Cabarrus County GIS, aerial imagery, 1956, 1964, 1968, 1975, 2001, 2019, <http://gis.cabarruscounty.us/gisdataexplorer/> (accessed December 2019); *Tribune*, April 14, 1964.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 14

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

basement. The mill is in good condition with the exception of isolated roof collapse at the one-story picker room's north end and the intersection of the 1916 mill and 1923 addition adjacent to the south wall.

The circa 1916 cotton warehouse, circa 1916 cotton conditioning room, and 1956-1963 warehouse are also in good condition. However, other auxiliary buildings have suffered some structural damage. The 1927-1938 opening room's roof failure caused upper courses of the brick south wall to collapse. Portions of the north cotton warehouse's frame rear walls are missing in the three south bays. Mid- to late-twentieth-century modifications were minimal. During the mid-twentieth century, corrugated-metal sheathing applied to the 1916 cotton warehouse's north, east, and southwest walls, but original painted board-and-batten siding covers the north portion of the east elevation. On the 1938-1947 warehouse, also originally sheathed with board-and-batten siding, battens were removed to allow for mid-twentieth-century installation of corrugated-metal siding on most walls and wide horizontal asbestos siding beneath the east canopy. The 1956-1963 warehouse features flat steel trusses, flush-board roof decking, a central steel beam supported by a row of steel posts on concrete plinths, and a poured-concrete floor.

### Archaeological Potential Statement

The Norcott Mill – Cannon Mills Company Plant No. 10 industrial complex is closely related to the surrounding environment. Archaeological deposits such as accumulated debris from mill operations, infrastructure such as water pipes and drainage features, and structural foundations which may be present, can provide information valuable to the understanding and interpretation of the property. Information concerning worker health, nutrition, and quality of life, environmental transformations during industrial development, and the effects of technological change on work culture and daily life, as well as details of construction processes and the operation of the mill complex can be obtained from the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the property. At this time no investigation has been done to document these remains, but it is likely that they exist, and this should be considered in any development of the property.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 15

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

## Section 8. Statement of Significance

Norcott Mill – Cannon Mills Company Plant No. 10 is locally significant under National Register of Historic Places Criterion A in the area of industry as one of the ten primary textile manufacturers that drove Concord's economic and physical growth during the twentieth century. The concerns' contributions as manufacturers, employers, consumers of local goods and services, and taxpayers over the course of their operation were enormous. Norcott Mill began manufacturing cotton yarn in 1916 and continued to do so after becoming Plant No. 10 upon the 1928 consolidation of eight Cannon-owned textile manufacturers as Cannon Mills Company. Employee numbers quickly grew from one hundred in 1917 to 250 in 1925. Around 1941, Plant No. 10, headed by D. J. Crowell, met rising cotton yarn demand by almost doubling its number of ring spindles, resulting in equipment quantities of 84 cards, 2,936 twisting spindles, and 23,088 ring spindles. Production rose and the workforce increased by three hundred employees following the complex's 1964 expansion and modernization, making Plant No. 10 Cannon Mills' third largest facility after Plant Nos. 1 and 4 in Kannapolis. Employment remained high, equipment updates continued, and output remained strong through the late 1980s. Fieldcrest Cannon owned Plant No. 10 from 1986 until 1991, when the mill ceased production. The plant's lengthy operation and high level of integrity reflect the textile industry's importance to Concord.

Norcott Mill – Cannon Mills Company Plant No. 10 is also locally significant under Criterion C for architecture as it embodies the distinctive characteristics of early- to mid-twentieth-century industrial design. The 1916 mill and 1923 addition have very low-pitched gable roofs and load-bearing brick exterior walls executed in five-to-one common bond with segmental-arched quadruple-header course window and door lintels and cast-stone window-sills. The internal structure comprises square wood and round steel posts, substantial wood and steel beams and rafters, flush-board roof decking, and triple-thickness wood floors. These intact elements, in conjunction with kalamein doors, external stair and restroom towers, and the separation of fire-prone areas such as warehouses, picker rooms, and boiler rooms from manufacturing areas, were intended to reduce fire risk. The complex includes three warehouses erected circa 1916, between 1938 and 1947, and between 1956 and 1963; a 1927-1938 opening room; a circa 1916 cotton conditioning room; and circa 1916 and 1938-1947 hose houses. All were originally freestanding to minimize fire risk. The circa 1916 and 1956-1964 warehouses and 1927-1938 opening room were connected to each other when the 1956-1964 warehouse was built and to the 1916-1923 mill by 1964 additions. The pre-1947 buildings reflect the persistent use of heavy-timber post and beam structural members and brick walls in early- to mid-twentieth industrial buildings. The 1950s and 1960s additions have brick, steel, and concrete structural systems. The 1956-1963 warehouse features flat steel trusses, flush-board roof decking, a central steel beam supported by a row of steel posts on concrete plinths, and a poured-concrete floor. The 1964 warehouse/office addition is supported by steel I-beams and posts on the upper level and reinforced concrete beams and posts in the basement. The

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 16

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

period of significance begins in 1916 with Norcott Mill's completion and continues to 1971. The plant's industrial function after 1971 is not of exceptional significance.

## Criterion A: Concord's Textile Industry Context

Concord's rapid late nineteenth- and early twentieth-century industrial growth greatly influenced the city's development. In order to take advantage of lower land prices and allow for unfettered expansion, industrialists erected mills and worker housing on the city's outskirts. Concord manufacturers hired thousands of laborers during the nineteenth century's last decades, resulting in the city's inhabitants more than quadrupling between 1880 and 1900. These endeavors contributed to Concord becoming North Carolina's third largest industrial center after Charlotte and Winston by 1900. At that time, Concord's populace of 7,910 included 1,789 African American inhabitants and twenty-five entrepreneurs managed eighty-two manufacturing establishments, ten of which were textile mills.<sup>10</sup> Given the business acumen of the Cannons and other Concord industrialists, most operations successfully weathered the economic challenges wrought by World War I. Beginning in 1915, the federal government engaged Concord's ten textile manufacturers to fulfill military and medical needs. It was in this environment that Norcott Mill began producing cotton yarn in May 1916.<sup>11</sup> During the 1920s, Concord's primary textile manufacturers were Brancord Manufacturing Company, Cabarrus Cotton Mills, Cannon Manufacturing Company, Franklin Cotton Mills, Gibson Manufacturing Company, Hartsell Mills Company, Hobarton Manufacturing Company, Kerr Bleaching and Finishing Works, Inc., Locke Cotton Mills Company, Renfrew Manufacturing Company, Roberta Manufacturing Company, and White Parks Mill Company.<sup>12</sup> These concerns continued to draw workers to Concord, which in 1930 had 11,820 inhabitants, 1,966 of whom were African American, comprising almost twenty-seven percent of Cabarrus County's overall population. The forty-two general manufacturing operations in the county generated product valued at \$30,351,926.<sup>13</sup> Fourteen of those enterprises were cotton mills: ten in Concord, two in Kannapolis, and two in Mt. Pleasant. At Cannon Mills' five Concord plants (Nos. 2, 5, 6, 9, and 10), 2,050 operatives

<sup>10</sup> Concord had approximately 1,600 residents in 1880 and 4,339 in 1890. William R. Merriam, director, *Twelfth Census of the United States, Taken in the Year 1900, Manufactures, Part II* (Washington, D. C.: United States Census Office, 1902), 663.

<sup>11</sup> "Concord, N. C.," *Charlotte News*, August 11, 1915, p. 11; News and Observer, *North Carolina Yearbook* (Raleigh: News and Observer, 1915), 130.

<sup>12</sup> "Manufacturing Industries of Cabarrus County," *Concord Times*, October 23, 1922, p. 5; *America's Textile Reporter* (Boston: Frank L. Bennett and Company, Inc.), 1922, 802; News and Observer, *North Carolina Yearbook* (Raleigh: News and Observer, 1923), 68; *Davison's Textile Blue Book*, 1925, 305; "Local Mention," *Daily Tribune*, January 15, 1926, p. 8.

<sup>13</sup> LeVerne Beales, supervisor. *Fifteenth Census of the United States: Manufactures, 1929, Volume III* (Washington, D. C.: United States Government Printing Office, 1933); 383, 389; Leon E. Truesdell, supervisor, *Fifteenth Census of the United States: 1930, Population, Volume III, Part 2* (Washington, D. C.: United States Government Printing Office, 1932), 351.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 17

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

produced yarn, towels, sheets, and gingham, madras, and novelty dress fabric.<sup>14</sup> Textile manufacturing continued to drive Concord's economic and physical growth for most of the twentieth century. However, many companies faced insurmountable challenges during the 1990s when foreign vendors flooded the market with less expensive products. Intense competition within the domestic textile industry, rapidly changing technology, and globalization negatively impacted the market for American goods. Concord factories including Norcott Mill – Cannon Mills Company Plant No. 10 ceased production, resulting in significant job loss.

## Historical Background

North Carolina's early textile operations depended on waterpower, making locations along the Haw, Deep, and Catawba rivers, where slate formations create falls and rapids, ideal for manufacturing. German merchant Michael Schenck erected a sawmill, gristmill, and several ironworks in Lincoln County before hiring ironworkers Absolom Warwick and Michael Beam to construct North Carolina's first cotton mill on a Catawba River bank east of Lincolnton in 1813. Only a few other entrepreneurs attempted textile manufacturing before the late 1820s, when the North Carolina legislature approved the incorporations of approximately fifteen new companies. It was not until the late 1830s that industrialists such as Charles Mallet, Francis Fries, John Motley Morehead, John Trollinger, Henry Humphreys, Benjamin Elliot, and Edwin Michael Holt capitalized on the piedmont's available sites, transportation, and labor force to establish textile mills. Henry Humphreys was the first North Carolina manufacturer to experiment with steam power, installing a system in 1828 at his Mt. Hecla Cotton Factory near Greensboro that inspired entrepreneurs including Edwin Michael Holt to invest in textile production.<sup>15</sup>

Most early inhabitants of Cabarrus County, created in 1792 from a portion of north Mecklenburg County, operated subsistence farms, in some cases generating enough agricultural yield for surplus to be sold at regional markets. Concord, established in 1796 to serve as the county seat and incorporated in 1798, functioned as the county's commercial and governmental center.<sup>16</sup> On February 16, 1839, prominent Cabarrus County residents incorporated Concord Steam Cotton Factory to produce cotton yarn, fabric, and cast-iron building materials. The thirty-five original subscribers included farmers, merchants, attorneys, and physicians, as well as two wealthy women, Sarah Young and Mary S. Phifer. The concern, which was the first of its type in Cabarrus County, erected a three-story, brick, steam-powered factory one

<sup>14</sup> News and Observer, *North Carolina Yearbook* (Raleigh: News and Observer, 1930), 79.

<sup>15</sup> Brent D. Glass, *The Textile Industry in North Carolina: A History* (Raleigh: North Carolina Department of Cultural Resources, Division of Archives and History, 1992), 4-10, 14; Troxler and Vincent, *Shuttle & Plow*, 345. "Humphreys" is also spelled "Humphries" in various sources, but as period documents use "Humphreys," that spelling is repeated here.

<sup>16</sup> William S. Powell, *The North Carolina Gazetteer* (Chapel Hill: University of North Carolina Press, 1968), 79, 116.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 18 Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

mile north of Concord's central business district in 1840, commenced cotton yarn and carpentry nail production, and soon expanded its offerings to include woven goods.<sup>17</sup>

Norristown, Pennsylvania, industrialist John McDonald became the plant's second manager in 1841 and assumed its ownership on November 29, 1856. The venture, by then known as Concord Manufacturing Company, initially struggled, but operated at a profit by the Civil War's onset. McDonald supplied the military with uniform cloth during the conflict. His factory, purportedly one of only six functioning North Carolina textile mills in 1866, increased production in the late 1860s, but growing debt and the strain of the 1873 national financial crisis forced its sale.<sup>18</sup>

The mill was only idle for a short period, however. Randolph County native John Milton Odell, a successful Concord merchant, paid \$11,700 for ten acres encompassing the factory and associated worker housing at a March 1877 auction. Odell and seven other businessmen subsequently incorporated Odell Manufacturing Company. The concern commissioned the construction of additional resources on the north Concord property: a three-story brick plant in 1882, a two-story adjacent building in 1886, and Forest Hill Mill and a significant quantity of employee houses in 1889. When it commenced production, the 100,000-square-foot Forest Hill Mill was North Carolina's largest textile complex, containing 21,000 spindles and 868 looms. Also in 1889, Odell Manufacturing Company erected Kerr Bleachery, said to be the South's first cloth-finishing facility of its type, near the railroad approximately one mile southwest of the Forest Hill plant. In order to streamline the production supply chain and maximize profit, the firm erected and equipped Buffalo Cotton Mill, located on Magnolia Street north of Kerr Bleachery, to spin yarn for Forest Hill Mill. The concern enlarged Kerr Bleachery in 1897.<sup>19</sup>

J. M. Odell served as young Cabarrus County entrepreneur James William Cannon's mentor, inspiring him to invest in a yarn mill and thus initiating the men's dominance of the region's textile industry that

<sup>17</sup> The largest stockholders, listed in descending order of share purchase quantity from thirty to ten, were O. Phifer, Paul B. Barringer, John F. Phifer, Caleb Phifer, Lard Falenweder, H. S. Gorman, John Rogers, E. R. Gibson, D. M. Barringer, Sarah Young, and Daniel Coleman. William Landis agreed to supply the enterprise with machinery in exchange for forty shares of stock. Cotton Steam Factory records, 1839-1902, Folders 1 and 2, Southern Historical Collection, UNC-Chapel Hill.

<sup>18</sup> Caleb Phifer also invested in Cabarrus County's second cotton mill in 1860, partnering with John R. Neisler to house an operation with sixteen looms and 812 spindles in what had formerly been a water-powered frame grist mill adjacent to the Rocky River south of Concord. In 1870, the McDonald family obtained an \$8,000-loan from Salem, N. C., industrialist Henry W. Fries, who later foreclosed on the loan. Cotton Steam Factory records, 1839-1902, Folders 1 and 3; *Branson and Farrar's North Carolina Business Directory for 1866-67* (Raleigh: Branson and Farrar, 1866), 106; *Register*, January 20, 1882; Richard Gary Freeze, "Model Mill Men of the New South: Paternalism and Methodism in the Odell Cotton Mills of North Carolina, 1877-1908," UNC-Chapel Hill, Ph. D. dissertation, 1987, p. 157.

<sup>19</sup> The 1840 mill, 1886 building, Forest Hill Mill, and Kerr Bleachery were destroyed by a series of fires in August 1908. A new Kerr Bleachery plant was constructed in 1909. Cotton Steam Cotton Factory records, 1839-1902, Folder 3; Freeze, "Model Mill Men of the New South," 154-159; Peter R. Kaplan, "Odell-Locke-Randolph Mill," National Register of Historic Places nomination, 1982.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 19

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

continued for decades. Cannon, Odell, and five other shareholders incorporated Cannon Manufacturing Company on August 24, 1887, with J. M. Odell as its president. The firm commenced spinning yarn in a two-story, brick, Franklin Street mill in Concord on April 1, 1888, and introduced “Cannon Cloth” and flat-weave towels in 1889. That year, J. M. Odell and J. W. Cannon facilitated improvements to the city’s infrastructure and chartered Concord Electric Light Company, which illuminated streetlights and provided residential power service.<sup>20</sup> Electric substations transmitted current to lighting systems at steam-powered industrial plants, which had coal-fueled equipment.<sup>21</sup>

During the 1890s, the Cannons’ textile empire grew to encompass two additional Concord plants—Cabarrus Cotton Mills (1893) and Gibson Manufacturing Company (1899)—as well as Patterson Manufacturing Company (1893) in China Grove, Kesler Manufacturing Company (1895) in Salisbury, and Efird Manufacturing Company (1896) and Wiscasset Mills Company (1898) in Albemarle. Following Cannon Manufacturing Company president J. M. Odell’s 1897 resignation, David F. Cannon assumed that office and J. W. Cannon remained secretary-treasurer. David and J. W. attained full ownership of the conglomerate in 1899. When J. W. became president after David’s 1904 death, his son J. W. Cannon Jr. was elected secretary-treasurer.<sup>22</sup>

Ample railroad service bolstered Concord’s development. In 1896, the Southern Railway assumed the operation of the Richmond and Danville Railroad, which had leased since 1871 the line completed through Concord in 1856 by the North Carolina Railroad. In addition to serving area residents, the train drew visitors who noted the city’s progressive spirit and explosive industrial growth.<sup>23</sup>

Concord’s industrial concerns hired thousands of laborers during the nineteenth century’s last decades, resulting in the city’s inhabitants more than quadrupling between 1880 and 1900. Despite an economic downturn in 1893, textile production remained strong for most of the 1890s. Cannon Manufacturing Company’s 140 workers processed an average of eight bales of cotton per day for use on 8,736 spindles,

<sup>20</sup> Cannon briefly lived in Odell’s Concord home while clerking at the general store owned by his brother David F. Cannon, P. B. Fetzer, and John R. Wadsworth. The four men and J. M. Odell, William R. Odell, and physician W. R. Lilly incorporated Cannon Manufacturing Company. U. S. Census, Population Schedule, 1870; *Daily Citizen*, February 23, 1889, p. 4; Jim Cook, *It is Concord* (Concord, N. C., Jim Cook, 1891); Fieldcrest Cannon, Inc., *A Century of Progress: Cannon Mills Company, 1887-1987* (Charlotte, N. C.: Washburn Press, 1987), 5; Timothy W. Vanderburg, *Cannon Mills and Kannapolis: persistent paternalism in a textile town* (Knoxville: The University of Tennessee Press, 2013), 9-10.

<sup>21</sup> Sanborn Map Company, “Concord,” January 1892, February 1897, and March 1902.

<sup>22</sup> Vanderburg, *Cannon Mills and Kannapolis*, 12; “It Has a Home,” *Daily Standard* (Concord), February 7, 1893, p. 1; *Salisbury Truth*, May 11, 1893, p. 4; “Efird Manufacturing Company,” *Concord Times*, May 28, 1896, p. 3; “Albemarle’s Mills,” *Daily Standard*, May 28, 1896, p. 3.

<sup>23</sup> John P. Coffin, “Concord: A Live Town in N. C.,” *Manufacturer’s Record*, April 13, 1889. The Southern Railway operated the railroad line until merging in 1982 with the Norfolk and Western Railroad to create Norfolk Southern Corporation. Jennifer Davis McDaid, Historical Archivist, Norfolk Southern Corporation, Norfolk, Virginia, email correspondence with Heather Fearnbach, May 12, 2014.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 20

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

230 looms, and 54 cards in 1891. Many employees lived in forty-five company-owned houses near the mill at the west end of Franklin Avenue. D. F. Cannon and J. W. Cannon expanded their investment in the textile industry with the 1893 construction of Cabarrus Cotton Mill on Corban Avenue SW in Concord, where 150 employees operated 4,500 spindles and 278 looms by 1895. That year, L. D. Duval superintended Cannon Manufacturing Company's 400 hands, who utilized 17,000 spindles and 500 looms to generate yarn and sheeting from 5,000 bales of cotton.<sup>24</sup>

J. M. Odell and W. R. Odell's Odell Manufacturing Company Concord payroll included 900 workers in 5 mills who ran 28,500 spindles, 1,326 plaid fabric looms, and 12 looms that wove seamless bags. The Odells also owned Kerr Bag Manufacturing Company, capitalized at \$224,000, which initially operated from the Forest Hill plant. Odell Manufacturing Company workers lived in a mill village north, east, and west of the plant that encompassed 130 houses by 1891 and continued to grow in size. W. R. Kindly and G. W. Patterson operated the 2,080-spindle Patterson Manufacturing Company in Concord, while J. W. Cannon hired 125 laborers to run a mill with the same name, 4,000 spindles, and 130 looms in China Grove. The Cannons partnered with R. E. Gibson to establish Gibson Manufacturing Company of Concord in November 1899. The concern commenced constructing an expansive plant on McGill Avenue NW in 1900.<sup>25</sup> These endeavors contributed to Concord becoming North Carolina's third largest industrial center after Charlotte and Winston by 1900. At that time, Concord's populace of 7,910 included 1,789 African American inhabitants. Twenty-five entrepreneurs managed eighty-two manufacturing establishments, ten of which were textile mills.<sup>26</sup>

Concord textile manufacturing enterprises burgeoned during the early twentieth century. In 1905, merchant and developer Rufus A. Brown and banker Fabius J. Haywood, both of Concord, and Charlotte industrialist Charles W. Johnston capitalized Brown Manufacturing Company with \$181,000 in stock. The concern commissioned prolific Charlotte mill architect and engineer Stuart W. Cramer to design its mill. Rufus Brown was a well-regarded builder and also operated a cotton gin and brick and lumber yards. His crews erected a one-story-on-basement brick factory, completed in early February 1906, on a sizable West Concord tract he owned. Cotton sheeting production commenced on February 13th utilizing

<sup>24</sup> One finishing and dyeing plant and seven cotton mills with 60,580 spindles and 2,239 looms operated in Cabarrus County in 1898. Coleman Manufacturing Company is included in the total, with a note that contractors had almost completed the mill's construction. "Summary of the 184 Cotton Mills in Operation in North Carolina," [Raleigh] *News and Observer* Cotton Mill Edition, November 28, 1895, p. 26; *Textile Excelsior*, June 27, 1896; *Branson's North Carolina Business Directory*, 1896 (Raleigh: Levi Branson, 1896), 139-140; North Carolina Department of Labor and Printing, *Eleventh Annual Report of the Bureau of Labor Statistics of North Carolina* (Raleigh: Guy V. Barnes, 1898), 17, 27-28, 30-31; Jim Cook, *It is Concord, 1891*; *News and Observer*, *North Carolina Yearbook* (Raleigh: News and Observer, 1906), 137.

<sup>25</sup> *Ibid.*; "A \$100,000 Mill," *News and Observer*, November 23, 1899, p. 5.

<sup>26</sup> Concord had approximately 1,600 residents in 1880 and 4,339 in 1890. William R. Merriam, director, *Twelfth Census of the United States, Taken in the Year 1900, Manufactures, Part II* (Washington, D. C.: United States Census Office, 1902), 663; "Good Cotton Mill Showing," *Newton Enterprise*, September 7, 1900, p. 4.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 21

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

7,860 spindles and 200 looms. Superintendent A. H. Harwell soon managed four hundred workers, many of whom occupied company-built three-to-six-room residences surrounding the industrial complex. The area, platted as “Missouri City,” was named after Missouri Brown, Rufus Brown’s wife. Lots were auctioned to speculators capitalizing on West Concord’s rapid growth as well as individuals who built personal residences. The September 1907 completion of a two-story brick addition at the mill’s east end allowed for the installation of 320 looms.<sup>27</sup>

Other early-twentieth-century Concord endeavors included J. L. Hartsell and R. S. Young’s 1906 collaboration to create Young-Hartsell Mills Company, which spun yarn and wove damask fabric. That same year J. M. Odell and W. R. Odell incorporated Magnolia Mills Company, a twenty-five-employee yarn spinning operation established by A. C. Summerville in 1902. After three buildings in the north Concord Forest Hill Mill complex owned by the Odells burned in August 1908, George W. Watts purchased the property and established Locke Cotton Mills Company with \$725,000 in capital. J. Locke Erwin and Claude Ramseur served as the entity’s officers. Locke Mill was erected on the site in 1909. L. W. Brander acquired Hanover Manufacturing Company and reorganized as Brander Cotton Mills Corporation, employing sixty workers to weave damask at its southwest Concord plant in 1910.<sup>28</sup>

Ten cotton manufacturing concerns, only three of which predated 1900, operated in Concord in 1910. The Cannon family owned the three oldest businesses—Cabarrus Cotton Mills, Cannon Manufacturing Company, and Gibson Manufacturing Company—and maximized profit by controlling the manufacturing process from raw material processing to finished product sales. At Cabarrus Cotton Mills, 275 workers wove sheeting, while Cannon Manufacturing Company produced sheeting and towels. Gibson Manufacturing Company’s 550 employees created gingham and madras fabric. J. W. Cannon and Sons employed approximately two hundred workers at Franklin Cotton Mills, where W. E. G. Roberson supervised the operation of 28 carding and 15,000 ring-spinning machines to produce warp yarns. Cannon Mills’ New York office, open since 1904, marketed its products. J. W. Cannon served as the company’s president after his brother David’s 1904 death and E. T. Cannon its secretary and treasurer.<sup>29</sup>

<sup>27</sup> Stuart W. Cramer, *Useful Information for Cotton Manufacturers* (Charlotte, Stuart W. Cramer, 1904), p. 930; *Concord Times*, October 27, 1905, p. 3; “Do You Know?,” *Daily Tribune* (Concord), November 2, 1905, p. 4; “Mill Starts Tuesday,” *Daily Tribune*, February 9, 1906, p. 1; *Daily Tribune*, February 10, 1906, p. 1; February 13, 1906, p. 2; “Auction Sale of Desirable Property,” *Daily Tribune*, December 14, 1906, p. 3; “Great Auction Sale,” *Daily Tribune*, December 15, 1906, p. 6; “Big Improvements at Brown Mill,” *Daily Tribune*, September 10, 1907, p. 1; Sanborn Map Company, “Concord, North Carolina,” June 1911, sheet 14; Peter R. Kaplan, *The Historic Architecture of Cabarrus County, North Carolina* (Charlotte: Craftsman Printing Company, 1981), 32, 148.

<sup>28</sup> R. S. Young and J. L. Hartsell had previously attempted to organize a cooperatively-owned cotton mill in 1896. *Concord Times*, June 18, 1896, p. 3; Dockham, *Dockham’s American Report*, 1903, 215; Thompson, *From the Cotton Field to the Cotton Mill*, 260-263; Davison Publishing Company, *The Blue Book: Textile Directory: United States and Canada* (New York: Davison Publishing Company, 1910), 136; Kaplan, “Odell-Locke-Randolph Mill.”

<sup>29</sup> *The Blue Book*, 1910, 136; Vanderburg, *Cannon Mills and Kannapolis*, 13.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 22

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

Cannon Mills continually constructed, enlarged, and purchased factories, auxiliary buildings, and employee housing. Architect and engineer Stuart W. Cramer orchestrated much of this work. Early-twentieth-century initiatives included the 1906 acquisition of the former Coleman Manufacturing Company complex in Concord to house the newly incorporated Franklin Cotton Mills.<sup>30</sup> The largest undertaking, however, was the development of a new mill town called Kannapolis seven miles northwest of Concord. J. W. Cannon purchased approximately seven hundred Cabarrus County acres and four hundred Rowan County acres in 1905 and 1906 to allow for village construction. Birmingham, Alabama-based T. C. Thompson and Brothers, a general contractor who had previously worked for the Cannons, began erecting the Cannon and Patterson Manufacturing Company plants and seventy-five dwellings for mill workers in March 1907. T. C. Thompson and Brothers also created town infrastructure including streets, sidewalks, a lake, water treatment and electric plants, and water, sewer, and electric lines. In late May, J. W. Cannon engaged contractor J. R. Godfrey of Albemarle, North Carolina to build one hundred dwellings for Kannapolis mill workers. Within a year, the two factories, approximately 150 mill employee houses, a recreational building operated by the Young Men's Christian Association (YMCA), a school for white students, commercial buildings, and a paved road between Concord and Kannapolis had been completed.<sup>31</sup>

Given the business acumen of the Cannons and other Concord industrialists, most operations successfully weathered the economic challenges wrought by World War I. Cannon Manufacturing Company moved its headquarters from Concord to Kannapolis in 1915. Beginning that year, the federal government engaged Concord's ten textile manufacturers to fulfill military and medical needs. It was in this environment that C. W. Johnston, F. J. Haywood, W. B. Broadfoot, and others organized Norcott Mills Company in Concord. The business was named in honor of Broadfoot's maternal grandmother, New

<sup>30</sup> African American entrepreneur Warren C. Coleman initiated Coleman Manufacturing Company's 1897 incorporation and the mill's 1898 construction. When J. W. Cannon announced the Franklin Cotton Mill addition plans in February 1912, he stated that as many as fifty employee houses would be erected at the same time, but it is not known if the dwelling construction occurred. "The Kannapolis Mills," *Manufacturers' Record*, August 8, 1907, p. 103; T. C. Thompson and Brothers, correspondence with Franklin Cotton Mills, Box 183, Cannon Mills Records, 1836-1983, Rubenstein Library, Duke University; *Daily Tribune*, April 6, 1912, p. 4; "The Franklin Mill to be Enlarged," *Concord Times*, February 29, 1912, p. 1.

<sup>31</sup> City of Kannapolis, *Kannapolis* (Kannapolis, N. C.: City of Kannapolis, 2008), 1, 4, 15-19 (hereafter abbreviated *Kannapolis*); "Contract is Let," *Evening Tribune* (Concord), September 20, 1906, p. 1; "Busy at Kannapolis," *Evening Tribune*, March 19, 1907, p. 1; "Locals," *Enterprise* (Albemarle), May 30, 1907, p. 3; "The Kannapolis Mills," *Twice-a-Week Tar Heel* (Greensboro), August 13, 1907, p. 3; "The Town of Kannapolis," *Concord Times*, November 5, 1908, p. 5; "Y. M. C. A. in Mill Villages," *Charlotte Observer*, November 11, 1908, p. 6; *Daily Tribune*, December 4, 1908, p. 4; Paul M. Kearns, *Weavers of Dreams* (Barium Springs, North Carolina: Mullein Press, 1995), 288.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 23

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

Bern resident Mary Norcott. Investors included Southern Power Company and members of the Cannon family. J. W. Cannon served on the board of directors.<sup>32</sup>

C. W. Johnston, president of Highland Park Manufacturing Company in Charlotte since March 1906, also functioned as Norcott Mills' president. Johnston became one of the south's most prominent industrialists through the acquisition and construction of many textile mills. In order to manage them, he established Johnston Manufacturing Company in 1912 with a group of his peers. Most of the stockholders and officers were involved with his other industrial endeavors.<sup>33</sup> Concord was a logical place to expand operations, as Johnston Manufacturing Company owned considerable acreage surrounding its Brown Manufacturing Company plant on Cabarrus Avenue West. Norcott Mills Company purchased E. F. White's 175-acre farm on White Street's west side south of the Brown Manufacturing Company plant for \$10,000, and T. C. Thompson and Brothers commenced erecting the approximately \$175,000 Norcott Mill on the site in mid-September 1915 with a January 1916 completion goal. Salisbury manufacturer G. W. Isenhour and Sons supplied around one million bricks. The mill was designed to accommodate about 12,000 spindles. T. C. Thompson and Brothers may have also constructed the frame cotton warehouse west of the mill. Charlotte builder J. Arthur Bechtler began constructing fourteen four- to six-room houses for mill employees nearby in mid-October 1915.<sup>34</sup>

Norcott Mill began operating in May 1916. Although Norcott Mill and the neighboring Brown Manufacturing Company plant were completely separate corporate entities and operations, Brown Manufacturing Company superintendent W. G. Broadfoot initially managed both mills. He was assisted by C. E. Davis, who became superintendent upon Broadfoot's late November 1916 departure for New York, where he established Dicks, David, and Broadfoot, a Manhattan-headquartered dye and chemical manufacturer and distributor. By February 1917, Davis oversaw one hundred Norcott Mill workers who produced thirty-gauge yarns with 76 cards and 12,096 ring spindles. The carding department was on the first floor and the spinning department occupied the second floor. Many employees lived in neighboring three- to six-room, weatherboarded, company-owned dwellings with large yards. The houses were

<sup>32</sup> "Concord, N. C.," *Charlotte News*, August 11, 1915, p. 11; News and Observer, *North Carolina Yearbook* (Raleigh: News and Observer, 1915), 130.

<sup>33</sup> Charles W. Johnston, assisted by his brother E. H. Johnston, his son Richard Horace Johnston, and other executive staff including T. W. Church, Donald R. Jonas, Fred Kreuger, and Charles J. Stokes, managed a conglomerate of North Carolina plants that included Anchor Mills in Huntersville, Brown Manufacturing Company in Concord, Eastern Manufacturing Company in Selma, Johnston Manufacturing Company in Charlotte, Norcott Mills Company in Concord, Park Yarn Mills in Kings Mountain, Union Mills Company in Monroe, Worth Spinning Company in Stony Point, and Spinners Processing Company in Spindale, as well as Belton Yarn Mill in Texas. *American Cotton and Wool Reporter*, June 14, 1906, p. 776; "Mr. Stokes Succeeds Mr. Constable," *CN*, June 21, 1906, p. 5; Young and Young, *Textile Leaders of the South*, 766.

<sup>34</sup> "Contract Awarded," *Daily Tribune*, September 17, 1915, p. 1; "Local and Otherwise," *Daily Tribune*, September 25, 1915, p. 4; *Concord Times*, September 13, 1915, p. 12; "Local and Otherwise," *Concord Times*, October 21, 1915, p. 6, and October 28, 1915, p. 5; "The Norcott Mills," *Charlotte News*, February 21, 1917, p. 66.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 24

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

electrified in July 1917 and window screens were added in April 1918.<sup>35</sup> Businesses in commercial buildings flanking Cabarrus Avenue West catered to mill employees.

The nature of Norcott Mill's production during World War I is unknown, but the concern likely supplied yarn to manufacturers with War Department contracts. Cannon Manufacturing Company's military requisitions in 1918 included its entire durable low-lint cotton towel production run, which averaged around three million pieces each month. Orders dropped sharply at the war's end, however, and tax code changes dramatically impacted the company's finances. Cannon suffered \$3.5-million in cancelled government contracts and paid increased taxes that exceeded the company's profit in 1919.<sup>36</sup>

Over the next few years, labor unrest exacerbated the textile industry's financial losses resulting from declining product demand. Workers organized strikes nationwide. In August 1921, the North Carolina militia oversaw the process of returning mill operatives, including almost six thousand in Concord and Kannapolis, to work after two-and-a-half months of walk-outs. Union representatives dispersed without achieving their goals. Following this crisis, Cannon Manufacturing Company experienced a significant loss when its president J. W. Cannon died on December 19, 1921. His youngest son Charles Albert Cannon assumed the company's leadership, guiding the Cannon Group as its holdings grew to include Cabarrus Cotton Mills, Cannon Manufacturing Company, Franklin Cotton Mills, Hobarton Manufacturing Company, Gibson Manufacturing Company, and Norcott Mills Company in Concord and Kannapolis; Barringer Manufacturing Company in Rockwell; Kesler Manufacturing Company in Salisbury; and Patterson Manufacturing Company in China Grove, in addition to stock in other North Carolina, Georgia, and Alabama mills.<sup>37</sup> Cannon Mills' contributions as a manufacturer, employer, consumer of local goods and services, and taxpayer were enormous. In 1921, for example, the concern paid one-third of Cabarrus County's total property tax assessments.<sup>38</sup>

Cannon Mills applied a trademarked label to their goods in 1923 and initiated a national campaign to promote their brand the next year. Production escalated with increased product demand. In February 1923, Gastonia contractors Brown and Harry began erecting a two-story-on-basement brick addition at Norcott Mill's east end to house equipment including 6,244 twisting spindles, warpers, and spoolers. Brown and Harry built a two-story-on-basement brick addition at Brown Manufacturing Company at the

<sup>35</sup> Much of the mill village remains. "Directors of New Mill Hold Annual Meeting," *Daily Tribune*, February 16, 1916, p. 1; "Mr. W. G. Broadfoot is to leave Concord," *Daily Tribune*, November 16, 1916, p. 1; "The Norcott Mills," *Charlotte News*, February 21, 1917, p. 66; "Norcott Mill," *Daily Tribune*, July 12, 1917, p. 4; "Norcott Mill News," *Daily Tribune*, April 18, 1918, p. 4; Davison Publishing Company, *Davison's Textile Blue Book: United States and Canada* (New York: Davison Publishing Company, 1917), 231; Sanborn Map Company, "Concord," April 1921, sheet 19.

<sup>36</sup> Vanderburg, *Cannon Mills and Kannapolis*, 41-43.

<sup>37</sup> "Three Charlotte Mills Running," *Winston-Salem Journal*, June 3, 1921, p. 1; Vanderburg, *Cannon Mills and Kannapolis*, 54-56.

<sup>38</sup> "False Impressions Corrected," *Concord Times*, December 12, 1921, p. 2.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 25

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

same time. In 1925, C. D. McDonald supervised 250 employees who produced 20- to 40-gauge yarns on 75 carding machines and 12,096 ring spindles. Charles W. Johnston remained Norcott Mills' president and F. J. Haywood its secretary and treasurer until January 1926, when Haywood assumed the presidency. Other textile concerns operating in Concord during the early 1920s were Brancord Manufacturing Company, Cabarrus Cotton Mills, Cannon Manufacturing Company, Franklin Cotton Mills, Gibson Manufacturing Company, Hartsell Mills Company, Hobarton Manufacturing Company, Kerr Bleaching and Finishing Works, Inc., Locke Cotton Mills Company, Renfrew Manufacturing Company, Roberta Manufacturing Company, and White Parks Mill Company. Two knitting establishments—G. H. Y. Hosiery and Hoover Hosiery—also reported significant production.<sup>39</sup>

Norcott Mills operated under that name until its July 6, 1928, consolidation with eight other Cannon-owned operations (twelve plants)—Barringer Manufacturing Company (Rockwell), Cabarrus Cotton Mills (two plants in Concord and Kannapolis), Cannon Manufacturing Company (three plants in Concord, Kannapolis, and York, South Carolina), Franklin Cotton Mills (Concord), Gibson Manufacturing Company (Concord), Hobarton Manufacturing Company (Concord), Kesler Manufacturing Company (Salisbury), Norcott Mills (Concord), and Patterson Manufacturing Company (China Grove)—as Cannon Mills Company, headquartered in Kannapolis. The plants, thereafter referred to by numbers 1-11, produced cotton yarn, fabric, towels, and sheets. The Norcott Mill complex became known as Cannon Mills Company Plant No. 10 and continued to function as a yarn spinning facility.<sup>40</sup>

In 1930, Concord's 11,820 inhabitants, 1,966 of whom were African American, comprised almost twenty-seven percent of Cabarrus County's overall population. The forty-two general manufacturing operations in the county generated product valued at \$30,351,926.<sup>41</sup> Fourteen of those enterprises were cotton mills: ten in Concord, two in Kannapolis, and two in Mt. Pleasant. At Cannon Mills' five Concord plants (Nos. 2, 5, 6, 9, and 10), 2,050 operatives utilized 127,632 spindles and 2,290 looms to produce yarn, towels, sheets, and gingham, madras, and novelty dress fabric. At Plant No. 10, superintendent L. C. Harmon oversaw 250 workers who utilized 75 cards and 12,096 ring spindles to produce cotton hosiery yarn.<sup>42</sup>

<sup>39</sup> "Start Addition to the Norcott Mill," *Daily Tribune*, February 16, 1923, p. 1; "Addition to be Built to the Brown Mill," *Daily Tribune*, February 22, 1923, p. 1; "Manufacturing Industries of Cabarrus County," *Concord Times*, October 23, 1922, p. 5; *America's Textile Reporter* (Boston: Frank L. Bennett and Company, Inc.), 1922, 802; News and Observer, *North Carolina Yearbook* (Raleigh: News and Observer, 1923), 68; *Davison's Textile Blue Book*, 1925, 305; "Local Mention," *Daily Tribune*, January 15, 1926, p. 8.

<sup>40</sup> "Cannon Mills Company," <http://www.secretary.state.nc.us/Search/profcorp/4602529> (accessed August 2019); Fieldcrest Cannon, Inc., *A Century of Progress; Kannapolis*, 63-65.

<sup>41</sup> LeVerne Beales, supervisor. *Fifteenth Census of the United States: Manufactures, 1929, Volume III* (Washington, D. C.: United States Government Printing Office, 1933); 383, 389; Leon E. Truesdell, supervisor. *Fifteenth Census of the United States: 1930, Population, Volume III, Part 2* (Washington, D. C.: United States Government Printing Office, 1932), 351.

<sup>42</sup> News and Observer, *North Carolina Yearbook* (Raleigh: News and Observer, 1930), 79; *Davison's Textile Blue Book*, 1930, 301.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 26

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

Cannon Mills supported local civic organizations and bolstered employee morale by providing amenities including community centers and recreational facilities, sponsoring athletic teams, and hosting banquets, parties, and picnics. Successful home beautification and gardening endeavors were awarded with cash and other prizes at regularly held competitions. The company subsidized educational programs and outings for adults and children ranging from day trips to week-long summer camps. Baseball, softball, volleyball, and football were popular pastimes for Cannon employees, who competed with other textile mill workers statewide and also organized interdepartmental competitions at large Cannon plants.<sup>43</sup> In 1930, superintendent L. C. Harmon endeavored to improve the caliber of Plant No. 10's baseball team by recruiting skilled players with incentives including five-cent-per-hour raises, a significant addition to the typical ten- to twenty-cent hourly wage.<sup>44</sup>

The textile industry faced challenges nationwide during the early 1930s. In addition to the economic depression, more efficient equipment and mechanization transformed manufacturing operations and resulted in mill employee layoffs. Job loss, decreased pay, and poor working conditions made unions more appealing. These factors set the stage for mill workers across the South to participate in the General Textile Strike of 1934, which closed down plants throughout the region. On Labor Day, September 3 of that year, 65,000 North Carolina mill employees organized in support of union causes and refused to work. Cannon Mills' continued resistance to labor reform inspired some of its Concord employees, including Plant No. 10 workers, to participate in the walk-out, but Kannapolis employees did not. The strike and its aftermath dramatically impacted workers throughout North Carolina. Many mill owners fired known union members and sympathizers. Union efforts were not in vain, as the Roosevelt administration's social and economic reform programs eventually resulted in the institution of a forty-hour work week and increased worker pay.<sup>45</sup>

Cannon Mills' sales and profits decreased as a result of the depression, but the corporation remained solvent, a feat that garnered national recognition. Charles Cannon provided guidance to the Hoover and Roosevelt administrations, New Deal agencies, and the Federal Reserve Bank of Richmond. He was determined to keep his plants in operation, even if they generated a surplus. Despite the company's declining revenue, it retained most of its workers, updated facilities, and introduced new products.<sup>46</sup>

<sup>43</sup> *Kannapolis*, 57, 61, 68, 74; Kearns, *Weavers of Dreams*, 168.

<sup>44</sup> R. G. Utley and Scott Verner, *The Independent Carolina Baseball League, 1936-1938* (Jefferson, NC: McFarland and Company, 1999), 30-32.

<sup>45</sup> *New York Times*, September 4, 1934; Jacquelyn Dowd Hall, James Leloudis, Robert Korstad, Mary Murphy, Lu Ann Jones and Christopher B. Daly, *Like a Family: The Making of the Southern Cotton Mill World* (New York: W.W. Norton and Company, 1987), 202-208, 295-298, 350-354; Crawford, *Building the Workingman's Paradise*, 194-195; Vanderburg, *Cannon Mills and Kannapolis*, 94, 100-101.

<sup>46</sup> Vanderburg, *Cannon Mills and Kannapolis*, 94, 100-101.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 27

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

Cannon Mills maintained its existing equipment during the depression, reporting no new spindle or loom additions between 1930 and 1935. That year, at Plant No. 10, superintendent R. Riggs oversaw 275 workers who utilized 69 cards, 4,608 twisting spindles, and 12,096 ring spindles to produce cotton hosiery. In 1936, the company sold \$38,302,927-worth of goods, realizing a \$5,587,632 profit.<sup>47</sup> By the time Cannon Mills celebrated its fiftieth anniversary in 1937, approximately seventeen thousand employees produced towels, sheets, blankets, and hosiery in eleven North and South Carolina plants.<sup>48</sup> The business's reorganization as Cannon Mills, Inc., became effective on December 30, 1937.<sup>49</sup>

Although a late 1930s recession slowed the country's recovery from the Great Depression, military contracts to support the United States' participation in World War II soon spurred burgeoning industrial production. America's goal to become "the arsenal of democracy" benefited large corporations—more than half of the \$175 billion worth of government contracts awarded between 1940 and 1944 went to thirty-three nationally-known firms including Cannon Mills who had demonstrated their capacity to produce large quantities of quality goods—as well as small businesses, finally remedying the high unemployment rates that lingered after the recession. Approximately 7,830 of Cabarrus County's 59,393 residents served in the military during the war, and those left behind were occupied with the war effort in a variety of ways, from participating in bond drives to filling vacant positions at mills and factories that accelerated their production to meet the needs of servicemen and women. Worker demographics changed as industrial jobs rose by seventy-five percent in the South over the course of World War II, with traditionally underemployed groups such as women, African Americans, and the elderly receiving invaluable education, training, and experience. Output soared after May 1943, when President Franklin D. Roosevelt established the Office of War Mobilization to coordinate a diverse array of support endeavors including manufacturing, scientific research, and agricultural production.<sup>50</sup>

Charles Cannon executed agreements with the War Department whereby Cannon Mills supplied the military with vast quantities of towels and sheets. In 1941, the five Concord plants (Nos. 2, 5, 6, 9, and 10), contained 524 cards, 1,616 looms, 6,496 twisting spindles, and 129,012 ring spindles. Kannapolis Plants 1 and 4 housed 21 combs, 1,229 cards, 8,325 looms, 24,610 twisting spindles, and 259,964 ring spindles. Products included yarn, towels, sheets, and gingham, madras, novelty dress, and tire fabric. Plant No. 10, headed by D. J. Crowell, met rising cotton yarn demand by almost doubling its number of

<sup>47</sup> *News and Observer*, *North Carolina Yearbook* (Raleigh: News and Observer, 1935), 105; Vanderburg, *Cannon Mills and Kannapolis*, 100.

<sup>48</sup> *Davison's Textile Blue Book*, 1935, 240; Hazel Mizelle, "Cannon Mills Employ 17,000 in Carolinas," *Charlotte Observer*, July 11, 1937.

<sup>49</sup> "Cannon Mills Company," <http://www.secretary.state.nc.us/Search/profcorp/4602529> (accessed August 2019).

<sup>50</sup> Spencer B. King, Jr., *Selective Service in North Carolina in World War II* (Chapel Hill: University of North Carolina Press, 1949), 321; Leon E. Truesdell, supervisor, *Sixteenth Census of the United States: 1940, Population, Volume 1* (Washington, D. C.: United States Government Printing Office, 1942), 775; Marilyn M. Harper, et. al. *World War II and the American Home Front* (Washington, D. C.: The National Historic Landmarks Program, October 2007), 3, 13-16.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 28

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

ring spindles, resulting in equipment quantities of 84 cards, 2,936 twisting spindles, and 23,088 ring spindles.<sup>51</sup> Labor shortages ensued when 5,300 employees enlisted in the armed services during World War II, but the company attempted to attract and retain workers including women by raising wages to 37.5 cents per hour in 1941 and again to at least 55 cents per hour in 1945. This resulted in a significant increase in labor cost as Cannon Mills then employed around 20,000 workers. However, company sales rose 78 percent between 1939 and 1945, and net profits increased 133 percent.<sup>52</sup> It was likely during this period that a series of cotton warehouses, an opening room, and a warehouse were erected at Plant No. 10 (Norcott Mill).<sup>53</sup> Cannon Mills' promise to provide employment and housing for returning World War II veterans resulted in the creation of the Servicemen's Personnel Department, which served 3,500 applicants.<sup>54</sup>

The economy remained strong until a short recession in 1948-1949 that was counteracted by the Korean War's onset in 1950. Cannon Mills embarked on plant modernization and new product marketing campaigns and implemented cost-cutting measures in an effort to sustain profits. Items such as bedspreads and coordinated draperies, introduced in 1949, bolstered interest in the company's goods. Cannon also began producing upholstery fabric and drapery material to sell by the yard.<sup>55</sup>

Ten Concord plants generated a diverse array of cotton products in 1950: Brown Manufacturing Company, Locke Cotton Mills, Roberta Manufacturing Company, the Stead and Miller Company, White Parks Mill Company, and Cannon Mills' five factories (Nos. 2, 5, 6, 9, and 10). At Plant No. 10 (Norcott Mill), Dewey Daves supervised hosiery yarn production utilizing 84 cards, 20,688 ring spindles, and 3,840 twisting spindles. Cannon Mills' Kannapolis staff, including purchasing agents C. H. Dry and A. W. Fisher, handled administrative tasks.<sup>56</sup> Brown Manufacturing Company's approximately 750 employees produced flannel and gingham fabrics with 90 cards, 15,216 ring spindles, and 590 looms in 1955. Cannon Mills assumed the plant's operation in 1956 and added equipment by 1959, when workers utilized 96 cards, 17,658 ring spindles, and 740 looms to weave cotton sheeting. Cannon Mills purchased the Brown Manufacturing Company factory and associated acreage upon that concern's 1963 liquidation. However, the Brown Manufacturing Company plant retained its name and Norcott and Brown mills

<sup>51</sup> Davison's *Textile Blue Book*, 1941, 235.

<sup>52</sup> Vanderburg, *Cannon Mills and Kannapolis*, 105-106, 113; "Pay Raise Permitted for Cannon Workers," *Raleigh News and Observer*, February 28, 1944.

<sup>53</sup> Sanborn Map Company, "Concord, North Carolina," May 1927, updated in 1947, sheet 23.

<sup>54</sup> Kannapolis History Associates restored and furnished the house at 905 King Street in Kannapolis, the sole surviving Cannon Mills Company dwelling erected for World War II veterans, in 1992 and continues to operate it as a museum honoring all U. S. military veterans. Vanderburg, *Cannon Mills and Kannapolis*, 116; *Kannapolis*, 122.

<sup>55</sup> Cannon Mills, "Cannon: The inside story on Cannon Mills' quality products," 8; Vanderburg, *Cannon Mills and Kannapolis*, 116, 119-121.

<sup>56</sup> Davison's *Textile Blue Book*, 1950, 308-309.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 29

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

continued to operate independently, headed by separate management teams, and produce different goods.<sup>57</sup>

Union organization efforts at Cannon Mills plants failed again during the 1950s, but employee advocacy for pay and benefit increases continued to include walk-outs. At the decade's end, widespread mill closures due to strikes resulted in low profit margins, which triggered a 10.7 percent decline in Cannon Mills' stock value between June 1959 and January 1960. However, the company weathered the economic challenges of the period and soon invested in the construction of what was said to be the world's largest distribution center, completed in Kannapolis in 1963, as well as the modernization and acquisition of plants in Concord and elsewhere. Growing demand for general-purpose and specialty textiles, including fabric for military use during the Vietnam War, fueled the early 1960s plant improvement campaign. Profit margins increased after President Lyndon B. Johnson enacted the Agriculture Act of 1964, which among other items reestablished a one-price cotton system. The legislation eliminated a forty-dollar-per-cotton-bale tax on American cotton that had been assessed only on manufacturers within the United States, thus allowing domestic producers to reduce textile prices in hopes of minimizing inexpensive foreign textile appeal. Immediately following the cotton tariff's removal, Cannon Mills announced plans to update Plant No. 10 (Norcott Mill) with new equipment, air conditioning and humidification systems, and building expansions. Seven hundred and fourteen Draper shuttle-less looms were installed in weave rooms. Norcott Mill was enlarged with a one-story west warehouse/office addition and cooling tower. The company anticipated that production would double and Plant No. 10's workforce would increase by three hundred employees following the 1964 modernization, making it Cannon Mills' third largest facility after Plant Nos. 1 and 4 in Kannapolis. The Norcott and Brown factories flanking White Avenue NW were physically connected between 1968 and 1975 by an elevated passage spanning the street.<sup>58</sup>

African American mill hands encompassed only 3.3 percent of the nation's textile manufacturing workforce in 1960, yet southern manufacturers generated approximately eighty-nine percent of the textiles produced in the United States the following year. Civil rights activism, legislation, and lawsuits soon brought radical change to the textile industry, forcing mill labor integration. Cannon Mills hired a few Black laborers to execute janitorial, shipping, or site work through the mid-twentieth century, but it was not until 1962 that the company first engaged African American women to fill production positions. Corine Lytle Cannon and Mary Lee Harris were the initial hires, followed within two weeks by Lorine Cowry, Katie McErie, Dorothy Forrester, and Earline Alexander, all in Kannapolis. The African American employee ratio burgeoned in 1963. However, as was common in textile mills, Cannon's Black

<sup>57</sup> *Davison's Textile Blue Book*, 1955, 248; *Davison's Textile Blue Book*, 1959, 195; Cabarrus County Deed Book 324, p. 393; T. H. Wingate, "Cannon Mills Plans Major Expansion," *Daily Independent*, April 14, 1964, pp. 1, 3.

<sup>58</sup> Vanderburg, *Cannon Mills and Kannapolis*, 145, 159, 161, 168-169; T. H. Wingate, "Cannon Mills Plans Major Expansion," *Daily Independent*, April 14, 1964, pp. 1, 3; *Tribune*, April 14, 1964; *Davison's Textile Blue Book*, 1965, 3-69; "Old Gibson and Brown Mills," *Cannon News*, October 15, 1979, p. 6.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 30

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

employees encountered systemic discrimination in the form of inequitable work assignments, production sabotage, and a dearth of advancement opportunities. The Civil Rights Act of 1964 attempted to abolish practices such as these, but it met with great resistance from textile manufacturers. Many corporations, including Cannon Mills, faced class-action lawsuits in the late 1960s as African American laborers continued to experience pervasive discrimination. Following 1970s legal settlements, personnel training, and company restructuring, Cannon Mills' 22,000-laborer workforce grew to include about 5,500 African American employees by the early 1980s.<sup>59</sup>

Charles Cannon headed Cannon Mills until 1962, after which executive vice president Don S. Holt became president and CEO. Cannon chaired the board of directors until his death on April 2, 1971, at the age of seventy-eight. Holt then also assumed board chairmanship. He oversaw the company for three years, followed by Harold Hornaday in 1974 and Otto Stolz in 1979. The late 1970s recession triggered a 1982 takeover by Los Angeles investor David H. Murdock, who, immediately after assuming the company's management, laid off workers, sold mill houses, and modernized and consolidated plants. Employees in China Grove, Concord, Kannapolis, Rockwell, and Salisbury were given the opportunity to purchase the dwellings they had been leasing at below-market rates in 1983. At that time, approximately six thousand Kannapolis residents occupied about sixteen hundred company-owned houses, most of which had been constructed before 1928. In fall 1985, Murdock initiated negotiations with Fieldcrest Mills in Eden, N. C., which resulted in the companies' January 1, 1986, merger to create Fieldcrest Cannon. Plant No. 10 was sold in 1991. Although plagued with financial losses and labor issues, Fieldcrest Cannon operated until late 1997, when the Texas-based Pillowtex Corporation acquired its assets. Pillowtex was only able to sustain production until July 30, 2003, when it closed sixteen plants nationwide, resulting in the loss of 6,450 jobs, 4,800 of which were in North Carolina. Kannapolis, where 3,984 employees were laid off, was particularly devastated.<sup>60</sup>

Equipment at Plant No. 10 comprised 84 cards, 20,688 ring spindles, and 3,480 twisting spindles in 1970. By 1973, J. A. Towery supervised approximately one thousand employees. Cannon Mills updated factories again during the 1970s. In 1977, Plant No. 10 received high efficiency carding machines and a Bale-O-Mat, which blended cotton fibers. Although yarn production ceased between 1982 and 1985, weaving continued. However, the workforce dwindled to 350 employees by December 1988. In early 1989, Fieldcrest Cannon consolidated sheeting manufacture at Plant Nos. 4, 7, and 16, resulting in the

<sup>59</sup> Specific employee demographics are unavailable for each Cannon Mills plant. Vanderburg, *Cannon Mills and Kannapolis*, 169, 175-176; Timothy J. Minchin, *Hiring the Black Worker: The Racial Integration of the Southern Textile Industry, 1960-1980* (Chapel Hill: University of North Carolina Press, 1999), 3, 9, 176, 178, 180; Victoria Morris Byerly, *Hard Times Cotton Mill Girls* (Ithaca, New York: Cornell University, 1986), 149-160.

<sup>60</sup> Vanderburg, *Cannon Mills and Kannapolis*, 173, 191-197, 204-206, 272; Kearns, *Weavers of Dreams*, 159; Fieldcrest Cannon, Inc., *A Century of Progress*; 9.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 31

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

transfer of some Plant No. 10 sheeting department employees and equipment to those facilities.<sup>61</sup> Plant No. 10's weaving department functioned until Fieldcrest Cannon sold Norcott and Brown mills to Ascot Realty Corporation in 1991. Most of the complex has since been vacant. DPM of the Carolinas, Inc. conveyed the property to Dickens Industrial, LLC, in April 2007. Four months later, Dickens Industrial, LLC, sold the plant to Evangel Worship Center, Inc., which conveyed the property to E3 Catalyst in April 2021.<sup>62</sup> Norcott Mill – Cannon Mills Company Plant No. 10 remains vacant, but an automobile repair business leases one of the north warehouse sections. The former Brown Manufacturing Company complex serves as a storage facility.

## Criterion C: Industrial Architecture Context

In the first purpose-built industrial buildings erected in the United States, designers strove to accommodate machinery in a manner that allowed for efficient access to power sources as well as maximum utilization of natural light and ventilation. By the mid-nineteenth century, "slow-burn" masonry construction, with load-bearing brick walls, exposed heavy-timber framing, thick plank floors, gabled roofs, large operable windows and transoms, and metal fire doors predominated. Heavy-timber framing members that were at least twelve inches square with chamfered edges effectively slowed the progress of fire, particularly when used in combination with a floor system that encompassed three- to four-inch-thick plank decking covered with waterproof paper and topped with hardwood floors. The floor system was left exposed underneath in order to avoid the use of flammable ceiling materials and finishes. Chamfering the corners of beams, posts, and girders removed splinters that could ignite easily.<sup>63</sup>

During the late nineteenth century, steam and electric power availability encouraged factory movement to urban areas in close proximity to railroad lines and sizable potential employee pools. Mill and factory design evolved from a process whereby owners worked with builders who erected edifices based on mutually understood norms to a field dominated by professionally-trained engineers who rendered plans for industrial buildings and supervised their execution. Although the construction of durable, economical structures was the primary objective, variegated, patterned, and corbelled brick and cast-stone accents were employed as an inexpensive means to increase aesthetic interest. Expressed pilasters, stringcourses, water tables, window sills, arched door and window lintels, and exterior stair towers enhanced visual

<sup>61</sup> Davison's *Textile Blue Book*, 1970, 241; "Plant 10 Gets New Equipment," *Cannon News*, March 14, 1977, p. 4; Cannon Mills, "Plant 10," September 24, 1973, and Cannon Mills, "Prepared Statement," December 14, 1988, Kannapolis History Associates' Hinson History Room, A. L. Brown High School, Kannapolis.

<sup>62</sup> Cabarrus County Deed Book 792, p. 65; Deed Book 7445, p. 77; Deed Book 7739, p. 316; Deed Book 15144, p. 155.

<sup>63</sup> Sara E. Wermiel, "Heavy Timber Framing in Late-Nineteenth-Century Commercial and Industrial Buildings," *APT Bulletin: Journal of Preservation Technology*, Volume 35, No. 1, 2004, 56.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 32

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

appeal while serving important structural functions. Stair towers were often the most ornate elements of an industrial complex, featuring complex roofs and decorative masonry.<sup>64</sup>

Standards imposed by machinery manufacturers and insurance companies also guided industrial architecture's evolution. In order to minimize fire risk, stairwells, which could serve as conduits for fire movement between floors, were located in projecting stair towers. Brick interior walls and galvanized-sheet-metal-clad, solid-core-wood doors, known as kalamein doors, separated the mill sections where fires might start or spread rapidly. These heavy doors would automatically close in the case of a fire, as the heat would melt a soft metal link in the door's counterweight assembly and the door would slide shut on the sloped metal track. As an additional precaution, water reservoirs and elevated water tanks supplied automatic sprinkler systems in many industrial complexes. In order to achieve sufficient altitude to pressurize the sprinkler system, tanks needed to be at least twenty-five feet higher than sprinkler heads and were thus typically housed on the upper floor of stair towers or mounted on freestanding steel frames.<sup>65</sup>

North Carolina industrialists benefited from the contributions of resident engineers who disseminated specifications dictating best practices in mill layout and design. Innovators in this discipline included South Carolina native Daniel A. Tompkins, sent by the Pittsburgh-based Westinghouse Engine Company to Charlotte in the early 1880s to sell and coordinate the installation of the company's equipment in the region. Tompkins became a driving force in the southern textile industry, partnering with Charlotte grain merchant R. M. Miller in 1883 to establish the D. A. Tompkins Company, an engineering firm. The company created plans for over one hundred mills, including Brown Manufacturing Company in Concord, as well as other industrial buildings.<sup>66</sup>

Thomasville, North Carolina, native Stuart Warren Cramer, who began his career with the D. A. Tompkins Company, was another highly-influential mill engineer. Cramer set up his own Charlotte firm in 1895, and by 1915 had designed almost one-third of the new mills erected in the South during that period. In addition to preparing plans for mills, Cramer equipped facilities with textile production machinery of all types, some of which he invented. His salesmen, based in Charlotte and Atlanta offices, travelled throughout the country. Cramer's innovations in textile mill climate control garnered him international recognition, and he is credited with conceiving the term "air conditioning." Cramer often served his clients as a business advisor as well as a designer. For example, he installed an air-

<sup>64</sup> Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (Oxford: Oxford University Press, 1999), 15-21, 230-234; Glass, *Textile Industry*, 38.

<sup>65</sup> Glass, *Textile Industry*, 38; John A. Collins Jr., "Extinguishing Textile Mill Fires," *Textile World*, March 4, 1922, p. 81.

<sup>66</sup> Thomas W. Hanchett, *Sorting Out the New South City: Race, Class, and Urban Development in Charlotte, 1875-1975* (Chapel Hill: University of North Carolina Press, 1998), 50; Stuart W. Cramer, *Useful Information for Cotton Manufacturers* (Charlotte, Stuart W. Cramer, 1904), p. 930.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 33

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

conditioning system at Loray Mill in Gastonia in 1908 and became the company's president four years later. Cramer established and led the American Cotton Manufacturers Association and the National Council of American Textile Manufacturers. He invested in textile concerns including Highland Park Manufacturing Company in Charlotte and Mayes Manufacturing Company in the Gaston County community of Mayesworth, which became known as Cramerton in 1922. The mill complexes and the associated housing that Cramer designed at those and other locations featured efficient layouts that demonstrated his integrated work flow concepts.<sup>67</sup>

Cannon Manufacturing Company commissioned Cramer to design new industrial complexes, improve existing ones, and oversee building completion and equipment installation. T. C. Thompson and Brothers executed much of the construction work. The contractor's documented projects include Cannon plant completion in Concord and China Grove in 1907 and Kannapolis and Concord in 1912. That year, T. C. Thompson and Brothers erected the Franklin Cotton Mill additions and warehouse that Cramer may have designed.<sup>68</sup> Norcott Mill's architect has not been identified. T. C. Thompson and Brothers commenced building the plant in 1915 and finished early the next year.<sup>69</sup>

During the twentieth century's first decades, architects and engineers continued to plan manufacturing complexes that were similar in appearance to earlier industrial buildings. However, new materials, technology, and forms manifested efficiency, modernity, and economic progress. Mill and factory designers specified steel and reinforced-concrete columns, posts, and beams in conjunction with brick, concrete, terra cotta block, or tile curtain walls that provided structural bracing but did not carry any weight. Bands of steel-frame multipane windows and roof monitors provided workers with abundant light and ventilation. Steel truss roof systems spanned open interiors that accommodated sizable equipment and allowed for flexibility as manufacturing needs changed.<sup>70</sup>

Although structural systems for some late-nineteenth-century industrial buildings included cast-iron or wrought-iron columns or steel posts and beams, high cost greatly limited the materials' use until the early

<sup>67</sup> Ibid., 107; *Charlotte Observer*, June 22, 1912, p. 10; "Mr. Cramer is made president of Loray," *Charlotte Evening Chronicle*, December 26, 1912, p. 6; Thomas S. Morgan, "Stuart Warren Cramer" in William Powell, ed., *Dictionary of North Carolina Biography*, Vol. 1 (Chapel Hill: University of North Carolina Press, 1989), 455; Catherine Westergaard, "Stuart W. Cramer," *North Carolina Architects and Builders: A Biographical Dictionary*, <http://ncarchitects.lib.ncsu.edu/people/P000275> (accessed December 2014); Mattson, Alexander and Associates, Inc., "Loray Mill Historic District," National Register Nomination, 2001, Section 8, pages 36-37.

<sup>68</sup> "The Kannapolis Mills," *Manufacturers' Record*, August 8, 1907, p. 103; T. C. Thompson and Brothers, correspondence with Franklin Cotton Mills, Box 183, Cannon Mills Records, 1836-1983, Rubenstein Library, Duke University.

<sup>69</sup> "Contract Awarded," *Daily Tribune*, September 17, 1915, p. 1; "Local and Otherwise," *Daily Tribune*, September 25, 1915, p. 4; "Local and Otherwise," *Concord Times*, October 21, 1915, p. 6.

<sup>70</sup> Bradley, *The Works*, 144-147.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 34

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

twentieth century. The ability to withstand the weight and vibrations of heavy machinery without failing contributed to the widespread use of structural-steel construction by the 1910s, as did the ease of fabricating framing systems from standard factory-generated parts. Typical elements include I-, T-, H-, and box-shaped beams and posts; round columns; reinforcing plates; and angles, which serve as braces, tension members, struts, or lintels. Steel components could be riveted together, creating strong connections, and tended to be smaller and lighter than heavy-timber or iron framing members. This allowed for wider and taller buildings with more square footage for equipment. The popularity of flat roofs and sizable roof monitors also resulted in structural-steel framing prevalence. In order to reduce oxidation and achieve fire resistance, steel members were coated with intumescent paint; sprayed with a thin mixture of cement, sand, and water called gunite; or encased in concrete.<sup>71</sup>

Albert Kahn was one of only a few American architects who specialized in industrial building design during the early twentieth century. In many of his commissions, traditional load-bearing walls were replaced with curtain walls containing large steel-frame windows, and monitor roofs provided illumination and ventilation. His office supplied factory plans to hundreds of American industrialists including automobile manufacturers Packard, Chrysler, Ford, and General Motors, as well as for international clients. At the Packard Motor Car Company Forge Shop (1910) in Detroit, Kahn used a steel structural frame to support a traveling crane mounted to the roof trusses and glass curtain walls to allow for maximum light and air circulation. He minimized the exterior walls' bay articulation by specifying narrow steel columns of about the same size as steel window sashes. Kahn's firm continued to employ bands of steel windows in conjunction with masonry or concrete screens to conceal steel structural framing in edifices such as the Industrial Works (circa 1915) in Bay City, Michigan. The firm's design for the Dodge Half-Ton Truck Plant in Detroit, completed in 1937, was a much more sophisticated building with tall glazed curtain walls reminiscent of Walter Gropius's Bauhaus School (1926) in Dessau, Germany.<sup>72</sup> Gropius's streamlined design for the 1911 Fagus Factory in Germany, which features steel-frame multipane curtain walls, was also internationally influential.<sup>73</sup>

Modernist architectural principles such as simplicity, efficiency, affordability, and intrinsic material expression were inherently applicable to industrial buildings. Industrial architecture continued to reflect these tenets as the twentieth century progressed. Building materials and labor were in short supply during

<sup>71</sup> Ibid.

<sup>72</sup> "Art: Industrial Architect," *Time*, August 8, 1938; Bradley, *The Works: The Industrial Architecture of the United States*, 248, 248-258.

<sup>73</sup> Gropius, the highly influential founder of the German design school known as the Bauhaus, which operated from 1919 until 1933, taught at Harvard's Graduate School of Design beginning in 1937. Bradley, *The Works*, 250; Henry-Russell Hitchcock Jr. and Philip Johnson, *The International Style: Architecture since 1922* (New York, W. W. Norton & Company, 1932, 20; Henry-Russell Hitchcock Jr., *In the Nature of Materials: The Buildings of Frank Lloyd Wright, 1887-1941* (New York: Da Capo Press, Inc., 1942), 52, 92-93, Figures 99 and 328-338; "Gropius House," <http://www.historicnewengland.org/visit/homes/gropius.htm> (accessed August 2015).

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 35

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

World War II, but when construction resumed after the war's end, steel and reinforced-concrete industrial edifices with masonry (brick, tile, or concrete) curtain walls predominated. Fire-resistant corrugated metal and asbestos panels were often used as warehouse sheathing. Windows decreased in size and number in the 1960s as central air conditioning became prevalent. Artificial lighting replaced natural light sources.

### Steel Water Towers

During the late nineteenth century, when burgeoning industrial development fueled population growth throughout the United States, municipalities attempted to combat unsanitary conditions and the spread of disease that frequently accompanied urban density by improving and expanding municipal water and sewer systems. Factories required large water reservoirs for operation and fire suppression. As myriad factors influenced the amount of naturally available ground and surface water, communities installed infrastructure to facilitate efficient and reliable water collection, purification, storage, and dispersal. Networks of pipes and pumps conveyed water to storage and treatment facilities and then on to consumers. In- and above-ground reservoirs and wood and steel tanks contained water sufficient to meet daily demand and combat fires. Steel water towers, which became common in the late 1890s, allowed for durable and affordable water storage. The elevated tanks were often mass-produced models available at reasonable cost.<sup>74</sup>

Industrialists typically purchased standard factory-generated steel water tower components from specialized manufacturers. Structural-steel elements not only had the capacity to carry heavy loads, but were extremely durable and resistant to wind shear. Framing systems might include I, T, H, and box-shaped columns, posts, and beams as well as reinforcing plates, struts, angles, and webs. Steel columns could be riveted together, creating strong connections, and tended to be smaller and lighter than heavy-timber or iron framing members. This allowed for taller towers. In order to reduce oxidation and achieve fire resistance, steel members were often coated with intumescent paint.<sup>75</sup>

### Local Architectural Context: Concord Textile Mills

Norcott Mill – Cannon Mills Company Plant No. 10 is locally significant under Criterion C for architecture as it embodies the distinctive characteristics of early- to mid-twentieth-century industrial design. When historian Peter R. Kaplan undertook the Cabarrus County architecture survey in 1979, he documented late-nineteenth and early-twentieth-century Concord textile mills including Buffalo Cotton Mill on Magnolia Street, Cabarrus Cotton Mill at 323 Corban Avenue SW, Gibson and Hobarton

<sup>74</sup> Gregory R. Mathis, et. al., "Steel Water Towers Associated with South Dakota Water Systems, 1894-1967: An Historic Context," prepared for the South Dakota State Historical Society, September 2012, pp. 19, 34.

<sup>75</sup> Bradley, *The Works*, 144-145.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 36

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

Manufacturing Companies at 325 McGill Avenue NW, and the Odell-Locke-Randolph Cotton Mill at 1 Buffalo Avenue NW. In areas then just outside of the city limits, Kaplan identified the complexes utilized by Brown Manufacturing Company and Norcott Mills on Cabarrus Avenue West and Franklin Avenue NW, Coleman-Franklin-Cannon Mill at 625 Main Street SW, and Young-Hartsell Cotton Mill on Old Charlotte Road SW.<sup>76</sup> Most have been demolished, but Norcott Mill – Cannon Mills Company Plant No. 10, Coleman-Franklin-Cannon Mill (NR 2015), Cabarrus Cotton Mill, Gibson Manufacturing Company, and Odell-Locke-Randolph Cotton Mill (NR 1983) comprise a comparable collection of plants that began functioning during the late nineteenth century and subsequently expanded. Brown Manufacturing Company is not discussed in the contextual overview as the 1905 mill and 1923 addition are encapsulated within expansions and 1960s brick-veneer facades and interior access was not possible.

Norcott Mill – Cannon Mills Company Plant No. 10, Coleman-Franklin-Cannon Mill, Cabarrus Cotton Mill, Gibson Manufacturing Company, and Odell-Locke-Randolph Cotton Mill share structural characteristics—heavy-timber frames with load-bearing brick exterior walls executed in five-to-one common bond and segmental-arched window and door openings—as well as embellishments such as brick corbelling capping stair towers. Fire-proofing measures include chamfered heavy-timber posts and beams, plank floors, metal-clad doors, projecting stair towers, and separate boiler and engine rooms. Large, double- and triple-hung, wood sash windows and monitor and sawtooth roofs provided ample light. As the twentieth century progressed, curtain walls consisting of bands of large metal-frame windows and brick sheathing allowed for maximum light and ventilation while enclosing concrete and steel structures.

Odell Manufacturing Company's northwest Concord plant, the city's largest during the late nineteenth century, remains a strikingly intact example of industrial architecture from that period. The mill complex occupies a prominent corner lot containing three buildings erected in 1882, 1899, and 1909 within the block bounded by Peachtree and Buffalo Avenues and Church and Locust Streets. The 1882/1909 mill's southeast facades front Buffalo Avenue, while the 1899 structure is oriented so that its long elevations parallel Church and Locust Streets. The former factory, called Odell-Locke-Randolph Cotton Mill in reference to its sequential proprietors, ceased functioning for manufacturing purposes in 1974. A consortium of investors rehabilitated the complex in the 1980s to house retail establishments, offices, and condominiums.

Odell Manufacturing Company expanded its production capability with the 1882 construction of a three-story, fourteen-bay-wide and five-bay-deep building on the northeast side of the 1840 mill that the company had acquired in 1877. The 1882 heavy-timber-frame structure features load-bearing brick exterior walls executed in five-to-one common bond with large, segmental-arched window and door openings and deep eaves. A four-stage stair tower with a corbelled cornice projects from the southeast

<sup>76</sup> Kaplan, *The Historic Architecture of Cabarrus County*, 69-70, 87, 122-123, 144, 146, 149.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 37

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

elevation. The mansard roof that originally capped the tower has been removed. The Coleman Manufacturing Company mill's builders employed the same general construction principles and executed a similar tower in 1898.

In 1899, Odell Manufacturing Company erected a one-story-on-basement brick weave room northwest of the 1882 mill that features a long monitor that almost spans the low gabled roof's full length and tall triple-hung windows in segmental-arched surrounds that provide ample light. The twenty-five-bay-long and ten-bay-wide building's crenellated three-stage entrance tower faces Locust Street. Like Coleman Manufacturing Company, the engine and boiler rooms that projected from the main block for fire safety purposes have been removed.<sup>77</sup>

Southern Cotton Mills was in the process of negotiating its purchase of the Odell Manufacturing Company complex when an August 1908 fire decimated the 1840 mill and the 1886 and 1889 buildings, resulting in their demolition. Durham industrialist George W. Watts acquired the property and commissioned the construction of the enormous one-story on basement sawtooth-roofed addition to the 1882 mill's west elevation that was completed in 1909.<sup>78</sup> The forty-bay-wide and eighteen-bay-deep structure complements the 1882 mill in its bracketed eaves and load-bearing brick exterior walls executed in five-to-one common bond with large, segmental-arched window and door openings. The expansive double- and triple-hung wood-sash windows have been rehabilitated. The building's distinctive sawtooth roof employs sloped southwest faces and almost-vertical northeast faces that contain bands of six-foot-tall windows. The 1907 weave rooms erected at Gibson Manufacturing Company and Young-Hartsell Mill also featured sawtooth roofs.

The earliest sections of Cabarrus Cotton Mill at 323 Corban Avenue SW are similar in appearance to those at Odell-Locke-Randolph and Coleman-Franklin-Cannon Mills. Kaplan's research indicates that the complex encompasses a two-story brick 1893 mill, weave rooms completed in 1897 and between 1902 and 1906, and a large 1927 addition. The June 1911 Sanborn map illustrates three two-story brick mills. A large brick weave room illuminated by a long roof monitor extends from Mill No. 1's east end. Three brick cotton warehouses and a brick office stood to the north, while a three frame warehouse and one brick warehouse with attached rooms for cotton waste, pressing, and storage were southeast of the mill. Heavy-timber posts and beams support the pre-1920s sections, while steel posts and beams used in conjunction with brick wall systems characterize later additions. The mill became known as Cannon Mills Company Plant No. 5 after Cannon Manufacturing Company's 1928 consolidation and received

<sup>77</sup> Sanborn Map Company, "Concord," June 1911, sheet 11.

<sup>78</sup> Kaplan, "Odell-Locke-Randolph Mill."

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 38

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

significant updates and expansions in 1948 and 1960. Most of the window openings throughout the complex were enclosed with brick in conjunction with mid-1960s air conditioning installation.<sup>79</sup>

Gibson Manufacturing Company erected a three-story mill with a six-stage stair tower from 1900 to 1903, a one-story weave room in 1907, and a finishing building in 1924. The tower, embellished with a round-arched door opening that originally contained a double-leaf door and transom; tall, narrow, arched, paired windows in the upper five stages; and a corbelled cornice, faces the railroad tracks. The Gibson Manufacturing Company complex and Hobarton Manufacturing Company's one-and two-story, brick, 1924 mill to the south functioned as Cannon Mills Company Plant No. 6 after 1928. Brick veneer added to the original mill façade in the 1960s unifies the building at what is now 325 McGill Avenue NW and later additions. Most windows have been enclosed with brick.

Coleman-Franklin-Cannon Mill comprises a two-story-on-basement 1898 mill with a one-story-on-basement picker room and machine shop addition erected by March 1902 and a two-story-on-basement 1912 addition. The heavy-timber-frame mill has load-bearing brick exterior walls executed in five-to-one common bond with corbelled belt courses and segmental-arched window and door openings; a four-stage stair tower; and a very low-pitched gable roof with projecting rafter ends.<sup>80</sup>

Although Cabarrus Cotton Mill and Gibson Manufacturing Company have been modified to accommodate evolving industrial function, they still retain important character-defining features. Coleman-Franklin-Cannon Mill, Odell-Locke-Randolph Cotton Mill, and Norcott Mill – Cannon Mills Company Plant No. 10 are even more intact. The simply-executed, utilitarian, early- to mid-twentieth-century buildings all reflect the design principles espoused by Tompkins and Cramer as well as the transition from heavy-timber to structural-steel framing.

Norcott Mill – Cannon Mills Company Plant No. 10's buildings and additions erected between 1916 and 1964 exhibit a functional aesthetic in their form, massing, expressed structural systems, and open plans with fenestration dictated by interior use. The 1916 mill and 1923 addition have very low-pitched gable roofs and load-bearing brick exterior walls executed in five-to-one common bond with segmental-arched quadruple-header course window and door lintels and cast-stone window-sills. The brick walls are cost-effective, durable, fire-resistant, and require little maintenance. The internal structure comprises square wood and round steel posts, substantial wood beams and rafters, flush-board decking, and triple-thickness wood floors. These intact features, in conjunction with kalamein doors, external stair and restroom towers, a sprinkler system, and the separation of fire-prone areas such as warehouses, picker rooms, and boiler rooms from manufacturing areas, were standard means of reducing fire risk. Alterations are

<sup>79</sup> Kaplan, *The Historic Architecture of Cabarrus County*, 70; Cabarrus County property records; Sanborn Map Company, "Concord," June 1911, sheet 12.

<sup>80</sup> Heather Fearnbach, "Coleman-Franklin-Cannon Mill," National Register of Historic Places nomination, 2015.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 39 Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

minimal. Other than the removal of the 1916 mill's east wall during the 1923 expansion, additions typically only involved door opening creation to facilitate interior connectivity.

Mid-twentieth-century warehouse, office, and cooling tower additions have poured-concrete foundations and reinforced-concrete and steel columns, posts, and beams. These elements supported heavy equipment and minimized vibration. High ceilings and open floor plans accommodated sizable equipment. As buildings and additions constructed through the 1950s were not originally air-conditioned, multipane windows provided light and ventilation. Most window openings were filled with brick in conjunction with mid-1960s air conditioning installation. However, original opening size, shape, quantity, and rhythm are clearly discernible as brick lintels and cast-stone sills remain. The 1964 additions are windowless due to original climate control systems.

Many auxiliary buildings in Concord textile mill complexes have been demolished since Peter Kaplan undertook the Cabarrus County architecture survey, making extant resources even more significant. Odell-Locke-Randolph Cotton Mill included an office and company store, a dye house, storage sheds, and a six-part, circa 1890 cotton warehouse characterized by brick firewalls between each section, board-and-batten end walls, and standing-seam metal roofs.<sup>81</sup> None are extant. However, an early 1910s office, two cotton warehouses built in 1902-1910-1926 and 1927-1938, two early 1930s hose houses, and a storage building, garage, and two pump houses constructed between 1947 and 1950 remain at Coleman-Franklin-Cannon Mill.<sup>82</sup>

The Norcott Mill – Cannon Plant No. 10 complex contains a broad array of contributing resources representing the full scope of operations at twentieth-century textile manufacturing plants: three warehouses erected circa 1916, between 1938 and 1947, and between 1956 and 1964; a 1927-1938 opening room; a circa 1916 cotton conditioning room; and circa 1916 and 1938-1947 hose houses. All were originally freestanding to minimize fire risk. The circa 1916 and 1956-1964 warehouses and 1927-1938 opening room were connected to each other when the 1956-1964 warehouse was built and to the 1916-1923 mill by 1964 additions. The pre-1947 buildings reflect the persistent use of heavy-timber post and beam structural members and brick walls in early- to mid-twentieth industrial buildings. Mid-twentieth-century fire-resistant corrugated-metal wall cladding and roofing unifies the 1916 and 1938-1947 cotton warehouses' multiple parts, as do the shed-roofed loading docks associated with the buildings. The 1950s and 1960s additions have brick, steel, and concrete structural systems. The 1956-1963 warehouse features flat steel trusses, flush-board roof decking, a central steel beam supported by a row of steel posts on concrete plinths, and a poured-concrete floor. The 1964 warehouse/office addition is supported by steel I-beams and posts on the upper level and reinforced concrete beams and posts in the basement.

<sup>81</sup> Kaplan, *The Historic Architecture of Cabarrus County*, 29.

<sup>82</sup> Fearnbach, "Coleman-Franklin-Cannon Mill."

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 40

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

Plant No. 10's water tower, erected between 1938 and 1947, comprises a riveted steel 140-foot-tall structure with four angled columns that supports a round, conical-roofed, 150,000-gallon steel water tank. Horizontal struts and angled tie rods span the lattice columns, which are bolted to steel base plates and concrete footings. A central vertical riser pipe rises through the pumphouse roof to supply water to the tank. The tower's manufacturer has not been identified.

Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 9 Page 41

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

## Section 9. Bibliography

### *America's Textile Reporter*

Beales, LeVerne supervisor. *Fifteenth Census of the United States: Manufactures, 1929, Volume III.* Washington, D. C.: United States Government Printing Office, 1933.

Bradley, Betsy Hunter. *The Works: The Industrial Architecture of the United States.* Oxford: Oxford University Press, 1999.

*Branson and Farrar's North Carolina Business Directory for 1866-67.* Raleigh: Branson and Farrar, 1866.

*Branson's North Carolina Business Directory, 1896.* Raleigh: Levi Branson, 1896.

Burgess, Allen Edward. "Tar Heel Blacks and the New South Dream: The Coleman Manufacturing Company, 1896-1904." Duke University dissertation, 1977.

Byerly, Victoria Morris. *Hard Times Cotton Mill Girls.* Ithaca, New York: Cornell University, 1986.

Cabarrus County Register of Deeds. *Deed and Plat Books.* Concord, N. C.

Cabarrus County GIS. Aerial imagery, 1938, 1950, 1956, 1964, 1968, 1975, 2001, and 2019.  
<http://gis.cabarruscounty.us/gisdataexplorer/> (accessed January 2020)

"Cannon Mills Company." <http://www.secretary.state.nc.us/Search/profcorp/4602529> (accessed August 2019).

Cannon Mills Records, 1836-1983. Rubenstein Library, Duke University, Durham, N. C.

*Cannon News* (Kannapolis)

*Charlotte Observer*

*Concord Times*

Cook, Jim. *It is Concord.* Concord, N. C., Jim Cook, 1891.

"Cotton Steam Factory records, 1839-1902." Folders 1-3, Southern Historical Collection, UNC-Chapel

Exhibit A



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 9 Page 42

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

Hill.

Cramer, Stuart W. *Useful Information for Cotton Manufacturers*. Charlotte, Stuart W. Cramer, 1904.

*Daily Citizen* (Asheville)

*Daily Independent* (Kannapolis)

*Daily Standard* (Concord)

*Daily Tribune* (Concord)

Davison Publishing Company. *The Blue Book: Textile Directory: United States and Canada*. New York: Davison Publishing Company, 1910.

Davison Publishing Company. *Davison's Textile Blue Book: United States and Canada*. New York: Davison Publishing Company, 1917, 1930, 1941, 1955, 1959, 1965, 1970.

Dockham, C. A. *Dockham's American Report and Directory of the Textile Manufacture and Dry Goods Trade*. Boston: C. A. Dockham, 1903.

*Evening Tribune* (Concord)

Fearnbach, Heather. "Coleman-Franklin-Cannon Mill." National Register of Historic Places nomination, 2015.

Fieldcrest Cannon, Inc. *A Century of Progress: Cannon Mills Company, 1887-1987*. Charlotte, N. C.: Washburn Press, 1987.

Fitzgerald, Thomas J., supervisor. *Sixteenth Census of the United States: 1940, Manufactures, 1939, Volume III*. Washington, D. C.: United States Government Printing Office, 1942.

Freeze, Richard Gary. "Model Mill Men of the New South: Paternalism and Methodism in the Odell Cotton Mills of North Carolina, 1877-1908." UNC-Chapel Hill, Ph. D. dissertation, 1987.

Glass, Brent D. *The Textile Industry in North Carolina: A History*. Raleigh: Division of Archives and History, North Carolina Department of Cultural Resources, 1992.

Hanchett, Thomas W. *Sorting Out the New South City: Race, Class, and Urban Development in*

Exhibit A

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 43

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

*Charlotte, 1875-1975*. Chapel Hill: University of North Carolina Press, 1998.

Harper, Marilyn M., et. al. *World War II and the American Home Front*. Washington, D. C.: The National Historic Landmarks Program, October 2007.

Kaplan, Peter R. *The Historic Architecture of Cabarrus County, North Carolina*. Charlotte: Craftsman Printing Company, 1981.

\_\_\_\_\_. "Odell-Locke-Randolph Mill." National Register of Historic Places nomination, 1982.

Kearns, Paul R. *Weavers of Dreams*. Barium Springs, N.C.: Mullein Press, 1995.

Kennedy, Joseph C. G. *Population of the United States in 1860*. Washington, D. C.: Government Printing Office, 1864.

### *Manufacturers Record*

Mathis, Gregory R., et. al. "Steel Water Towers Associated with South Dakota Water Systems, 1894-1967: An Historic Context." Prepared for the South Dakota State Historical Society, September 2012.

Mattson, Alexander and Associates, Inc. "Loray Mill Historic District," National Register Nomination, 2001.

McDaid, Jennifer Davis. Historical Archivist, Norfolk Southern Corporation, Norfolk, Virginia, email correspondence with Heather Fearnbach, May 12, 2014.

Merriam, William R., director. *Twelfth Census of the United States, Taken in the Year 1900, Manufactures, Part II*. Washington, D. C.: United States Census Office, 1902.

Minchin, Timothy J. *Hiring the Black Worker: The Racial Integration of the Southern Textile Industry, 1960-1980*. Chapel Hill: University of North Carolina Press, 1999.

Morgan, Thomas S. "Stuart Warren Cramer." In William Powell, ed., *Dictionary of North Carolina Biography, Vol. 1*. Chapel Hill: University of North Carolina Press, 1989.

News and Observer, *North Carolina Yearbook*. Raleigh: News and Observer, 1901-1941.

*New York Times*

Exhibit A

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 44

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

*News and Observer* (Raleigh)

*Newton Enterprise* (Newton, N. C.)

North Carolina Department of Labor and Printing. *Eleventh Annual Report of the Bureau of Labor Statistics of North Carolina*. Raleigh: Guy V. Barnes, 1898.

“North Carolina Industrial Association.” <http://www.northcarolinahistory.org/encyclopedia/420/entry> (accessed September 2011).

Powell, William S. *The North Carolina Gazetteer*. Chapel Hill: University of North Carolina Press, 1968.

Powell, William S., ed. *Dictionary of North Carolina Biography, Volume 1, A-C*. Chapel Hill: University of North Carolina Press, 1979.

Sanborn Map Company. “Concord, North Carolina.” Maps issued in 1887, 1892, 1897, 1902, 1906, 1911, 1921, 1927, and updated in 1947.

King, Spencer B. Jr. *Selective Service in North Carolina in World War II*. Chapel Hill: University of North Carolina Press, 1949.

“Summary of the 184 Cotton Mills in Operation in North Carolina.” [Raleigh] *News and Observer Cotton Mill Edition*, November 28, 1895, p. 26.

*Textile Directory Blue Book*. New York, 1904.

*Textile Excelsior*

Textile World. *The Textile World's Official Directory of the Textile Mills and Buyers of Textile Fabrics*. Boston; Textile World, 1900.

Textile World Record. *A Directory of the Textile Establishments in the United States and Canada*. Philadelphia: Lord and Nagle Company, 1905.

Thompson, Holland. *From the Cotton Field to the Cotton Mill*. Norwood, Massachusetts: Norwood Press, 1906.

*Tribune* (Concord)

Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 9 Page 45

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

Truesdell, Leon E., supervisor. *Fifteenth Census of the United States: 1930, Population, Volume III, Part 2*. Washington, D. C.: United States Government Printing Office, 1932.

\_\_\_\_\_. *Sixteenth Census of the United States: 1940, Population, Volume I*. Washington, D. C.: United States Government Printing Office, 1942.

Vanderburg, Timothy W. *Cannon Mills and Kannapolis : persistent paternalism in a textile town*. Knoxville: The University of Tennessee Press, 2013.

U. S. Census. *Manufacturing, Population, and Slave Schedules, 1820-1900*.

Utley, R. G., and Scott Verner. *The Independent Carolina Baseball League, 1936-1938*. Jefferson, NC: McFarland and Company, 1999.

Walker, Francis A. *Ninth Census – Volume I: The Statistics of the Population of the United States*. Washington, D. C.: Government Printing Office, 1872.

Wermiel, Sara E. "Heavy Timber Framing in Late-Nineteenth-Century Commercial and Industrial Buildings." *APT Bulletin: Journal of Preservation Technology*, Volume 35, No. 1, 2004, 55-60.

Westergaard, Catherine. "Stuart W. Cramer." *North Carolina Architects and Builders: A Biographical Dictionary*, <http://ncarchitects.lib.ncsu.edu/people/P000275> (accessed December 2014).

*Winston-Salem Journal*

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 10 Page 46

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

## Section 10. Geographical Data

### Verbal Boundary Description

The Norcott Mill – Cannon Mills Company Plant No. 10 National Register boundary encompasses the 6.7-acre Cabarrus County tax parcel number 5620-23-7893 and an approximately nineteen-foot-wide strip of public right-of-way to the east bordering White Avenue NW that contains the mill's east end. The boundary is indicated by the bold line on the enclosed map. Scale: one inch equals approximately one hundred feet.

### Boundary Justification

The National Register boundary encompasses the property historically associated with Norcott Mill – Cannon Mills Company Plant No. 10 and provides an appropriate setting. Brown Manufacturing Company is not included with the boundary for several reasons. Although Cannon Mills assumed operation of the adjacent Brown Manufacturing Company factory in 1956 and purchased the property upon that concern's 1963 liquidation, the Brown Manufacturing Company plant retained its name and Norcott and Brown mills continued to operate independently, headed by separate management teams, and produce different goods. The overall integrity level of the Brown Manufacturing Company plant has not been determined as the 1905 mill and 1923 addition are encapsulated within expansions and 1960s brick-veneer facades, interior access was not possible, and the property is separately owned.

Exhibit A

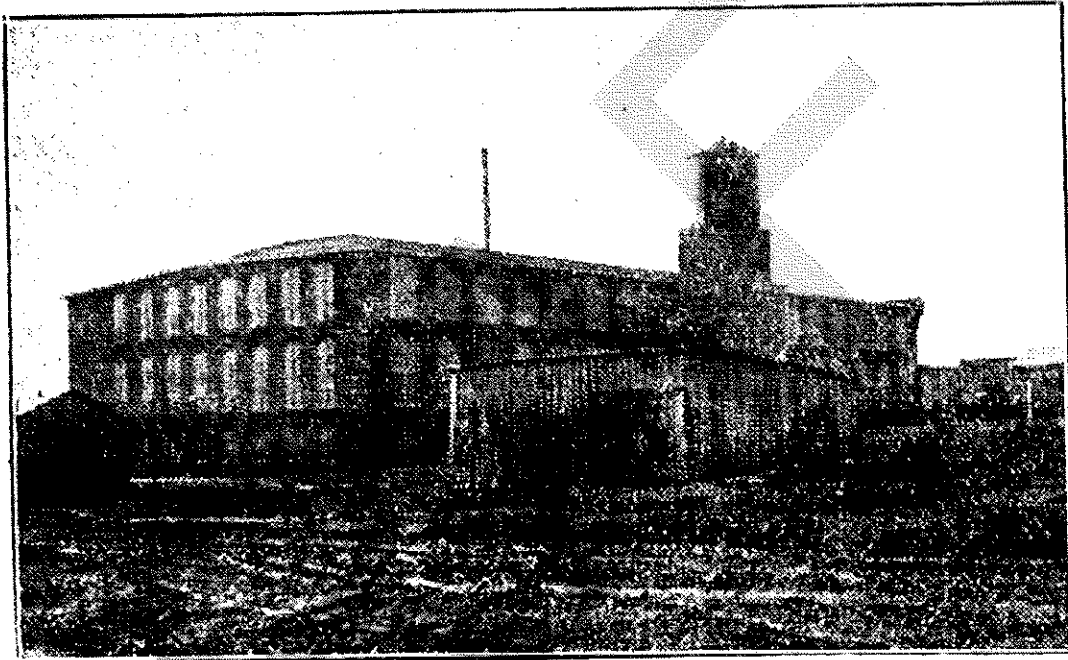
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Images Page 47

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

## Documentary Images



Norcott Mill, Concord, N. C.

"The Norcott Mills," *Charlotte News*, February 21, 1917, p. 66

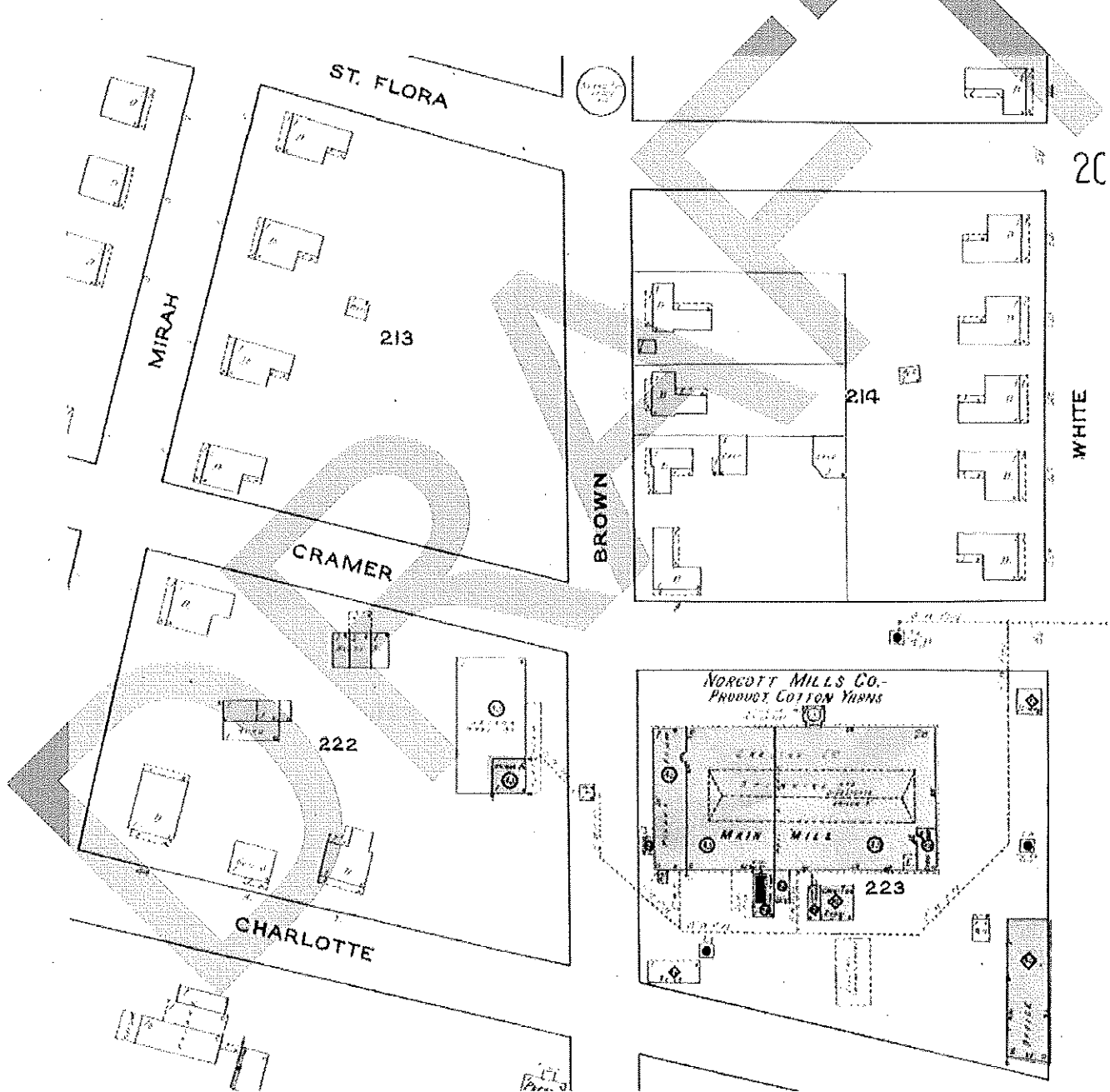
Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Images Page 48

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC



Sanborn Map Company, "Concord," April 1921, sheet 19

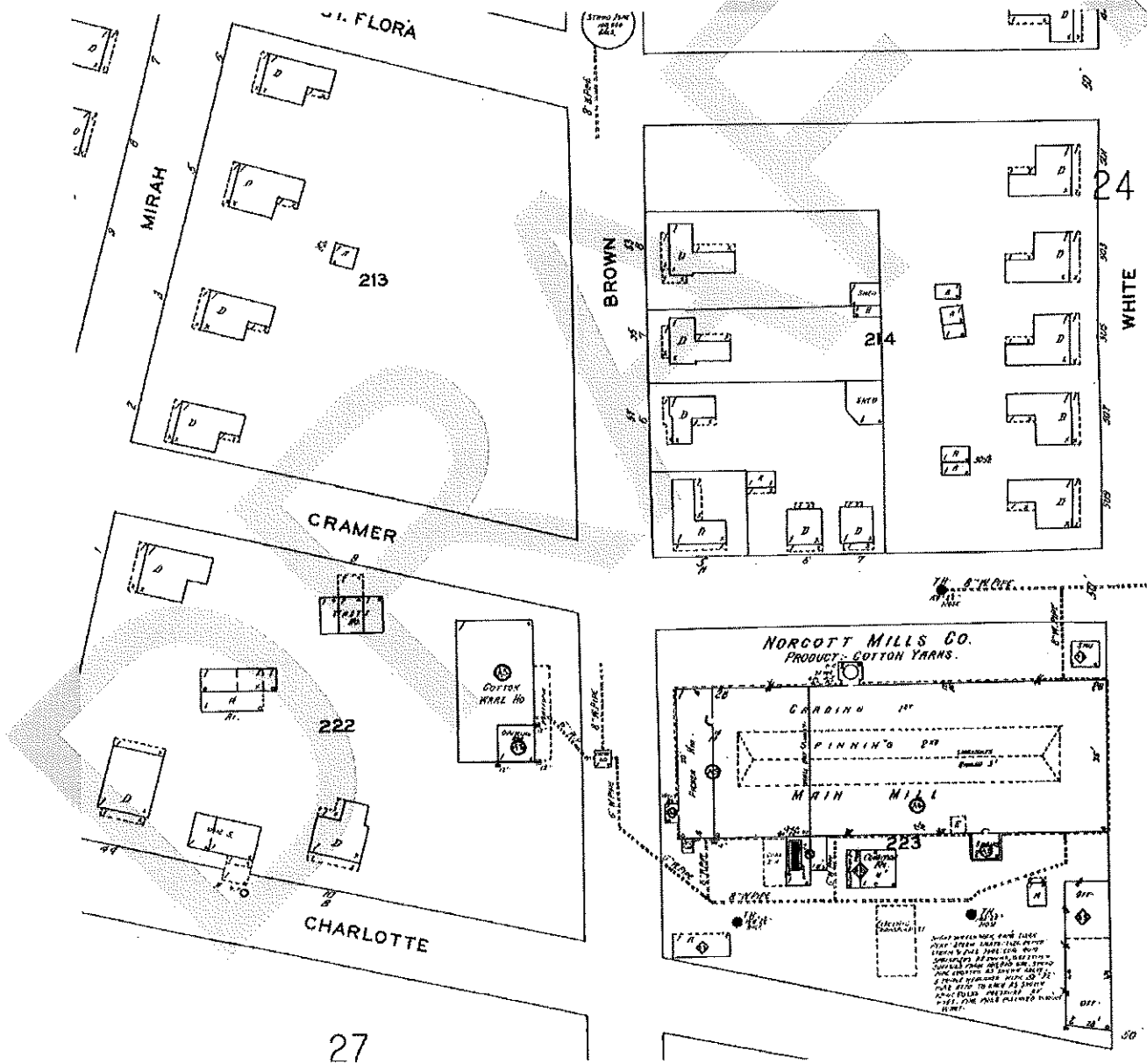
Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Images Page 49

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC



Sanborn Map Company, "Concord," May 1927, sheet 23

Exhibit A

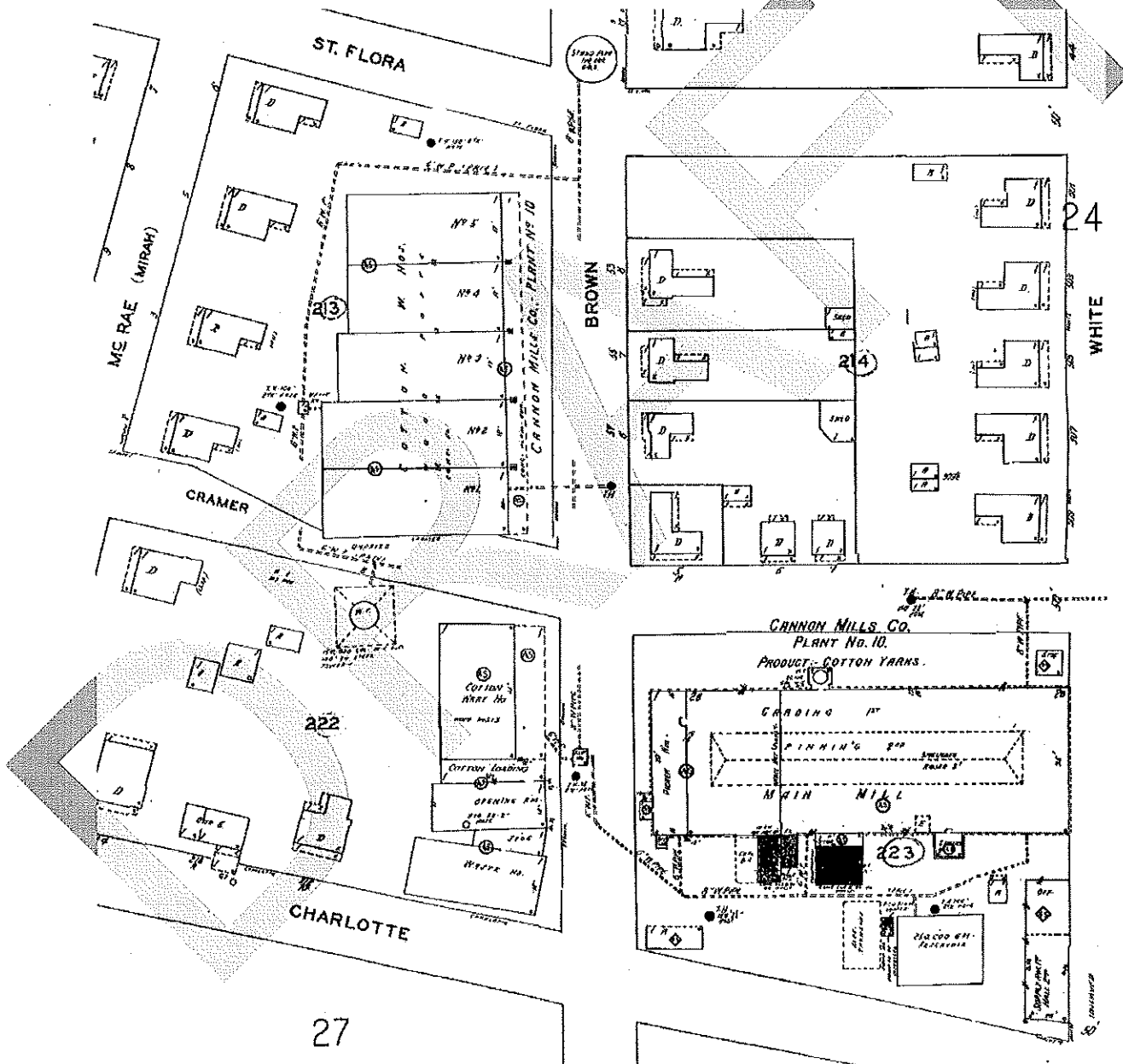


United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Images Page 50

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC



Sanborn Map Company, "Concord," March 1947, sheet 23

Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Images Page 51

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC

## Photographs



**1. Norcott Mill – Cannon Mills Company Plant No. 10, southeast oblique  
Looking northwest from Cabarrus Avenue's south side, taken by drone on March 29, 2019**

The following photographs (2-12) were taken by Heather Fearnbach, 3334 Nottingham Road, Winston-Salem, NC, on July 1, 2019. Digital images located at the North Carolina SHPO.

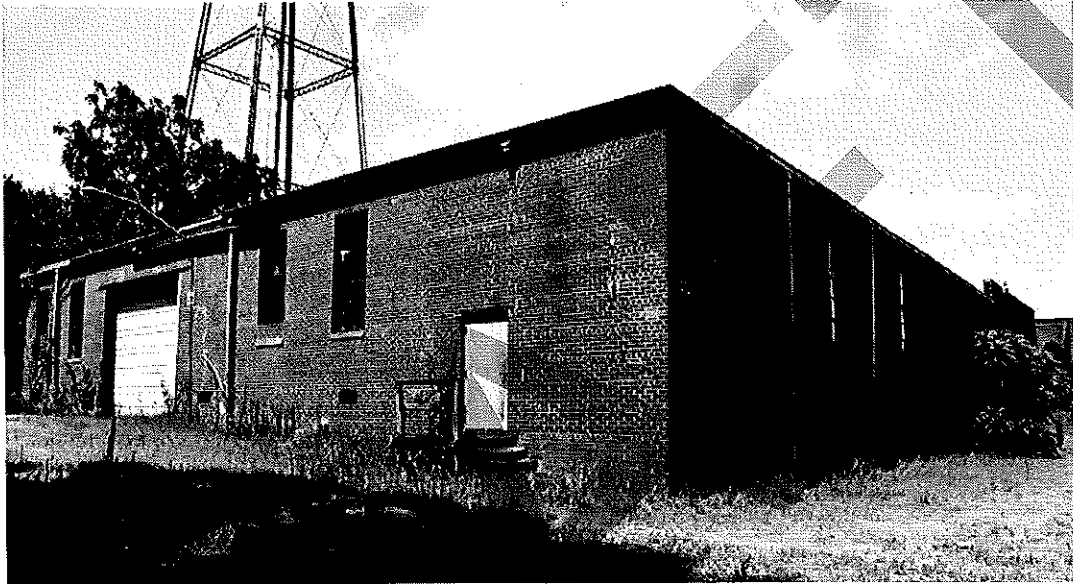
Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Images Page 52

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC



2. Warehouse erected between 1956 and 1963 at mill's west end, southwest oblique
3. Norcott Mill – Cannon Mills Company Plant No. 10, northwest oblique



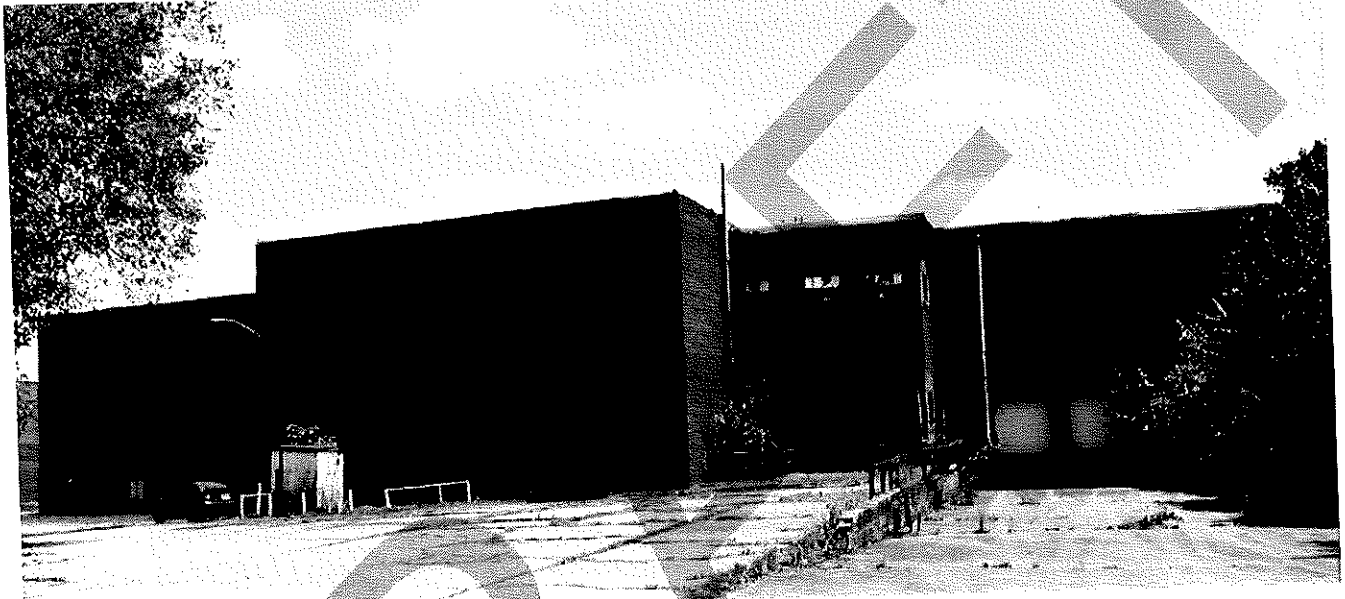
Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Images Page 53

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC



4. Norcott Mill – Cannon Mills Company Plant No. 10, north elevation

5. Norcott Mill – Cannon Mills Company Plant No. 10, 1923 and 1964 additions, northeast oblique



Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Images Page 54

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC



6. Norcott Mill – Cannon Mills Company Plant No. 10, basement, looking west from 1923 addition  
7. Norcott Mill – Cannon Mills Company Plant No. 10, first floor, looking east from 1916 mill



Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Images      Page     55    

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC



8. Norcott Mill – Cannon Mills Company Plant No. 10, second floor, looking east from 1916 mill  
9. Circa 1916 cotton warehouse, north elevation

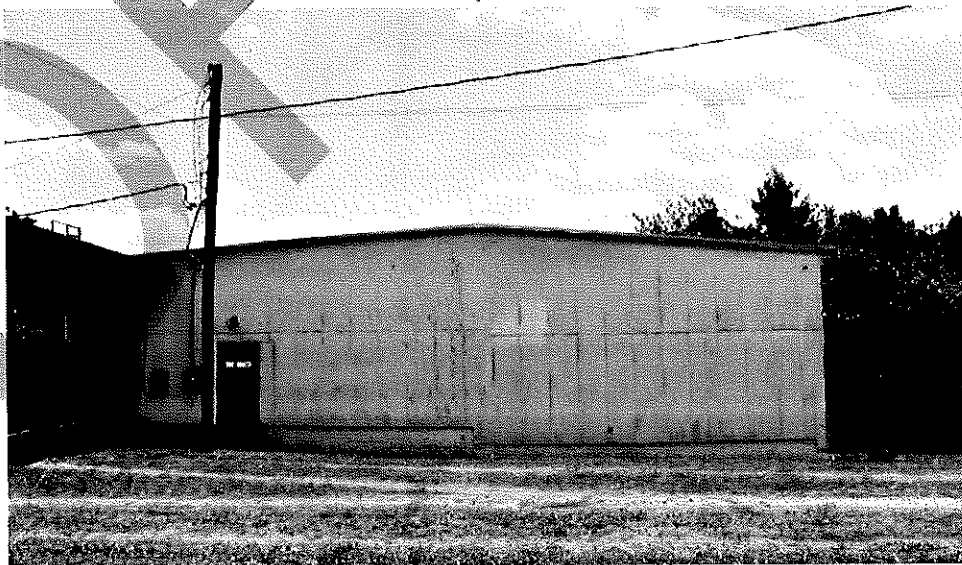


Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Images      Page   56  

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC



10. Water tower and pump house erected between 1938 and 1947, looking southwest

Exhibit A

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Images Page 57

Norcott Mill – Cannon Mills Company Plant No. 10  
Cabarrus County, NC



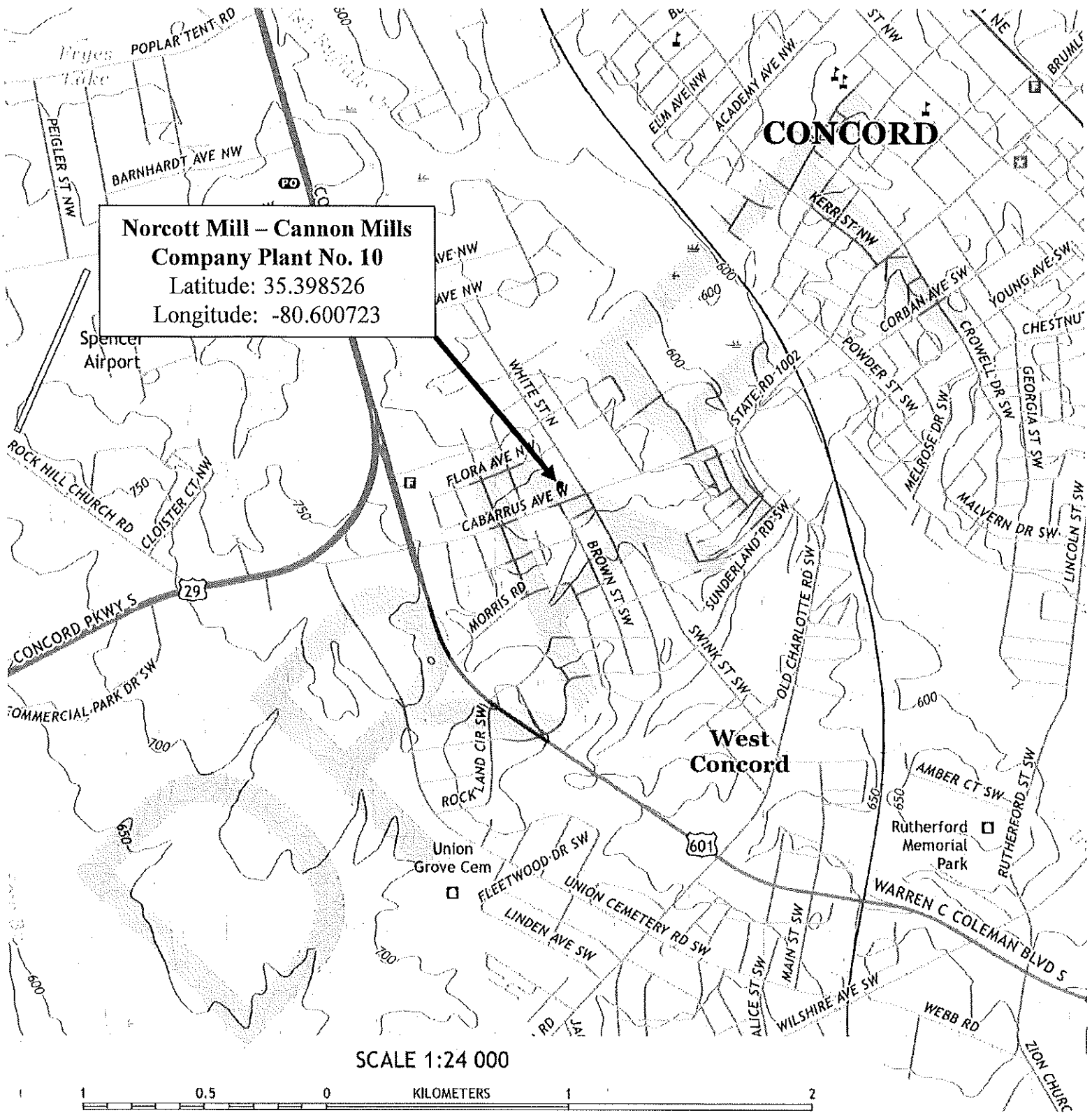
- 11. Cotton warehouse, erected in three stages between 1938 and 1947, southeast oblique
- 12. North hose house, erected between 1938 and 1947, southwest oblique





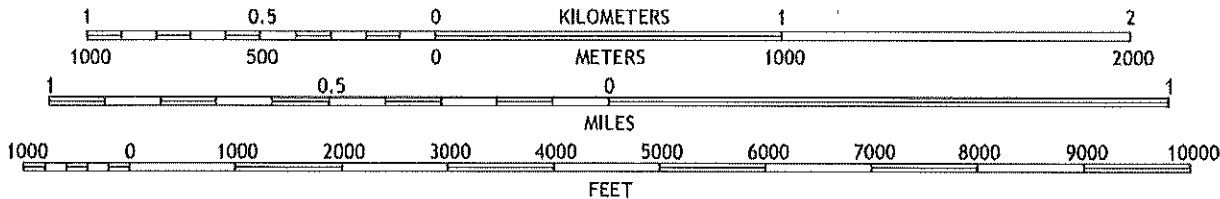
**Norcott Mill – Cannon Mills Company Plant No. 10**  
**580, 594, 598 Cabarrus Avenue West; 569-581 Flora Avenue NW**  
**Concord, Cabarrus County, North Carolina**  
**National Register Location Map**

U. S. Geological Survey  
 Concord Quadrangle, 2019

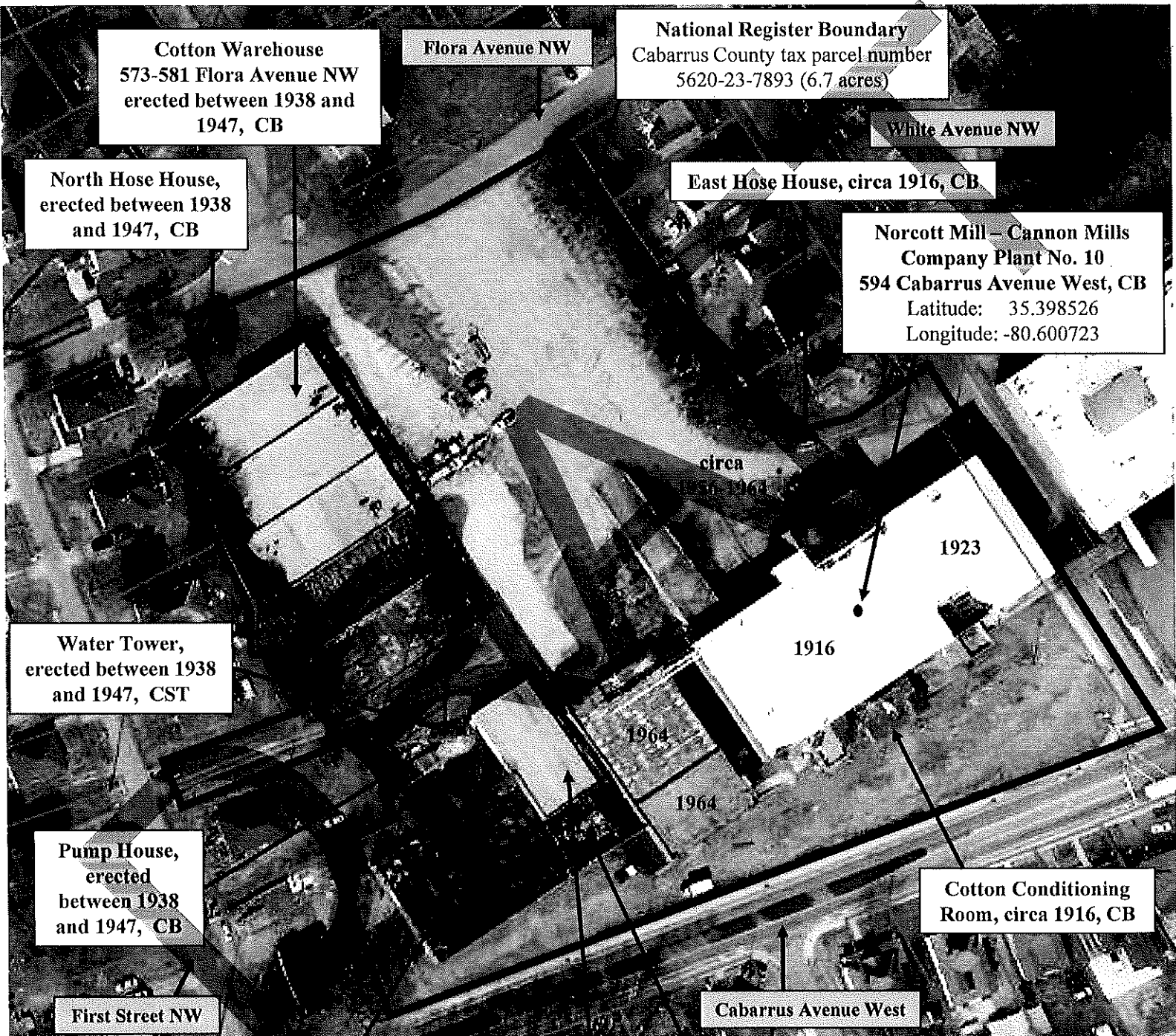


**Norcott Mill – Cannon Mills  
 Company Plant No. 10**  
 Latitude: 35.398526  
 Longitude: -80.600723

SCALE 1:24 000



**Norcott Mill – Cannon Mills Company Plant No. 10**  
**580, 594, 598 Cabarrus Avenue West; 569-581 Flora Avenue NW**  
**Concord, Cabarrus County, North Carolina**  
**National Register Boundary Map and Site Plan**



**Cotton Warehouse**  
 573-581 Flora Avenue NW  
 erected between 1938 and  
 1947, CB

**Flora Avenue NW**

**National Register Boundary**  
 Cabarrus County tax parcel number  
 5620-23-7893 (6.7 acres)

**White Avenue NW**

**North Hose House,**  
 erected between 1938  
 and 1947, CB

**East Hose House, circa 1916, CB**

**Norcott Mill – Cannon Mills  
 Company Plant No. 10**  
**594 Cabarrus Avenue West, CB**  
 Latitude: 35.398526  
 Longitude: -80.600723

**Water Tower,**  
 erected between 1938  
 and 1947, CST

circa  
 ca. 1964

1923

1916

**Pump House,**  
 erected  
 between 1938  
 and 1947, CB

1964

1964

**Cotton Conditioning  
 Room, circa 1916, CB**

**First Street NW**

**Cabarrus Avenue West**

**Warehouse**  
 598 Cabarrus Avenue West  
 erected between 1956 and  
 1963, CB

**Cotton Warehouse**  
 569 Flora Avenue NW  
 circa 1916, CB

**Opening Room**  
 594 Cabarrus Avenue West  
 erected between 1927 and  
 1938, CSI

0 50 100ft  
 Scale 1" = 100 feet



Norcott Mill – Cannon Mills Company Plant No. 10  
580, 594, 598 Cabarrus Avenue West; 569-581 Flora Avenue NW  
Concord, Cabarrus County, North Carolina  
Site Photograph Key

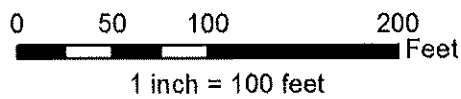
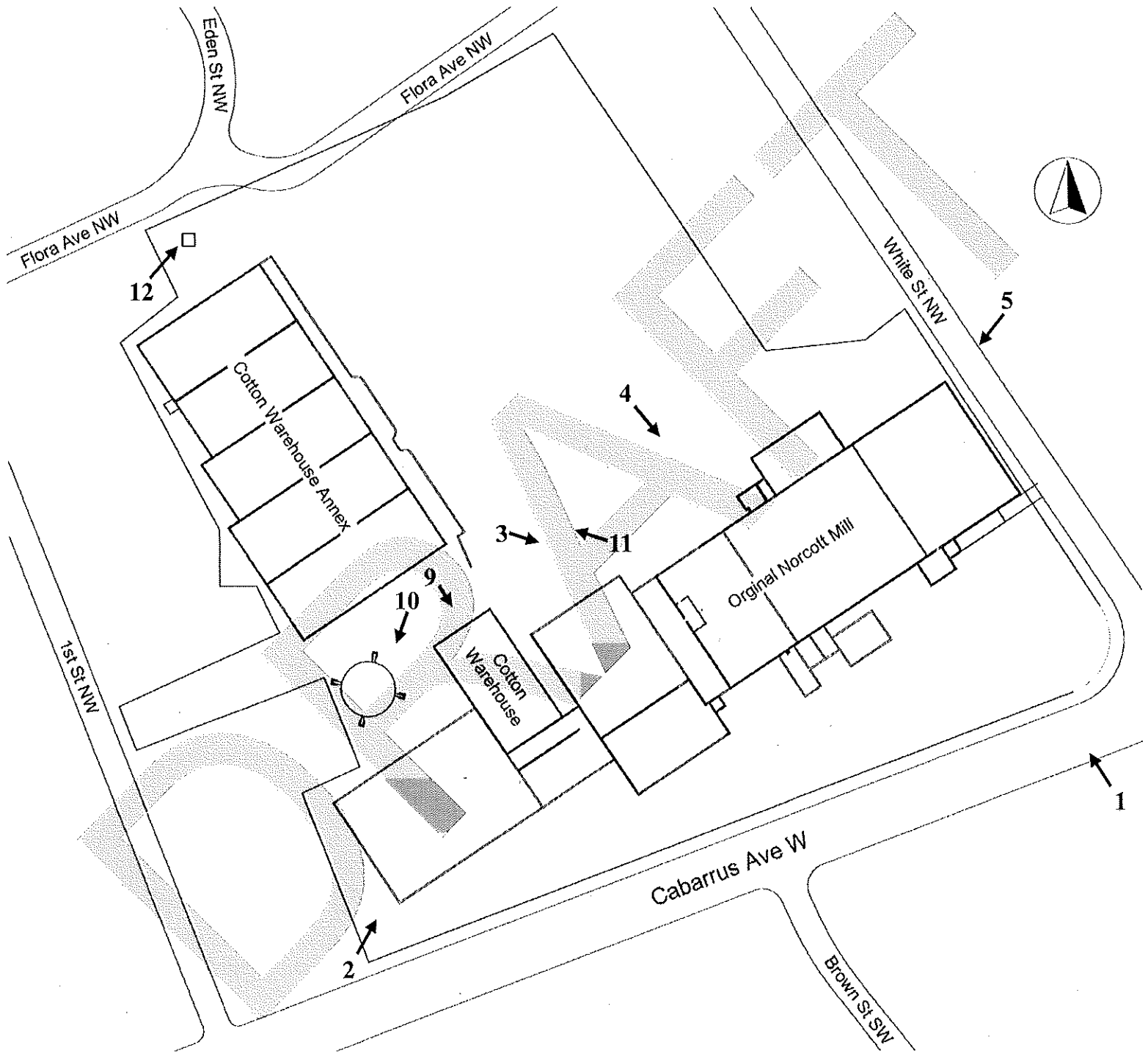
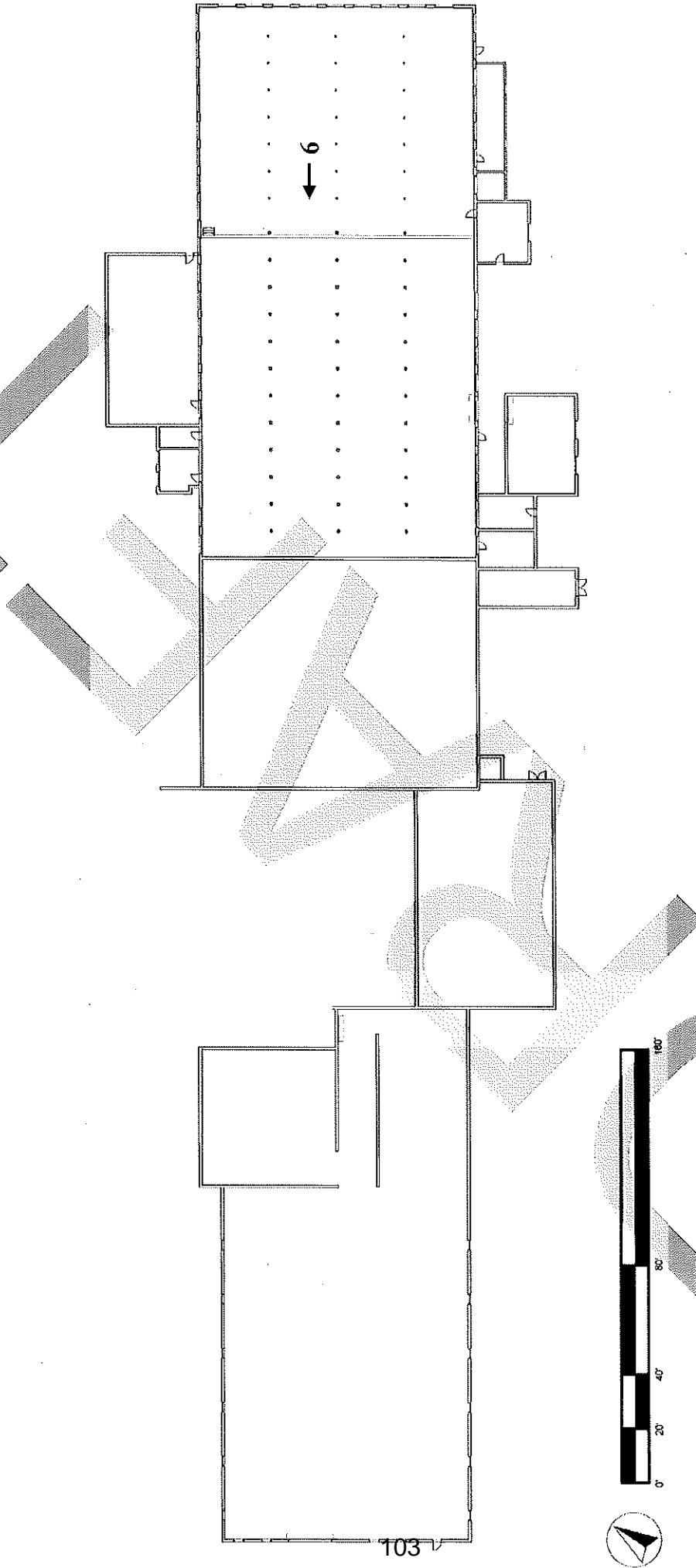


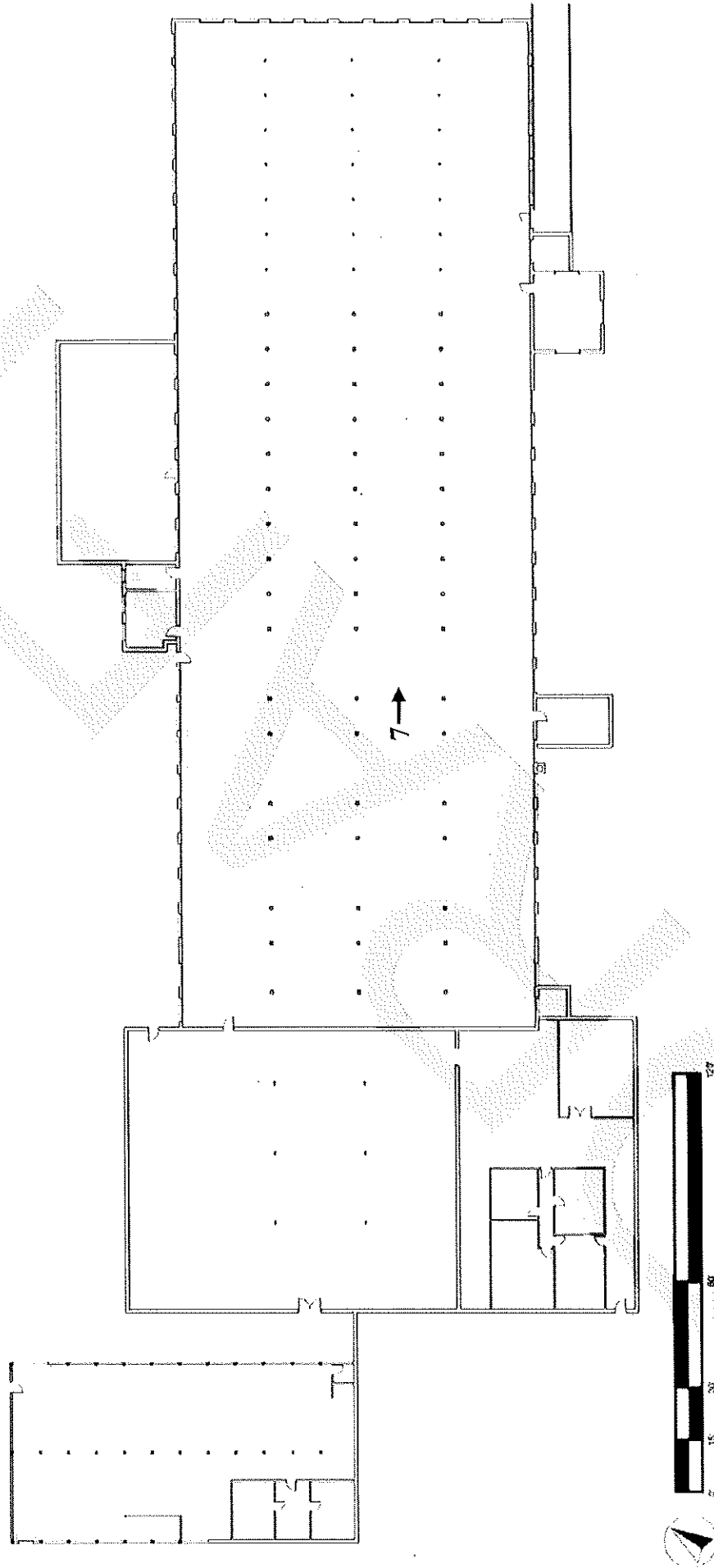
Exhibit A

Norcott Mill – Cannon Mills Company Plant No. 10  
580, 594, 598 Cabarrus Avenue West; 569-581 Flora Avenue NW Concord, Cabarrus County, North Carolina  
Basement Plan and Photograph Key

Exhibit A



Norcott Mill – Cannon Mills Company Plant No. 10  
580, 594, 598 Cabarrus Avenue West; 569-581 Flora Avenue NW Concord, Cabarrus County, North Carolina  
First Floor Plan and Photograph Key



Norcott Mill – Cannon Mills Company Plant No. 10  
580, 594, 598 Cabarrus Avenue West; 569-581 Flora Avenue NW Concord, Cabarrus County, North Carolina  
Second Floor Plan and Photograph Key

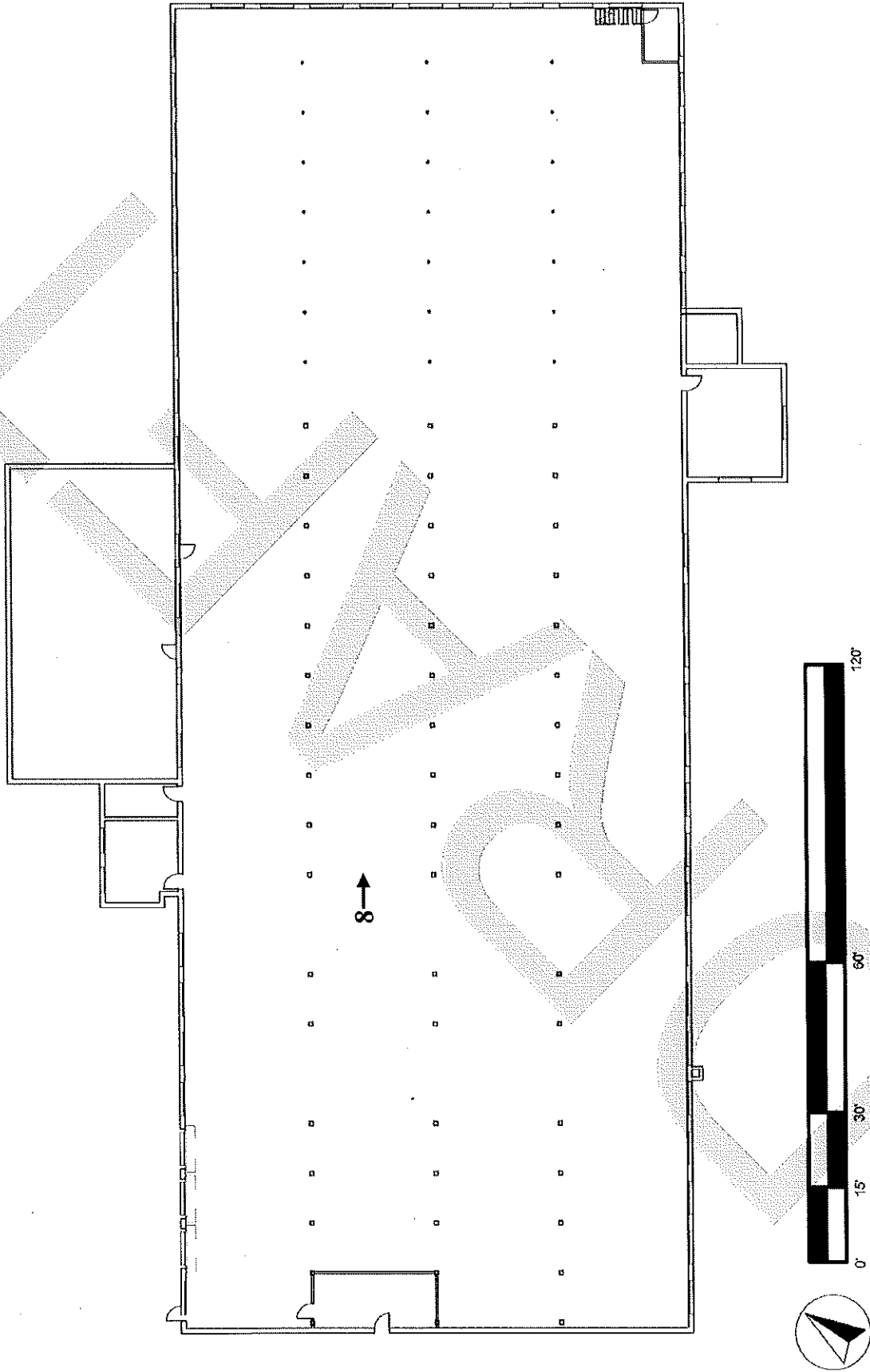
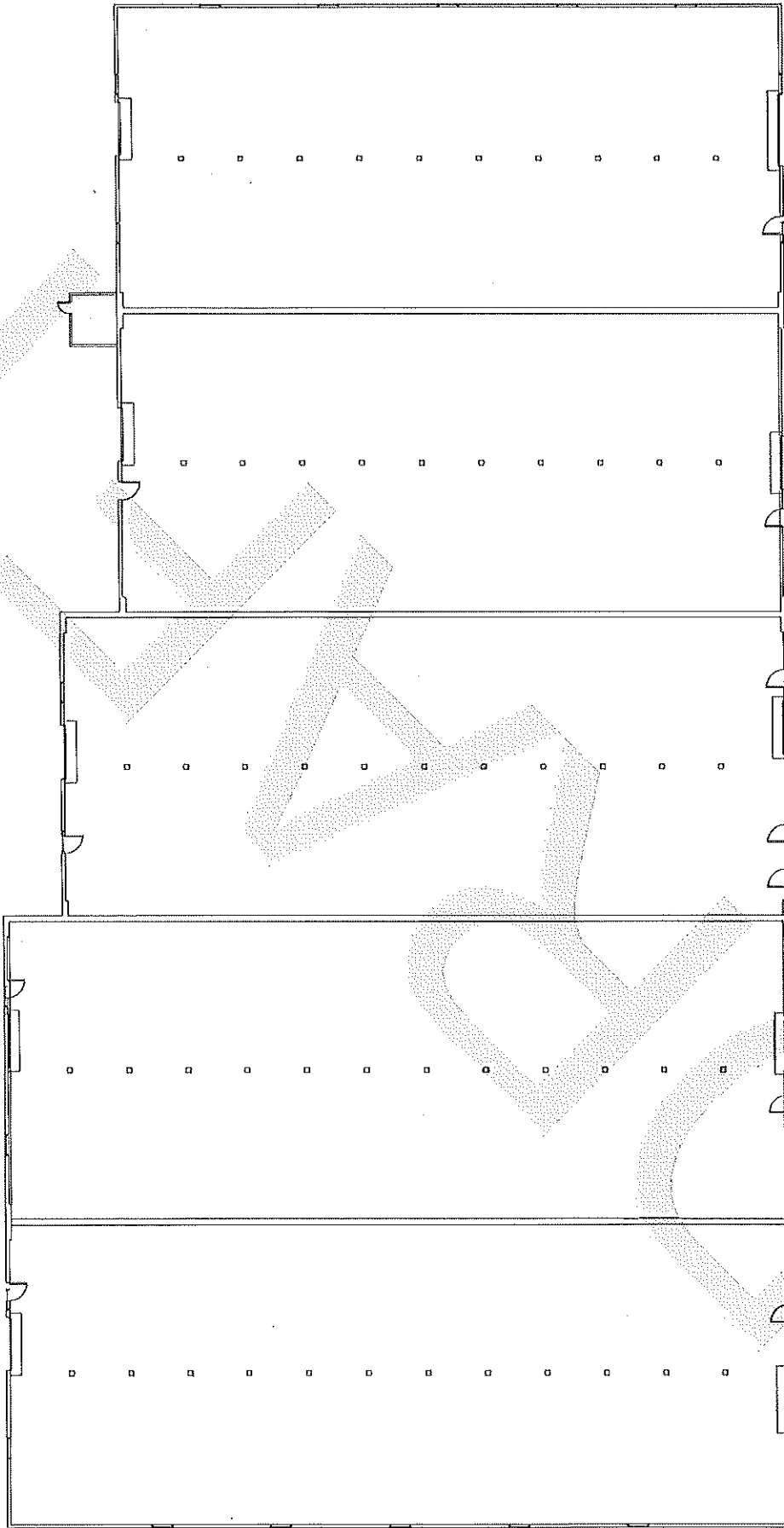


Exhibit A

Norcott Mill – Cannon Mills Company Plant No. 10  
580, 594, 598 Cabarrus Avenue West; 569-581 Flora Avenue NW Concord, Cabarrus County, North Carolina  
Warehouse Floor Plan

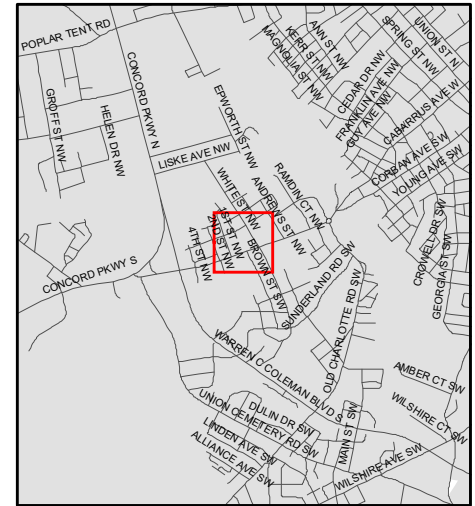


NR-01-21

Cabarrus Ave W &  
White St SW

PIN: 5620-23-7893

Exhibit B



Source: City of Concord  
Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.





North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

August 9, 2021

Starla Rogers, Planning & Development Manager  
Concord Historic Preservation Commission  
P.O. Box 308  
Concord, NC 28026

RE: Norcott Mill – Cannon Mills Company Plant No. 10, 580, 594, 598 Cabruss Avenue West and 569-581  
Flora Avenue NW, Concord, Cabarrus County

Dear Ms. Rogers:

Enclosed is a copy of the nomination for Norcott Mill – Cannon Mills Company Plant No. 10, which is scheduled for presentation to the North Carolina National Register Advisory Committee on October 14, 2021. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State's Public Meeting Calendar at [https://sosnc.gov/online\\_services/calendar/Search](https://sosnc.gov/online_services/calendar/Search) and search "National Register Advisory Committee." A copy of the notification letters sent to the property owners are enclosed for your information.

As a Certified Local Government, you normally have sixty (60) days in which to comment on the proposed nomination. If you do not respond by October 13, 2021 on the proposed nomination, approval of it will be assumed. Please note that Concord Historic Preservation Commission is to provide an opportunity for public comment on this nomination according to the terms specified in the certification agreement the city signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments the Concord Historic Preservation Commission, and Mayor Dusch or the Concord City Council wish to make on the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office's National Register Coordinator, Jenn Brosz, at [jenn.brosz@ncdcr.gov](mailto:jenn.brosz@ncdcr.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Ramona M. Bartos".

Ramona M. Bartos, Deputy  
State Historic Preservation Officer

RMB/jhs

Enclosures

Exhibit C

cc: William C. Dusch, Mayor, City of Concord  
Steve Morris, Chairman, Cabarrus County Board of Commissioners



North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

August 9, 2021

Michael Phillips  
E3 Catalyst  
P.O. Box 1127  
Concord NC 28026

RE: Norcott Mill – Cannon Mills Company Plant No. 10, 580, 594, 598 Cabarrus Avenue West and  
569-581 Flora Avenue NW, Concord, Cabarrus County

Dear Mr. Phillips:

We are pleased to inform you that the nomination of the above-referenced property, which is owned by E3 Catalyst, to the National Register of Historic Places has been scheduled for presentation to the North Carolina National Register Advisory Committee at its meeting on October 14, 2021. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State's Public Meeting Calendar at [https://sosnc.gov/online\\_services/calendar/Search](https://sosnc.gov/online_services/calendar/Search) and search "National Register Advisory Committee." The Committee will decide whether to recommend that I sign the nomination and submit it to the U.S. Department of the Interior, National Park Service, for final review and listing in the National Register.

The National Register is the nation's official list of historic buildings, districts, archaeological sites, and other resources worthy of preservation. Enclosed is a set of *National Register Fact Sheets* which includes a list of the criteria under which properties are evaluated. More than 3,000 North Carolina properties are now listed in the National Register. Listing in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. The effects of National Register listing are described on the enclosed *National Register Fact Sheet 1*.

As provided by the National Historic Preservation Act and the National Register program regulations (36 CFR 60) that implement the Act, local officials and all property owners are provided an opportunity to comment on the nomination of their property to the National Register. In addition, *private* property owners have the right to object to listing. If a private property owner chooses to object to the listing of his or her property, the objection must be submitted to me at 4617 Mail Service Center, Raleigh, NC 27699-4617. The procedure for objecting is described on the enclosed *National Register Fact Sheet 5*. We would appreciate receiving comments by October 13, 2021, but statements of objection may be submitted and will be counted until the actual date of listing, which usually takes place at least fifteen days but not more than forty-five days after the nomination is received by the Keeper of the National Register following the National Register Advisory Committee meeting.

Exhibit C

Please see "What the National Register Means for the Private Property Owner" on *National Register Fact Sheet 1* for an explanation of contributing and noncontributing properties. A copy of the nomination and information on the National Register and Federal tax benefits for historic properties are available from the above address upon request. Please feel free to contact National Register Coordinator, Jenn Brosz, at [jenn.brosz@ncdcr.gov](mailto:jenn.brosz@ncdcr.gov) with any questions.

Sincerely,



Ramona M. Bartos, Deputy  
State Historic Preservation Officer

RMB/jhs

Enclosures

cc: William C. Dusch, Mayor, City of Concord  
Starla Rogers, Planning & Development Manager, Concord Historic Preservation Commission  
Steve Morris, Chairman, Cabarrus County Board of Commissioners



North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

August 9, 2021

Lloyd Payne, City Manager  
City of Concord  
PO Box 308  
Concord, NC 28026

RE: Norcott Mill – Cannon Mills Company Plant No. 10, 580, 594, 598 Cabarrus Avenue West and  
569-581 Flora Avenue NW, Concord, Cabarrus County

- Parcel 56202378930000

Dear Mr. Payne:

We are pleased to inform you that the nomination of the above-referenced property to the National Register of Historic Places has been scheduled for presentation to the North Carolina National Register Advisory Committee at its meeting on October 14, 2021. A portion of the Norcott Mill – Cannon Mills Company Plant No. 10 National Register Nomination is in the public right-of-way owned by the City of Concord. The National Register boundary is a narrow strip that goes into the right-of-way along White Street NW at Cabarrus Avenue W. to encompass the mill's east end. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State's Public Meeting Calendar at [https://sosnc.gov/online\\_services/calendar/Search](https://sosnc.gov/online_services/calendar/Search) and search "National Register Advisory Committee." The Committee will decide whether to recommend that I sign the nomination and submit it to the U.S. Department of the Interior, National Park Service, for final review and listing in the National Register.

The National Register is the nation's official list of historic buildings, districts, archaeological sites, and other resources worthy of preservation. Enclosed is a set of *National Register Fact Sheets* which includes a list of the criteria under which properties are evaluated. More than 3,000 North Carolina properties are now listed in the National Register. Listing in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. The effects of National Register listing are described on the enclosed *National Register Fact Sheet 1*.

As provided by the National Historic Preservation Act and the National Register program regulations (36 CFR 60) that implement the Act, local officials and all property owners are provided an opportunity to comment on the nomination of their property to the National Register. In addition, *private* property owners have the right to object to listing. If a private property owner chooses to object to the listing of his or her property, the objection must be submitted to me at 4617 Mail Service Center, Raleigh, NC 27699-4617. The procedure for objecting is described on the enclosed *National Register Fact Sheet 5*. We would appreciate receiving comments by October 13, 2021, but statements of objection may be submitted and will

be counted until the actual date of listing, which usually takes place at least fifteen days but not more than forty-five days after the nomination is received by the Keeper of the National Register following the National Register Advisory Committee meeting.

Please see "What the National Register Means for the Private Property Owner" on *National Register Fact Sheet 1* for an explanation of contributing and noncontributing properties. A copy of the nomination and information on the National Register and Federal tax benefits for historic properties are available from the above address upon request. Please feel free to contact National Register Coordinator, Jenn Brosz, at [jenn.brosz@ncdcr.gov](mailto:jenn.brosz@ncdcr.gov) with any questions.

Sincerely,



Ramona M. Bartos, Deputy  
State Historic Preservation Officer

RMB/jhs

Enclosures

cc: William C. Dusch, Mayor, City of Concord  
Starla Rogers, Planning & Development Manager, Concord Historic Preservation Commission  
Steve Morris, Chairman, Cabarrus County Board of Commissioners



North Carolina Department of Natural and Cultural Resources  
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

August 9, 2021

William C. Dusch, Mayor  
City of Concord  
PO Box 308  
Concord, NC 28026

RE: Norcott Mill – Cannon Mills Company Plant No. 10, 580, 594, 598 Cabruss Avenue West and 569-581  
Flora Avenue NW, Concord, Cabarrus County

Dear Mayor Dusch:

Enclosed is a copy of the nomination for Norcott Mill – Cannon Mills Company Plant No. 10, which is scheduled for presentation to the North Carolina National Register Advisory Committee on October 14, 2021. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State's Public Meeting Calendar at [https://sosnc.gov/online\\_services/calendar/Search](https://sosnc.gov/online_services/calendar/Search) and search "National Register Advisory Committee." A copy of the notification letters sent to the property owners are enclosed for your information.

As a Certified Local Government, you normally have sixty (60) days in which to comment on the proposed nomination. If you do not respond by October 13, 2021 on the proposed nomination, approval of it will be assumed. Please note that Concord Historic Preservation Commission is to provide an opportunity for public comment on this nomination according to the terms specified in the certification agreement the city signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments you, the Concord City Council, or the Concord Historic Preservation Commission wish to make on the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office's National Register Coordinator, Jenn Brosz, at [jenn.brosz@ncdcr.gov](mailto:jenn.brosz@ncdcr.gov).

Sincerely,

Ramona M. Bartos, Deputy  
State Historic Preservation Officer

RMB/jhs

Enclosures

Exhibit C

cc: Starla Rogers, Planning & Development Manager, Concord Historic Preservation Commission  
Steve Morris, Chairman, Cabarrus County Board of Commissioners



## CERTIFIED LOCAL GOVERNMENTS AND THE NATIONAL REGISTER

The federal and state guidelines for the Certified Local Government Program require that the CLGs participate in the process of nominating properties to the National Register of Historic Places. This participation involves the review of nominations within the jurisdiction of the CLG by the CLG Commission and the chief elected local official. Opportunity for public comment must be provided during the 60-day comment period. The commission and the chief elected official are required to submit comments to the State Historic Preservation Office and the owner of the property relaying their findings as to the eligibility of the property under consideration for listing in the National Register. The attached forms are provided for you to facilitate your review of nominations and your submittal of comments to the State Historic Preservation Office. A copy of the criteria for listing in the National Register is also enclosed for your reference and use.

Although the federal regulations governing the CLG program call for the chief elected local official to provide comments on proposed National Register nominations within the CLG jurisdiction, North Carolina law stipulates that the mayor or chairman of the board of county commissioners may act only in an administrative capacity on behalf of the local governing board. If a certified local government has doubts about the legality of the chief elected official assuming sole responsibility for comments on proposed National Register nominations, it may wish to consider two alternatives: 1) having the governing board review the nominations or 2) having the governing board pass a resolution granting the chief elected local official the authority to furnish comments on behalf of the governing board.

In order to fulfill the required comment procedures, please complete the information below and the appropriate comment paragraph that is attached after you have reviewed the nomination. This information should be returned to Jenn Brosz, National Register Coordinator; Survey and National Register Branch, North Carolina State Historic Preservation Office; 4617 Mail Service Center, Raleigh, North Carolina 27699-4617.

COMMENTS ARE DUE IN THE STATE HISTORIC PRESERVATION OFFICE BY: **October 13, 2021**

1. Name of Certified Local Government: **City of Concord**
2. Name of CLG Commission: **Concord Historic Preservation Commission**
3. Property being reviewed for nomination: **Norcott Mill – Cannon Mills Company Plant No. 10**
4. Please attach documentation of the measures taken to provide for public comment during the nomination review and a record of any comments received, as per your certification agreement with the State Historic Preservation Office.
5. In approving local governments for certification, the SHPO may have stipulated that the Commission obtain the services of professional historians, architectural historians, or archaeologists when reviewing National Register nominations, if those disciplines are not represented in the Commission membership. If this stipulation applies to you, please note the name of the professional you consulted below and his/her appropriate field. If you have any questions about the applicability of this stipulation to your commission, contact Kristi Brantley, Certified Local Government Coordinator, State Historic Preservation Office at 919.814.6576.

THE CLG COMMISSION SHOULD COMPLETE ONE OF THE FOLLOWING PARAGRAPHS:

A. We, the **Concord Historic Preservation Commission**, have reviewed and discussed the nomination for **Norcott Mill – Cannon Mills Company Plant No. 10** and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **recommend** that the property be submitted for listing in the Register.

---

Commission chair's signature and date

B. We, the **Concord Historic Preservation Commission**, have reviewed and discussed the nomination for **Norcott Mill – Cannon Mills Company Plant No. 10** and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below (use additional sheet if necessary).

---

Commission chair's signature and date

THE CHIEF ELECTED LOCAL OFFICIAL OR THE LOCAL GOVERNING BOARD SHOULD COMPLETE ONE OF THE FOLLOWING COMMENT PARAGRAPHS:

C. I, **Mayor William C. Dusch**, or We, the **Concord City Council**, have reviewed the nomination for **Norcott Mill – Cannon Mills Company Plant No. 10** and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **recommend** that the property be submitted for listing in the Register.

Additional Comments:

---

Chief Local Elected Official's signature and date

D. I, **Mayor William C. Dusch**, or We, the **Concord City Council**, have reviewed the nomination for **Norcott Mill – Cannon Mills Company Plant No. 10** and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for my (or our) findings concerning this nomination are stated below (use additional sheet if necessary).

Additional comments:

---

Chief Local Elected Official's signature and date

Norcott Mill - Cannon Mills Company Plant No. 10, Concord, Cabarrus County



## *NATIONAL REGISTER FACT SHEET* **1**

### **WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?**

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. The National Register was established by the [National Historic Preservation Act of 1966](#). The purpose of the Act is to ensure that as a matter of public policy, properties significant in national, state, and local history are considered in the planning of federal undertakings, and to encourage historic preservation initiatives by state and local governments and the private sector.

#### **What the National Register Means for the Private Property Owner**

The listing of a property in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. Over the years, various federal incentives have been introduced to assist private preservation initiatives. A private owner of a National Register property becomes obligated to follow federal preservation standards only if federal funding or licensing is used in work on the property, or if the owner seeks and receives a special benefit that derives from National Register designation, such as a grant or a tax credit described below.

When a National Register nomination is prepared, all buildings, objects, structures and sites on each property must be categorized as contributing or noncontributing. Contributing resources are those constructed during the period of significance which substantially convey their appearance from that period. Noncontributing resources are those that do not date from the period of significance or date from the period of significance and have been substantially altered.

*National Register listing should not be confused with [local historic property and historic district designations](#). These designations are made by a local governing board on the recommendation of a local historic preservation commission. This program of local designations is an option available to local governments under North Carolina enabling legislation (G.S. 160A-400). Properties and districts listed in the National Register sometimes also receive local designation in jurisdictions where local preservation commissions have been established according to the state enabling legislation, but there is no direct correlation between National Register listing and local designation.*

National Register listing means the following:

#### **1. Consideration and Protection in Public Planning:**

All properties and districts listed in or eligible for listing in the National Register are considered in the planning of federal undertakings such as highway construction and Community Development Block Grant projects. "Federal undertakings" also include activities sponsored by state or local governments or private entities if they are licensed or partially funded by the federal government. "Federal undertakings" do not include federal farm subsidies or loans made by banks insured by the FDIC.

National Register listing does not provide absolute protection from federal actions that may affect the property. It means that if a federal undertaking is in conflict with the preservation of a National Register property, the North Carolina Historic Preservation Office will negotiate with the responsible federal agency in an effort to eliminate or minimize the effect on the historic property. This review procedure applies to properties that are determined eligible for the National Register in the day-to-day environmental review process as well as those actually listed in the National Register.

Similarly, North Carolina law (G.S. 121-12a) provides for consideration of National Register properties in undertakings funded or licensed by the state. Where a state undertaking is in conflict with the preservation of a National Register property, the North Carolina Historical Commission is given the opportunity to review the case and make recommendations to the state agency responsible for the undertaking. The commission's recommendations to the state agency are advisory.

## 2. Incentives for the Preservation of National Register Properties:

Tax Benefits. Under the federal Tax Reform Act of 1986, a privately owned building that is listed in the National Register or is a contributing building in a National Register historic district may be eligible for a 20% federal income investment tax credit claimed against the costs of a qualified rehabilitation of the building. The federal credit applies only to income-producing, depreciable properties, including rental residential properties. The federal credit does not apply to owner-occupied residential properties. The cost of the rehabilitation must exceed the adjusted basis of the building. Plans for the rehabilitation are reviewed by the North Carolina Historic Preservation Office and the National Park Service, and work on the building must meet the *Secretary of the Interior's Standards for Rehabilitation*.

Please note that the former North Carolina State Historic Credit program expired for rehabilitation expenses incurred after December 31, 2014. New state historic tax credit programs go into effect on January 1, 2016 for both income-producing properties and non-income-producing properties, including private residences.

This new program allows taxpayers who receive the federal income tax credit for rehabilitating certified historic structures to take a state credit against North Carolina income taxes on income-producing properties. Also these new North Carolina tax credits provide a state income tax credit for non-income-producing properties listed in the National Register or as a contributing building in a National Register historic district, including private residences. For more information and applications, contact the Tax Credit Coordinator at the address given below, or call 919/814-6585 for income-producing projects or 919/814-6574 for non-income-producing projects.

The Tax Treatment Extension Act of 1980 provides federal tax deductions for charitable contributions of partial interests (easements) in historically significant properties for conservation purposes. Interested individuals should consult legal counsel or the local Internal Revenue Service office for assistance in determining the tax consequences of the provisions of this act.

Grants and Loans. A limited program of matching grants for the rehabilitation of National Register properties, including those that are privately owned, was authorized by the National Historic Preservation Act of 1966, but has not been funded to a significant degree since the early 1980s. A loan program authorized by the Act has never been funded.

In some years, the North Carolina General Assembly has made funds for preservation projects available to local governments and nonprofit groups through one-time discretionary appropriations. Such appropriations may or may not be repeated in coming years. The only private properties that have received state appropriations are those owned by non-profit organizations. Listing in the National Register has not been a precondition for receipt of a state grant.

Owner Consent: A privately owned individual property may not be listed in the National Register over the objection of its owner or, in the case of a property with multiple owners, over the objection of a majority of owners. A district may not be listed in the National Register over the objection of a majority of owners of private property within the proposed district. For a complete description of procedures for objecting to a National Register nomination, see [National Register Fact Sheet 5](#): "Procedure for Supporting or Objecting to National Register Listing."

See also the following numbered *National Register Fact Sheets*:

- 2: "[National Register Criteria for Evaluation](#)"
- 3: "[How Historic Properties Are Listed in the National Register of Historic Places](#)"
- 4: "[The National Register of Historic Places in North Carolina: Facts and Figures](#)"

See the handout entitled "[A Comparison of the National Register of Historic Places With Local Historic Landmark and District Designations](#)" for a review of the differences between these two programs.

### FOR MORE INFORMATION:

**Historic Preservation Office website at <http://www.hpo.ncdcr.gov>**

Historic structures and the National Register: [Survey and National Register Branch](#), 919/814-6570

Archaeological sites and the National Register: [Office of State Archaeology](#), 919/814-6554

Preservation tax credits and technical restoration assistance: [Restoration Services Branch](#), 919/814-6570

Environmental protection and planning: [Environmental Review Branch](#), 919/814-6570

**Written inquiries to each of these branches** may be sent to the State Historic Preservation Office, 4617 Mail Service Center, Raleigh, North Carolina 27699-4617.

The National Register program is governed by the following federal and state rules and regulations: 36CFR Part 60 (interim rule), 36CFR Part 61 (final rule), and North Carolina Administrative Code T07: 04R .0300.

## NATIONAL REGISTER FACT SHEET 2

### NATIONAL REGISTER CRITERIA FOR EVALUATION

**The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries for the National Register.**

*The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*

- A. *that are associated with events that have made significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory or history.*

**Criteria Considerations (Exceptions):** *Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:*

- A. *a religious property deriving primary significance from architectural or artistic distinction or historical importance; or*
- B. *a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or*
- C. *a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or*
- D. *a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or*
- E. *a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or*
- F. *a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or*
- G. *a property achieving significance within the past 50 years if it is of exceptional importance.*

*(see other side)*



## APPLYING THE CRITERIA

**The two principal issues to consider in determining eligibility for the National Register are "significance" and "integrity."**

A property may have "**significance**" for association with important events or patterns of history (criterion A); for association with an important historical figure (criterion B); as an important example of period architecture, landscape, or engineering (criterion C); or for the information it is likely to yield (criterion D, applied to archaeological sites and districts, and sometimes applied to certain types of structures). A National Register nomination must demonstrate how a property is significant in at least one of these four areas. For properties nominated under criterion A, frequently cited areas of significance are agriculture, community planning and development, social history, commerce, industry, politics and government, education, recreation and culture, and others. For technical reasons, criterion B (significant person) nominations are rare. Criterion C (architecture) is cited for most, but not all, nominations of historic buildings. Archaeological sites are always nominated under criterion D, but may also have significance under one or more of the other three criteria.

Properties are nominated at a local, state, or national level of significance depending on the geographical range of the importance of a property and its associations. The level of significance must be justified in the nomination. The majority of properties (about 70%) are listed at the local level of significance. The level of significance has no effect on the protections or benefits of listing.

Besides meeting one or more of the above criteria, a property must also have "**integrity**" of "location, design, setting, materials, workmanship, feeling, and association." This means that the property must retain enough of its historic physical character (or in the case of archaeological sites, intact archaeological features) to represent its historic period and associations adequately.

All properties change over time, and in some cases past alterations can take on historical significance in their own right. The degree to which more recent, incompatible, or non-historic alterations are acceptable depends on the type of property, its rarity, and its period and area of significance. Buildings with certain types of alterations are usually turned down by the National Register Advisory Committee. For example, 19th and early 20th century wood frame buildings that have been brick veneered in the mid-20th century are routinely turned down for loss of historic integrity. Similarly, it is extremely rare that buildings covered in synthetic materials such as aluminum or vinyl siding are individually eligible for listing in the Register.

### Criteria Exceptions

The criteria exclude birthplaces and graves of historical figures, cemeteries, religious properties, moved buildings, reconstructions, commemorative properties, and properties less than 50 years old, with certain exceptions. The following exceptions are sometimes encountered:

Historic **churches** that are architecturally significant and retain sufficient architectural integrity can be successfully nominated under criterion C (architecture), sometimes together with criterion A for social or religious history, provided they have not been brick-veneered or covered in aluminum or vinyl siding.

**Cemeteries** may sometimes successfully be nominated under criterion C when they retain important examples of historic stone carving, funerary art, and/or landscaping, and they also may be eligible under criterion A or criterion D. However, both the National Register Advisory Committee and the National Register have turned down nominations of graves when the historical importance of the deceased is the sole basis for the nomination. The National Register was created primarily to recognize and protect historic places and environments that represent how people lived, worked, and built in the historic past. Human burials are recognized and protected under other laws and programs.

**Moved buildings** may sometimes be successfully nominated under criterion C for architecture when they remain in their historic communities and the new setting adequately replicates the original setting. The point to remember is that the program is called the National Register of Historic Places, not Historic Buildings or Historic Things, because significance is embodied in locations and settings as well as in the structures themselves. Buildings moved great distances, buildings moved into incompatible settings (such as a farmhouse moved into an urban neighborhood or a downtown residence moved to a suburb), and collections of buildings moved from various locations to create a pseudo-historic "village" are routinely turned down. In some cases, the relocation of a historic building to a distant or incompatible setting may be the last and only way to save it, and such an undertaking may be worthwhile. However, sponsors of such a project must understand that the property subsequently may not be eligible for the National Register.

If a property is **less than 50 years old**, it can be nominated only if a strong argument can be made for exceptional significance. For example, Dorton Arena on the State Fairgrounds was completed in 1953. It was successfully nominated to the National Register in 1973 as one of the most important examples of modernism in post-World War II American architecture.

## NATIONAL REGISTER FACT SHEET 3

### HOW HISTORIC PROPERTIES ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

#### Who Administers the National Register Program?

The National Register of Historic Places is a list maintained by the National Park Service of buildings, structures, sites, objects, and districts that are significant in American history, architecture, archaeology, engineering, and culture, and that meet criteria for evaluation established by the [National Historic Preservation Act of 1966](#). Nominations to the National Register are submitted from each of the states by the **State Historic Preservation Officer (SHPO)**. In North Carolina, the SHPO is the Deputy Secretary of the Office of Archives and History. The section that administers the National Register and related programs is the [State Historic Preservation Office \(HPO\)](#). The personnel of the Historic Preservation Office serve as staff for the SHPO in National Register activities and duties.

In every state, a review board examines potential nominations and makes recommendations to the SHPO regarding the eligibility of properties and the adequacy of nominations. In North Carolina, the review board is called the **National Register Advisory Committee (NRAC)**. The NRAC meets thrice annually (February, June, October) to consider the eligibility of properties for nomination to the National Register. Nominations prepared under the supervision of the HPO staff and recommended for nomination by the NRAC are forwarded to the SHPO for review and formal nomination. They are then forwarded to the Keeper of the National Register in the National Park Service in Washington, D.C. Final authority to list properties in the National Register resides with the National Park Service.

#### How are Eligible Properties Identified?

Properties and districts that may be eligible for the National Register are usually brought to the attention of the HPO staff and the NRAC either (1) through a county or community survey of historic properties co-sponsored by the Historic Preservation Office and a local government or organization; (2) by interested individuals who provide preliminary information about properties to the HPO staff; or (3) through historic property surveys conducted as part of the environmental review process.

Persons who seek National Register listing for properties that have not been recorded in survey projects co-sponsored by the Historic Preservation Office may submit a "[Study List Application](#)" to the HPO. If adequate information and color views of the property are included with the application, the NRAC will consider the property at its next quarterly meeting. If in the opinion of the NRAC the property appears to be potentially eligible for the National Register, it is placed on the Study List. This action by the NRAC authorizes the HPO staff to work with the owner to coordinate a formal nomination of the property to the National Register.

The NRAC can best evaluate the eligibility of an individual property within the context of a community-wide or regional inventory of historic or prehistoric properties. This provides a basis for comparing the relative significance of similar types of historic or prehistoric properties in a community or region. *In counties or communities where no such inventory has been assembled, the NRAC will sometimes find it necessary to defer a decision about the eligibility of an individual property until a comprehensive survey of historic properties has taken place.* Likewise, the NRAC may consider some properties as contributing components within larger districts but not as individually eligible. [Information about grants](#) to local governments for local historic property surveys and nominations is available from the Historic Preservation Office.

## **What is a National Register Nomination?**

A National Register nomination is a scholarly and authoritative document that thoroughly describes and evaluates a property's setting and physical characteristics, documents its history, assesses its significance in terms of its historic context, and demonstrates how it specifically meets [National Register criteria for evaluation](#). It is supported by professional quality photographs, maps delineating the property's boundaries, and other materials and information. The nomination must be prepared according to federal and state guidelines.

## **Who Prepares National Register Nominations?**

Most nominations are prepared by private consultants hired either by individual property owners or by local governments or organizations. Nominations of archaeological sites are sometimes prepared by professional archaeologists as part of their on-going research. HPO National Register staff is responsible for reviewing, editing, and processing nominations prepared in these ways. Due to the great demand for National Register nominations and the small number of HPO staff, the HPO is unable to prepare nominations as a public service.

An owner of a Study List property who seeks to have it listed in the National Register may hire a private consultant to prepare the nomination. A list of qualified consultants is available from the Historic Preservation Office. HPO staff cannot quote fees, and fees will vary depending on the consultant and the complexity of the nomination. An owner may expect to pay a professional historian, architectural historian, or archaeologist the equivalent of 40 to 80 hours of time at a professional hourly wage.

Some owners are interested in preparing their own nominations and are capable of doing so. [\*Practical Advice for Preparing National Register Nominations in North Carolina\*](#) is available on the HPO website. The level of description, historical documentation, analysis, and writing in every nomination must meet accepted professional standards. The SHPO will not submit substandard nominations to Washington, and HPO staff cannot make major revisions or provide detailed critiques of inadequate nominations. Because documentation of archaeological properties generally involves data collection, analysis, and interpretation requiring specialized training, nominations of archaeological properties are always prepared by professional archaeologists.

## **What Happens to the Finished Nomination?**

The nomination is reviewed by members of the National Register Advisory Committee at one of the regular thrice yearly meetings. If the NRAC recommends that the nomination be submitted to the National Register, it is signed by the State Historic Preservation Officer and forwarded to the Keeper of the National Register. At the National Register office, the nomination is reviewed and the decision to list or not list is made within not less than 15 and not more than 45 days of receipt. If the property is listed, the HPO will notify the owner and provide a certificate stating that the property has been listed in the National Register of Historic Places. Owners who desire plaques may order them from private commercial suppliers. The HPO does not provide plaques or recommend any particular supplier, but a list of manufacturers is available on request.

FOR MORE INFORMATION CONTACT: National Register Coordinator  
[Survey and National Register Branch](#)  
State Historic Preservation Office  
4617 Mail Service Center  
Raleigh, North Carolina 27699-4617      919/814-6587

Offices of the Survey and National Register Branch are at 109 E. Jones Street in Raleigh. For information about archaeological sites and the National Register, contact the Office of State Archaeology, 4619 Mail Service Center, Raleigh, NC 27699-4619, telephone 919/814-6554.

Please also see the Historic Preservation Office website at <http://www.hpo.ncdcr.gov>.

## *NATIONAL REGISTER FACT SHEET* 4

### **THE NATIONAL REGISTER OF HISTORIC PLACES IN NORTH CAROLINA: FACTS AND FIGURES**

- There are more than 90,000 listings of historic buildings, structures, sites, objects, and districts in the National Register across the United States and its territories.
- The first nominations from North Carolina were submitted in 1969. Today there are approximately 2,900 National Register listings in the state. In recent years the state has submitted an average of 35 new nominations per year to the National Register. Most nominations are prepared by private consultants working for local governments or for private property owners. Nominations are carefully prepared and screened in the review process, and 99% of all nominations from North Carolina have been successfully listed. A list of all National Register entries in North Carolina arranged alphabetically by county and giving name, town or vicinity, and date listed plus a link to the complete nomination, is available on the State Historic Preservation Office web site at <http://www.hpo.ncdcr.gov/NR-PDFs.html>. A similar list may be accessed at the National Register web site, <http://www.cr.nps.gov/nr/research/>
- Of the approximately 2,900 total listings in North Carolina, about 540 are historic districts, some of which contain hundreds of contributing historic buildings or sites. Types of districts include residential neighborhoods, commercial districts, prehistoric and historic archaeological districts, industrial complexes, mill villages, and rural farming districts. Since the first historic district nominations did not include complete lists of all properties within district boundaries, it is not possible to determine the precise number of historic properties in North Carolina that are listed in the National Register. The National Park Service estimates that more than 75,000 historic resources in North Carolina are listed in the National Register either as individual listings or as contributing properties within districts. Properties within districts that contribute to the historic character of the district are eligible for federal environmental protections and benefits to the same extent as if they were individually listed.
- Of all North Carolina properties listed in the National Register, approximately 85% are privately owned and 15% publicly owned. About 70% are listed at a local level of significance, 25% at a statewide level, and 5% at a national level of significance. The level of significance at which a property or district is listed does not affect its eligibility for benefits or the consideration it receives in environmental review processes.
- North Carolina's National Register listings reflect the whole spectrum of the state's human experience through its long history: prehistoric Indian sites; shipwreck sites; modest log houses of settlers and slaves; houses and outbuildings of ordinary farmers and townspeople; the mansions of wealthy planters and merchants; churches of all sizes and denominations; courthouses, schools and other public buildings; commercial buildings of many types; and industrial and transportation buildings and sites. Listings vary from 10,000-year-old archaeological sites to the 1953 Dorton Arena at the State Fairgrounds. What all these places have in common is that they reveal in a tangible way some important aspect of past life in North Carolina and its diverse communities.
- The State Historic Preservation Office reviews approximately 3,000 federal and state actions annually to determine their potential effects on properties listed in or eligible for listing in the National Register. Where a federal or state undertaking is in conflict with the preservation of a National Register property, the State Historic Preservation Office will negotiate with the responsible agency in

an attempt to eliminate or minimize the effect under procedures prescribed by federal law (Section 106 of the National Historic Preservation Act of 1966) or state law (G.S. 121-12a).

- From 1976 through December of 2014, 1,398 National Register properties in North Carolina were rehabilitated under state and federal historic preservation income-producing tax incentive programs, representing an investment of over \$1.69 billion in National Register properties in the state. From 1998 through December 2014, completed rehabilitation projects of 1,750 owner-occupied residences, representing \$272.25 million in investment, were reviewed for certification under a North Carolina historic preservation tax incentive program.
- The Restoration Branch of the State Historic Preservation Office offers technical restoration consultation services to owners of historic properties, including municipal and county governments, churches, businesses, and private property owners. Restoration Branch staff provides consultation services to more than 2,000 historic properties in a typical year. Restoration staff is located in Raleigh (919/814-6590), Asheville (828/296-7230), and Greenville (252/830-6580).
- Since the mid-1970s three-quarters of North Carolina's 100 counties and scores of municipalities have participated in survey and planning grant projects co-sponsored with the State Historic Preservation Office to conduct comprehensive surveys of historic properties and prepare nominations of properties and districts to the National Register of Historic Places. Many other counties have participated in regional reconnaissance surveys. The Survey and National Register Branch maintains an estimated 100,000 survey files with photographs and information about historic structures. The Office of State Archaeology maintains information concerning the approximately 41,000 prehistoric and historic archaeological sites recorded in the state. Fifty-three counties and thirty-seven municipalities have published historic architecture survey catalogues, many of which are still in print and available for purchase from the State Historic Preservation Office.

For information about why the National Register was created and what listing means to a property owner, see [NATIONAL REGISTER FACT SHEET 1, "WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?"](#)

For an explanation of National Register criteria for evaluation, see [NATIONAL REGISTER FACT SHEET 2, "NATIONAL REGISTER CRITERIA FOR EVALUATION."](#)

For information about how properties and districts are listed in the National Register, see [NATIONAL REGISTER FACT SHEET 3, "HOW HISTORIC PROPERTIES ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES."](#)

See the handout titled "A COMPARISON OF THE NATIONAL REGISTER OF HISTORIC PLACES WITH LOCAL HISTORIC LANDMARK AND DISTRICT DESIGNATIONS" for an explanation of the differences between the two programs.

#### **FOR MORE INFORMATION:**

Please Also See The Historic Preservation Office website at <http://www.hpo.ncdcr.gov>

Historic structures and the National Register: [Survey and National Register Branch](#), 4617 Mail Service Center, Raleigh, NC 27699-4617; phone 919/814-6570.

Archaeological sites and the National Register: [Office of State Archaeology](#), 4619 Mail Service Center, Raleigh, NC 27699-4619; phone 919/814-6554.

Preservation tax credits and technical restoration assistance: [Restoration Branch](#), 4617 Mail Service Center, Raleigh, NC 27699-4617; phone 919/814-6590.

[Grants](#) to local governments and organizations for historic property surveys and National Register nominations: Grants Coordinator, [Administration Branch](#), 4617 Mail Service Center, Raleigh, NC 27699-4617; phone 919/814-6582.

The National Register program is governed by the following federal and state rules and regulations: 36CFR Part 60 (interim rule), 36CFR Part 61 (final rule), and North Carolina Administrative Code T07: 04R .0300.

## NATIONAL REGISTER FACT SHEET 5

### PROCEDURE FOR SUPPORTING OR OBJECTING TO NATIONAL REGISTER LISTING

Under federal law a privately owned property may not be listed individually in the National Register over the objection of its owner or, in the case of a property with multiple owners, over the objection of a majority of owners. A district may not be listed in the National Register over the objection of a majority of owners of private property within the proposed district.

#### **Supporting a National Register nomination:**

Private owners who seek National Register listing for their properties are not required to submit statements of concurrence, though letters of support of the nomination are welcomed and become a permanent part of the nomination file. Owners who wish to support a nomination are encouraged to submit letters of support to the State Historic Preservation Officer prior to the National Register Advisory Committee meeting at which the nomination is to be considered.

#### **Objecting to a National Register nomination:**

Any owner or partial owner of a nominated private property who chooses to object to listing must submit to the State Historic Preservation Officer a notarized statement certifying that he or she is sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the property has one vote regardless of what part of the property or how much property the individual owns. Owners who wish to object are encouraged to submit statements of objection prior to the meeting of the National Register Advisory Committee at which the nomination is being considered. However, statements of objection may be submitted and will be counted up until the actual date of listing, which usually takes place at least 15 days but not more than 45 days after the nomination is mailed to the Keeper of the National Register following the National Register Advisory Committee meeting.

If a majority of private property owners should object, the property or district will not be listed. However, in such cases the State Historic Preservation Officer is required to submit the nomination to the Keeper of the National Register for a *determination of eligibility* for the National Register. If the property or district is determined *eligible* for listing, although not formally listed, it will be treated as a listed property or district for purposes of federal undertakings in the environmental review process. Such properties are not eligible for federal preservation grants or tax credits until the objections are withdrawn and the property is listed.

#### **Address letters of support or objection to:**

State Historic Preservation Officer  
Office of Archives and History  
4610 Mail Service Center  
Raleigh, North Carolina 27699-4610

**National Register Advisory Committee meetings are open to the public. Meetings normally are held the second Thursday of February, June, and October in the conference room on the third floor of the Archives/State Library Building at 109 East Jones Street in Raleigh. For more information, call 919/814-6587.**

#### FOR MORE INFORMATION:

Historic structures and the National Register: **Survey and National Register Branch**, 919/814-6570.

Archaeological sites and the National Register: **Office of State Archaeology**, 919/814-6554.

Preservation tax credits and technical restoration assistance: **Restoration Branch**, 919/814-6570.

Please also see the Historic Preservation Office World Wide Web site at <http://www.hpo.ncdcr.gov>

The National Register program is governed by the following federal and state rules and regulations: 36CFR Part 60 (interim rule), 36CFR Part 61 (final rule), and North Carolina Administrative Code T07: 04R .0300

October 12, 2021

Jenn Brosz  
National Register Coordinator  
Survey and National Register Branch  
North Carolina State Historic Preservation Office  
4617 Mail Service Center  
Raleigh, NC 27699-4617

Dear Ms. Brosz,

I, Mayor William C. Dusch, or We, the Concord City Council, have reviewed the nomination for Norcott Mill- Cannon Mills Company Plant No. 10 and find that the property **does not meet** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, **do not recommend** that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below:

- 1.
- 2.
- 3.

---

Mayor William C. Dusch, City of Concord, NC

---

Date

October 12, 2021

Jenn Brosz  
National Register Coordinator  
Survey and National Register Branch  
North Carolina State Historic Preservation Office  
4617 Mail Service Center  
Raleigh, NC 27699-4617

Dear Ms. Brosz,

I, Mayor William C. Dusch, or We, the Concord City Council, have reviewed the nomination for Norcott Mill- Cannon Mills Company Plant No. 10 and find that the property **meets** the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register.

**Additional Comments:**

---

Mayor William C. Dusch, City of Concord, NC

---

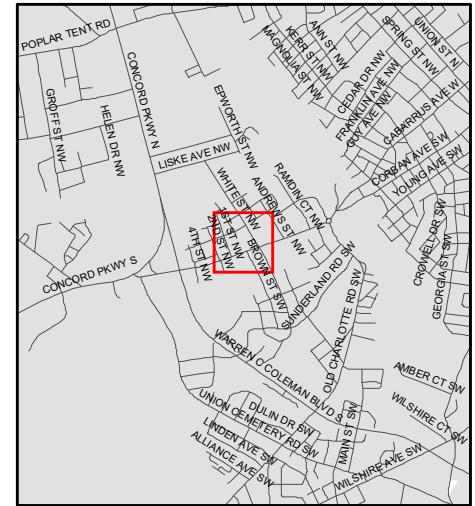
Date



NR-01-21

Cabarrus Ave W &  
White St SW

PIN: 5620-23-7893

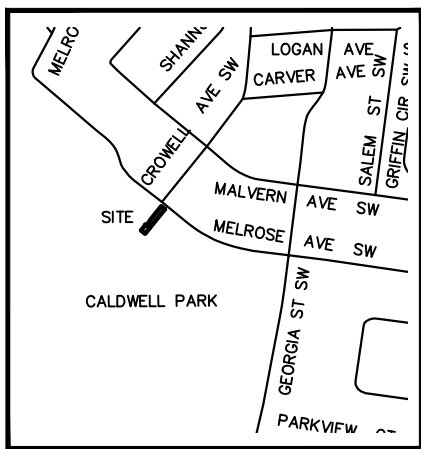


Source: City of Concord  
Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

# EXHIBIT A



VICINITY MAP  
NO SCALE

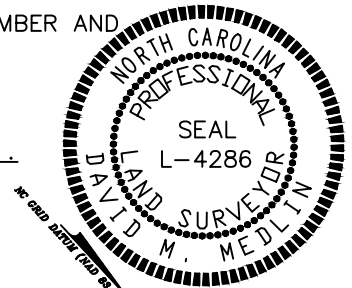
CERTIFICATE OF SURVEY AND ACCURACY  
STATE OF NORTH CAROLINA, CABARRUS COUNTY

I, DAVID M. MEDLIN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTIONS, AS NOTED HEREON; THAT THE RATIO OF CLOSURE IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE DEEDS REFERENCED HEREON AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 22nd DAY OF SEPT., A.D., 2021.

*David Medlin*

DAVID M. MEDLIN  
PROFESSIONAL LAND SURVEYOR  
NORTH CAROLINA REG. NO. L-4286

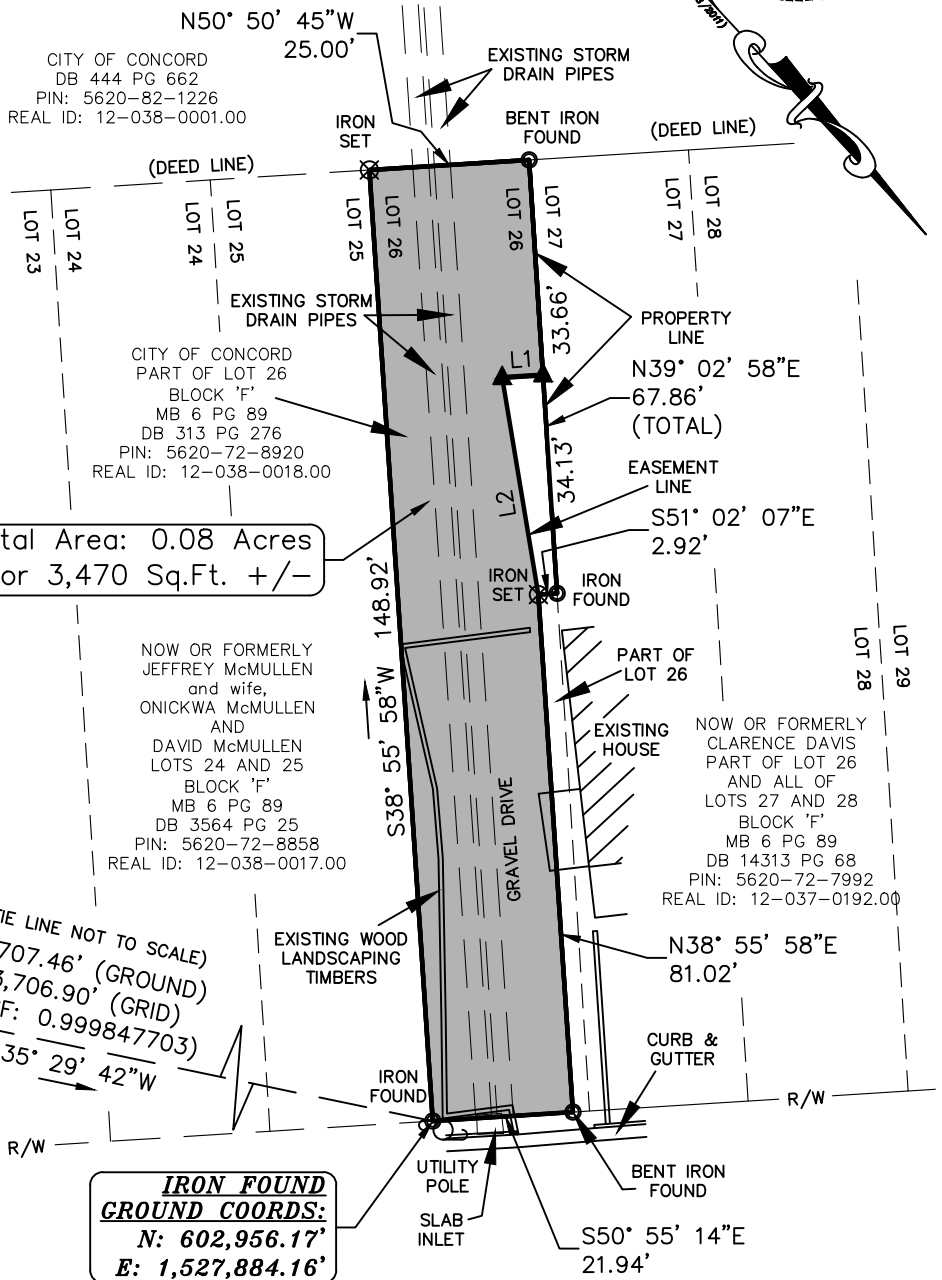


**NOTES:**

1. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.
2. ALL DISTANCES SHOWN ARE HORIZONTAL U.S. SURVEY FOOT GROUND DIMENSIONS, UNLESS OTHERWISE NOTED.
3. AREAS SHOWN WERE DETERMINED BY COORDINATE COMPUTATIONS.
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
5. THIS MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
6. THIS MAP IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Line Table		
Line #	Direction	Length
L1	S50° 57' 02"E	6.39'
L2	N33° 15' 40"E	34.39'

NCGS MONUMENT  
"PENNEY"  
(NC GRID NAD83/2011)  
N: 599,937.68'  
E: 1,530,036.83'  
(JOB CSF: 0.999847703)



Total Area: 0.08 Acres  
or 3,470 Sq.Ft. +/-

(TIE LINE NOT TO SCALE)  
3,707.46' (GROUND)  
3,706.90' (GRID)  
(CSF: 0.999847703)  
N35° 29' 42"W

**IRON FOUND**  
**GROUND COORDS:**  
N: 602,956.17'  
E: 1,527,884.16'

- LEGEND:**
- SURVEYED LINE
  - LINE NOT SURVEYED
  - SUBJECT LINE
  - RIGHT OF WAY
  - EXISTING IRON PIPE
  - EXISTING IRON ROD
  - IRON SET
  - COMPUTED POINT

VARIABLE WIDTH CITY OF CONCORD  
STORM DRAINAGE EASEMENT AREA   
(+/- 3,311 Sq.Ft. OF EASEMENT)

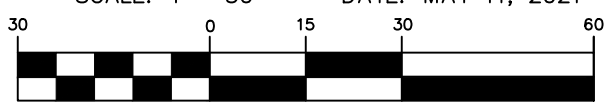
**MELROSE DRIVE, SW**  
(AKA FOURTH STREET)  
(MB 6 PG 89)  
VARIABLE WIDTH PUBLIC R/W

SHEET 1 OF 1

PLAT PREPARED BY:  
**THE CITY OF CONCORD**  
ENGINEERING DEPARTMENT  
635 ALFRED BROWN JR. COURT, SW  
CONCORD, N.C. 28026-0308  
(704) 920-5420 FAX (704) 786-4521  
WWW.CONCORDNC.GOV/ENGINEERING

DRAWN BY: DMM	CHECKED BY: JS	REVISED:
------------------	-------------------	----------

**CONVEYANCE PLAT**  
PROPERTY OF  
**CITY OF CONCORD**  
0.08 Acres Tract  
DEED BOOK 313, PAGE 276; PIN: 5620-72-8920  
REAL ID: 12-038-0018.00  
CITY OF CONCORD, CABARRUS COUNTY, N.C.  
SCALE: 1"= 30' DATE: MAY 11, 2021



G:\ENG\SURVEY PROJECTS\2020-000\_MISC\STORMWATER\2020-290-294 MELROSE DRIVE ROW\DWG FILES\290-294 MELROSE DRIVE ROW.DWG



**OFFER TO PURCHASE CONTRACT**

Seller: The City of Concord, a North Carolina municipal corporation

Buyer: Clarence J. Davis & Betty D. Davis

Property Description is as follows:

Commonly known as 0.08 Acres, off of Melrose Drive SW, Concord, NC 28025 and is further described as follows:

Lying and being in the City of Concord, No. 12 Township, Cabarrus County, North Carolina, being all of the property described in Deed Book 313, Page 276 (PIN: 5620-72-8920; Real ID: 12-038-0018.00) and also known as being a part of Lot 26 Block "F" of HARTSELL ACRES as recorded in Map Book 6, Page 89 among the Cabarrus County Register of Deeds; and being more particularly described as follows:

Beginning at an existing IRON FOUND on the south side Public Right of Way of Melrose Drive, SW (aka Fourth Street) (variable width) at the common corner of Lots 25 and 26 of Block "F" of the aforesaid HARTSELL ACRES said IRON FOUND being further described as having NC (NAD 83/2011) Ground Coordinates of N: 602,956.17', E: 1,527,884.16' and being located North 35°29'42" West 3,707.46 feet (ground) from NCGS Monument "PENNEY" and being the POINT OF BEGINNING (POB) of the property to be described herein; thence leaving the POINT OF BEGINNING (POB) and running along the common lot line of the aforesaid Lots 25 and 26 Block "F"; thence South 38°55'58" West 148.92 feet to an IRON SET at the common corner of Lots 25 and 26 of Block "F", in the line of the property of the CITY OF CONCORD (Deed Book 444, Page 662) (PIN: 5620-87-1226; REAL ID: 12-038-0018.00); thence running along the common line of said Lot 26 and the CITY OF CONCORD property (Deed Book 444, Page 662); thence North 50°50'45" West 25.00 feet to an existing BENT IRON FOUND in the line of the CITY OF CONCORD property at the common corner of Lots 26 and 27 of Block "F"; thence running along the common line of Lots 26 and 27 of Block "F"; thence North 39°02'58" East 67.86 feet to an existing IRON FOUND in said common line; thence leaving said common line and running across Lot 26 along the common deed lines of Deed Book 313, Page 276 and the property of Clarence Davis (now or formerly) Deed Book 14313, Page 89 (PIN: 5620-72-7992; REAL ID: 12-037-0192.00); thence South 51°02'07" East 2.92 feet to an IRON SET; thence continuing along the common line of Deed Book 313, Page 276 and Deed Book 14313, Page 89; thence North 38°55'58" East 81.02 feet to an existing BENT IRON FOUND on the south side Public Right of Way of Melrose Drive, SW (aka Fourth Street); thence running along said Public Right of Way of Melrose Drive, SW; thence South 50°55'14" East 21.94 feet to the Point of Beginning and containing 3,470 square feet or 0.08 acres of land, more or less, as shown on map titled, "Conveyance Plat, Property of City of Concord, 0.08 Acre Tract" dated May 11, 2021 by the City of Concord Engineering Department and is attached as Exhibit A.

The property is also identified as being PIN No. 5630-09-1655 and Real ID No. 12-025-0159.00.

**SUBJECT TO A VARIABLE WIDTH STORM DRAINAGE EASEMENT DESCRIBED AS FOLLOWS:**

Lying and being in the City of Concord, No. 12 Township, Cabarrus County, North Carolina, being a part of the property described in Deed Book 313, Page 276 (PIN: 5620-72-8920; Real ID: 12-038-0018.00) and also known as being a part of Lot 26 Block "F" of HARTSELL ACRES as recorded in Map Book 6, Page 89 among the Cabarrus County Register of Deeds; and being more particularly described as follows:

Beginning at an existing IRON FOUND on the south side Public Right of Way of Melrose Drive, SW (aka Fourth Street) (a variable width Public Right of Way) at the common corner of Lots 25 and 26 of Block "F" of the aforesaid HARTSELL ACRES said IRON FOUND being further described as having NC (NAD 83/2011) Ground Coordinates of N: 602,956.17', E: 1,527,884.16' and being located North 35°29'42" West 3,707.46 feet (ground) from NCGS Monument "PENNEY" and

being the POINT OF BEGINNING (POB) of the Variable Width Storm Drainage Easement Area being described herein; thence leaving the POINT OF BEGINNING (POB) and running along the common lot line of the aforesaid Lots 25 and 26 Block "F"; thence South 38°55'58" West 148.92 feet to an IRON SET at the common corner of Lots 25 and 26 of Block "F", in the line of the property of the CITY OF CONCORD (Deed Book 444, Page 662) (PIN: 5620-87-1226; REAL ID: 12-038-0018.00); thence running along the common line of said Lot 26 and said CITY OF CONCORD property (Deed Book 444, Page 662); thence North 50°50'45" West 25.00 feet to an existing BENT IRON FOUND in the line of said CITY OF CONCORD property at the common corner of Lots 26 and 27 of Block "F"; thence running along the common line of Lots 26 and 27 of Block "F"; thence North 39°02'58" East 33.66 feet to a COMPUTED POINT on said common line; thence leaving said common line and running across Lot 26; thence South 50°57'02" East 6.39 feet (L1) to a COMPUTED POINT; thence North 33°15'40" East 34.39 feet (L2) to an IRON SET; said IRON SET being a common corner to aforesaid City of Concord property (Deed Book 313, Page 276 (PIN: 5620-72-8920; Real ID: 12-038-0018.00) and the property of Clarence Davis (now or formerly) Deed Book 14313, Page 89 (PIN: 5620-72-7992; REAL ID: 12-037-0192.00); thence running along the common line of Deed Book 313, Page 276 and Deed Book 14313, Page 89; thence North 38°55'58" East 81.02 feet to an existing BENT IRON FOUND on the south side Public Right of Way of Melrose Drive, SW (aka Fourth Street); thence running along said Public Right of Way of Melrose Drive, SW; thence South 50°55'14" East 21.94 feet to the Point of Beginning and containing 3,311 square feet or 0.076 acres of land, more or less, as shown on map titled, "Conveyance Plat, Property of City of Concord, 0.08 Acre Tract" dated May 11, 2021 by the City of Concord Engineering Department and is attached as Exhibit A.

Clarence J. Davis & Betty O'Daw ("Buyer") has made an offer to purchase the above described property for One Thousand, One Hundred Twenty-Five Dollars and No Cents (\$ 1,125.00) from the City of Concord, a North Carolina municipal corporation ("Seller") and has left a 5% deposit, that being Fifty-Six Dollars and Twenty-Five Cents (\$56.25) If the City Council of Concord proposes to accept this offer, the proposed sale must be advertised subject to the upset bid process pursuant to N.C.G. S. § 160A-269.

1. The offer set forth herein is a real offer to purchase the Property from the Seller. This offer MUST be accepted and approved by the Concord City Council. Once accepted, the Buyer must deposit 5% of the offered amount to the City Clerk. The offer must then be advertised for upset bid as required by North Carolina General Statute 160A-269.
2. All payments are to be in the form of a money order, cash, or certified bank funds and made to the City Clerk. All bid deposits are non-refundable, unless the bid is upset by another bidder or the offer declined by the Concord City Council.
3. Once the bid period closes, if the Buyer hereunder has the highest bid, the City Council will accept the bid and direct City staff to take the necessary actions to convey the property to the Buyer.
4. The Buyer shall have thirty (30) days after the close of the upset bid period to pay the remaining balance to the City of Concord. If more time is needed in order to close the properties, please contact the City of Concord with the projected time from needed.
5. The City of Concord will convey title in the name of the Buyer by North Carolina Special Warranty Deed.
6. Payments are made payable to: City of Concord.
7. If Buyer wishes to have the City record the deed, a separate payment in the amount of \$26 must be submitted and made payable to the Cabarrus County Register of Deeds.

This the 30 Day of September 2021.

Buyer: Clarence J. Davis

By: Clarence J. Davis  
(Name)

Buyer: Betty D. Davis

By: \_\_\_\_\_  
(Name)

Seller:

CITY OF CONCORD,  
A North Carolina municipal corporation

ATTEST:

By \_\_\_\_\_  
Kim J. Deason, City Clerk

By \_\_\_\_\_  
Lloyd Wm. Payne, Jr., City Manager

(Corporate Seal)

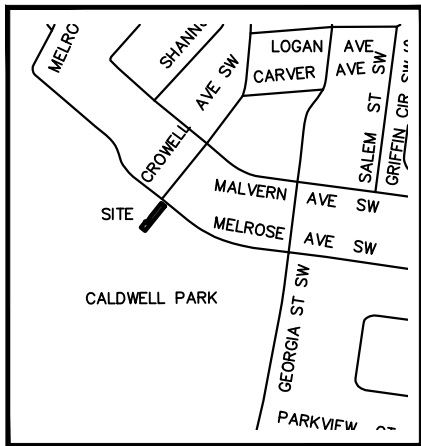
APPROVED AS TO FORM

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

This instrument has been pre-audited in the manner required by the "Local Government Budget and Fiscal Control Act."

\_\_\_\_\_  
Jessica Jones, Finance Director

# EXHIBIT A



VICINITY MAP  
NO SCALE

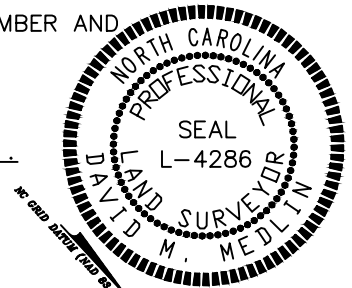
CERTIFICATE OF SURVEY AND ACCURACY  
STATE OF NORTH CAROLINA, CABARRUS COUNTY

I, DAVID M. MEDLIN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTIONS, AS NOTED HEREON; THAT THE RATIO OF CLOSURE IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE DEEDS REFERENCED HEREON AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 22nd DAY OF SEPT., A.D., 2021.

*David Medlin*

DAVID M. MEDLIN  
PROFESSIONAL LAND SURVEYOR  
NORTH CAROLINA REG. NO. L-4286

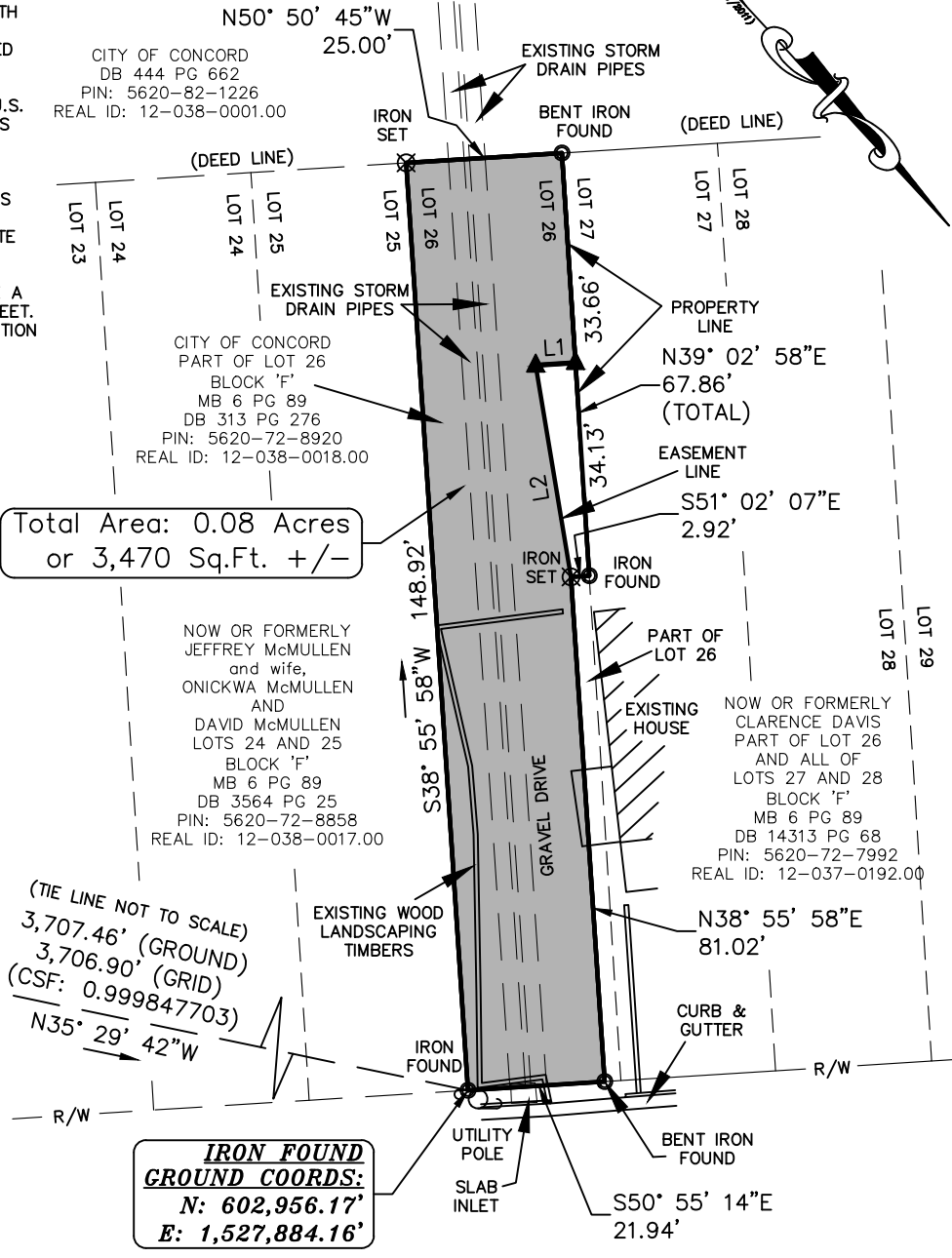


NOTES:

1. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.
2. ALL DISTANCES SHOWN ARE HORIZONTAL U.S. SURVEY FOOT GROUND DIMENSIONS, UNLESS OTHERWISE NOTED.
3. AREAS SHOWN WERE DETERMINED BY COORDINATE COMPUTATIONS.
4. THE PROPERTY AS SHOWN ON THIS PLAT IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
5. THIS MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
6. THIS MAP IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Line Table		
Line #	Direction	Length
L1	S50° 57' 02"E	6.39'
L2	N33° 15' 40"E	34.39'

NCGS MONUMENT  
"PENNEY"  
(NC GRID NAD83/2011)  
N: 599,937.68'  
E: 1,530,036.83'  
(JOB CSF: 0.999847703)



LEGEND:

- SURVEYED LINE
- LINE NOT SURVEYED
- SUBJECT LINE
- RIGHT OF WAY
- EXISTING IRON PIPE
- EXISTING IRON ROD
- IRON SET
- COMPUTED POINT
- VARIABLE WIDTH CITY OF CONCORD STORM DRAINAGE EASEMENT AREA
- (+/- 3,311 Sq.Ft. OF EASEMENT)

MELROSE DRIVE, SW  
(AKA FOURTH STREET)  
(MB 6 PG 89)  
VARIABLE WIDTH PUBLIC R/W

SHEET 1 OF 1

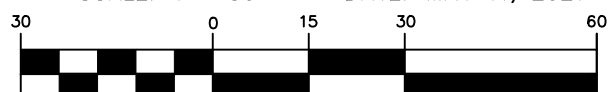
PLAT PREPARED BY:

THE CITY OF CONCORD  
ENGINEERING DEPARTMENT  
635 ALFRED BROWN JR. COURT, SW  
CONCORD, N.C. 28026-0308  
(704) 920-5420 FAX (704) 786-4521  
WWW.CONCORDNC.GOV/ENGINEERING

DRAWN BY: DMM	CHECKED BY: JS	REVISED:
------------------	-------------------	----------

CONVEYANCE PLAT

PROPERTY OF  
CITY OF CONCORD  
0.08 Acres Tract  
DEED BOOK 313, PAGE 276; PIN: 5620-72-8920  
REAL ID: 12-038-0018.00  
CITY OF CONCORD, CABARRUS COUNTY, N.C.  
SCALE: 1"= 30' DATE: MAY 11, 2021



G:\ENG\SURVEY PROJECTS\2020-000\_MISC\STORMWATER\2020-290-294 MELROSE DRIVE ROW\DWG FILES\290-294 MELROSE DRIVE ROW.DWG

RESOLUTION AUTHORIZING CONSIDERATION of NEGOTIATED OFFER,  
ADVERTISEMENT, AND UPSET BID

WHEREAS, North Carolina General Statute § 160A-269 permits the City to sell real property by upset bid after the receipt of an Offer to Purchase Property; and

WHEREAS, the City of Concord acquired a parcel of real property parcel being approximately 0.08 acres, located off of Melrose Drive SW by deed recorded on August 25, 1966 in Deed Book 313, at Page 276 of the Cabarrus County Registry; and

WHEREAS, the 0.08 Acres parcel off of Melrose Drive SW ("Property") is further described as follows:

Lying and being in the City of Concord, No. 12 Township, Cabarrus County, North Carolina, being all of the property described in Deed Book 313, Page 276 (PIN: 5620-72-8920; Real ID: 12-038-0018.00) and also known as being a part of Lot 26 Block "F" of HARTSELL ACRES as recorded in Map Book 6, Page 89 among the Cabarrus County Register of Deeds; and being more particularly described as follows:

Beginning at an existing IRON FOUND on the south side Public Right of Way of Melrose Drive, SW (aka Fourth Street) (variable width) at the common corner of Lots 25 and 26 of Block "F" of the aforesaid HARTSELL ACRES said IRON FOUND being further described as having NC (NAD 83/2011) Ground Coordinates of N: 602,956.17', E: 1,527,884.16' and being located North 35°29'42" West 3,707.46 feet (ground) from NCGS Monument "PENNEY" and being the POINT OF BEGINNING (POB) of the property to be described herein; thence leaving the POINT OF BEGINNING (POB) and running along the common lot line of the aforesaid Lots 25 and 26 Block "F"

1. South 38°55'58" West 148.92 feet to an IRON SET at the common corner of Lots 25 and 26 of Block "F", in the line of the property of the CITY OF CONCORD (Deed Book 444, Page 662) (PIN: 5620-87-1226; REAL ID: 12-038-0018.00); thence running along the common line of said Lot 26 and the CITY OF CONCORD property (Deed Book 444, Page 662)
2. North 50°50'45" West 25.00 feet to an existing BENT IRON FOUND in the line of the CITY OF CONCORD property at the common corner of Lots 26 and 27 of Block "F"; thence running along the common line of Lots 26 and 27 of Block "F"
3. North 39°02'58" East 67.86 feet to an existing IRON FOUND in said common line; thence leaving said common line and running across Lot 26 along the common deed lines of Deed Book 313, Page 276 and the property of Clarence Davis (now or formerly) Deed Book 14313, Page 89 (PIN: 5620-72-7992; REAL ID: 12-037-0192.00)
4. South 51°02'07" East 2.92 feet to an IRON SET; thence continuing along the common line of Deed Book 313, Page 276 and Deed Book 14313, Page 89
5. North 38°55'58" East 81.02 feet to an existing BENT IRON FOUND on the south side Public Right of Way of Melrose Drive, SW (aka Fourth Street); thence running along said Public Right of Way of Melrose Drive, SW
6. South 50°55'14" East 21.94 feet to the Point of Beginning and containing 3,470 square feet or 0.08 acres of land, more or less, as shown on map titled, "Conveyance Plat, Property of City of Concord, 0.08 Acre Tract" dated May 11, 2021 by the City of Concord Engineering Department as shown on Exhibit A.

BEING the same property conveyed to the City of Concord by Deed recorded August 25 1966 in Deed Book 313, at Page 276 of the Cabarrus County Registry. This Property is to be conveyed SUBJECT TO a variable width storm drainage easement to the City of Concord.

WHEREAS, on September 30, 2021, the City received an Offer to Purchase the Property from Clarence J. Davis and wife, Betty D. Davis ("Buyer") for \$ 1,125.00; and

WHEREAS, the Buyer have deposited a 5% deposit of \$56.25 with the City Clerk; and

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

1. The City Council intends to accept the offer described above through the upset bid procedure outlined in North Carolina General Statute § 160A-269.
2. The Offeror shall submit Fifty-Six Dollars and Twenty-Five Cents (\$56.25) as a deposit to be held by the City Clerk; and
3. The City Clerk shall cause to be published a notice of the proposed sale of the Property, that being further described as a parcel of land, 0.08 Acre located off of Melrose Drive SW ("Property") is further described as follows: Lying and being in the City of Concord, No. 12 Township, Cabarrus County, North Carolina, being all of the property described in Deed Book 313, Page 276 (PIN: 5620-72-8920; Real ID: 12-038-0018.00) and also known as being a part of Lot 26 Block "F" of HARTSELL ACRES as recorded in Map Book 6, Page 89 among the Cabarrus County Register of Deeds; and being more particularly described as follows: Beginning at an existing IRON FOUND on the south side Public Right of Way of Melrose Drive, SW (aka Fourth Street) (variable width) at the common corner of Lots 25 and 26 of Block "F" of the aforesaid HARTSELL ACRES said IRON FOUND being further described as having NC (NAD 83/2011) Ground Coordinates of N: 602,956.17', E: 1,527,884.16' and being located North 35°29'42" West 3,707.46 feet (ground) from NCGS Monument "PENNEY" and being the POINT OF BEGINNING (POB) of the property to be described herein; thence leaving the POINT OF BEGINNING (POB) and running along the common lot line of the aforesaid Lots 25 and 26 Block "F"; thence South 38°55'58" West 148.92 feet to an IRON SET at the common corner of Lots 25 and 26 of Block "F", in the line of the property of the CITY OF CONCORD (Deed Book 444, Page 662) (PIN: 5620-87-1226; REAL ID: 12-038-0018.00); thence running along the common line of said Lot 26 and the CITY OF CONCORD property (Deed Book 444, Page 662); thence North 50°50'45" West 25.00 feet to an existing BENT IRON FOUND in the line of the CITY OF CONCORD property at the common corner of Lots 26 and 27 of Block "F"; thence running along the common line of Lots 26 and 27 of Block "F"; thence North 39°02'58" East 67.86 feet to an existing IRON FOUND in said common line; thence leaving said common line and running across Lot 26 along the common deed lines of Deed Book 313, Page 276 and the property of Clarence Davis (now or formerly) Deed Book 14313, Page 89 (PIN: 5620-72-7992; REAL ID: 12-037-0192.00); thence South 51°02'07" East 2.92 feet to an IRON SET; thence continuing along the common line of Deed Book 313, Page 276 and Deed Book 14313, Page 89; thence North 38°55'58" East 81.02 feet to an existing BENT IRON FOUND on the south side Public Right of Way of Melrose Drive, SW (aka Fourth Street); thence running along said Public Right of Way of Melrose Drive, SW; thence South 50°55'14" East 21.94 feet to the Point of Beginning and containing 3,470 square feet or 0.08 acres of land, more or less, as shown on map titled, "Conveyance Plat, Property of City of Concord, 0.08 Acre Tract" dated May 11, 2021 by the City of Concord Engineering Department.

BEING the same property conveyed to the City of Concord by Deed recorded August 25 1966 in Deed Book 313, at Page 276 of the Cabarrus County Registry. This Property is to be conveyed SUBJECT TO a variable width storm drainage easement to the City of Concord. The notice shall describe the property, the amount of the offer, the terms under which the sale is to be made, and the terms under which the offer may be upset.

4. Any persons wishing to upset the offer shall submit a sealed bid along with their offer and deposit to the office of the City Clerk within 10 days after the notice of the proposed sale is published. At the conclusion of the 10-day period, the City Clerk shall open the bids, if any, and the highest bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
5. If a qualifying higher bid is received, the City Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the City Council.
6. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
7. All bids, including the qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the total bid; the deposit may be made in cash, cashier's check, or certified check to the City Clerk. The City will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received.



8. The final sale shall include the following terms:
  - a. The City will convey a 0.08 acre real property parcel located off of Melrose Drive SW, subject to a variable width storm drainage easement to the City of Concord, the Highest Bidder, as stated in the Agreement for Purchase and Sale of Real Property.
  - b. The City will convey the property subject to a variable width storm drainage easement to the City of Concord, along with any and all existing public utility easements, restrictions, rights-of-way, protective covenants, zoning laws, conditions, and any ordinance of record.
  - c. The closing shall take place on or before November 30th, 2021.
9. The City reserves the right to withdraw the property from sale at any time, before the final high bid is accepted and reserves the right to reject, at any time, all bids.
10. The City Attorney is directed to take all necessary steps to complete the sale in the event no upset bids are received. The City Manager is authorized to execute the necessary instruments to effectuate the sale of a 0.08 acre real property parcel located off of Melrose Drive SW in accordance with this resolution.

Adopted this \_\_\_\_\_ day of October, 2021.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

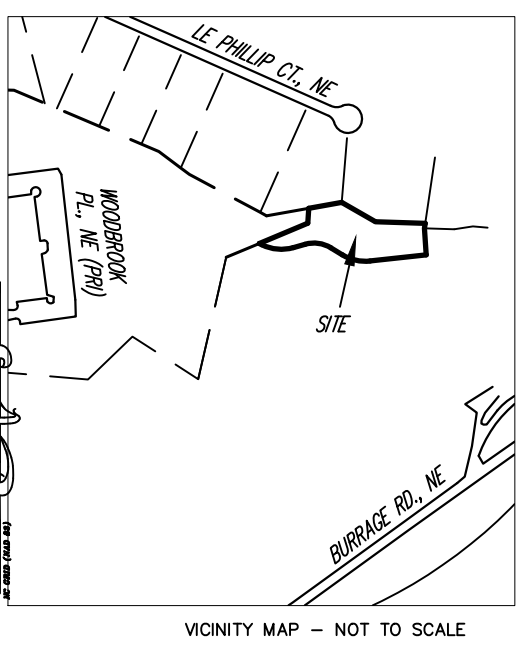
---

William "Bill" Dusch, Mayor

ATTEST:

---

Kim J. Deason, City Clerk



VICINITY MAP - NOT TO SCALE

**LEGEND:**

- SURVEYED LINE
- LINES NOT SURVEYED
- SUBJECT LINE
- RIGHT OF WAY
- EXISTING IRON PIPE
- EXISTING IRON ROD
- IRON ROD (SET)
- COMPUTED POINT

NOW OR FORMERLY  
GAB Properties, LLC,  
a North Carolina limited  
liability company  
LOTS 7 & 8  
MB 18 PG 31  
DB 9537 PG 67  
PIN: 5621-49-3485  
REAL ID: 12-001A-0020.22

NOW OR FORMERLY  
MONKEY BALLS PROPERTIES, LLC  
a North Carolina limited  
liability company  
LOT 9  
MB 18 PG 31  
DB 9587 PG 326  
PIN: 5621-49-6315  
REAL ID: 12-001A-0020.24

NOW OR FORMERLY  
WALTER SHIELDS VUCHNICH  
and wife,  
CAROL DORST VUCHNICH  
LOT 10  
MB 18 PG 31  
DB 2115 PG 308  
PIN: 5621-49-7384  
REAL ID: 12-001A-0020.25

NOW OR FORMERLY  
EAST WEST PROPERTIES #1 LLC.  
DB 3414 PG 211 and  
DB 2557 PG 275  
PIN: 5621-59-3492  
REAL ID: 12-001A-0028.00

NOW OR FORMERLY  
C.J. MOSS REAL ESTATE, INC.  
DB 580 PG 171  
PIN: 5621-49-0155  
REAL ID: 12-001A-0023.00

IRON ROD  
GRID COORDS (NAD 83/2011)  
N: 619,096.53'  
E: 1,524,378.14'

**CERTIFICATE OF PLAT APPROVAL**

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

DATE \_\_\_\_\_ DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_

**CERTIFICATE OF SURVEY AND ACCURACY**

STATE OF NORTH CAROLINA, CABARRUS COUNTY

I, DAVID M. MEDLIN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTIONS, AS NOTED HEREON; THAT THE RATIO OF CLOSURE IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE DEEDS REFERENCED HEREON AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-30, AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE Xth DAY OF \_\_\_\_\_, A.D., 2016.

DAVID M. MEDLIN  
PROFESSIONAL LAND SURVEYOR  
NORTH CAROLINA REG. NO. L-4286

CITY OF CONCORD ENGINEERING DEPARTMENT  
850 WARREN C. COLEMAN BOULEVARD  
CONCORD, NC 28026-0308  
704-920-5420 FAX 704-786-4521

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

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

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

DATE: \_\_\_\_\_ REVIEW OFFICER: \_\_\_\_\_

Line Table		
Line #	Direction	Length
L1	N3° 39' 24"E	39.42'
L2	S8° 21' 40"W	12.83'
L3	S3° 38' 28"E	69.95'
L4	N58° 34' 52"W	35.51'
L5	S74° 07' 39"W	32.13'
L6	N63° 46' 51"W	7.60'

**NOTES :**

1. PROPERTY IDENTIFICATION NUMBER - PIN 5621-48-4876.
2. TAX MAP IDENTIFICATION NUMBER #12-001A-0025.10.
3. REFERENCES - DEED BOOK 11224, PAGE 330 AND OTHERS AS SHOWN.
4. SUBJECT PROPERTY IS ZONED - RC.
5. ALL DISTANCES ARE HORIZONTAL GROUND DIMENSIONS IN US SURVEY FEET (UNLESS OTHERWISE NOTED).
6. AREAS SHOWN WERE DETERMINED BY COORDINATE COMPUTATIONS.
7. SURVEY BASED ON EXISTING MARKERS FOUND AT SITE AND DEED DESCRIPTION.
8. THE SUBJECT PROPERTY IS LOCATED IN ZONES "X" AND "AE", AS PER F.E.M.A. F.I.R.M. COMMUNITY PANEL 3710562100K, EFFECTIVE DATE 11/16/2018.
9. THE PURPOSE OF THIS SURVEY IS TO CREATE A PLAT SUITABLE FOR RECORDATION IN THE CABARRUS COUNTY LAND RECORDS IN COMPLIANCE WITH THE NORTH CAROLINA GENERAL STATUTE 47-30 MAPPING REQUIREMENTS.
10. THIS IS A BOUNDARY SURVEY OF AN EXISTING PARCEL OF LAND AND IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD.
11. THIS SURVEY WAS PREPARED BASED ON NC STATE GRID DATUM (NAD 83/2011).

NC GRID (NAD 83/2011)

**EASEMENT PLAT**

CROSSING THE PROPERTY OF  
**EPWORTH UNITED  
METHODIST CHURCH, INC.**

REAL ID 12-001A-0025.10; PIN: 5621-48-4876

DEED BOOK 11224, PAGE 330  
CITY OF CONCORD, #12 TOWNSHIP  
CABARRUS COUNTY, NORTH CAROLINA

SCALE 1" = 60' DATE: APRIL 30, 2019  
PREPARED BY: DMM CHECKED BY: JC

1 INCH = 60 FT.

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED CONNECTION TO BRANCHVIEW AND ADDITIONAL PARKING

BIKE LOOP GOES UNDER BRIDGE/BOARDWALK  
 TREE HOUSE AND SWINGING BRIDGE/BOARDWALK

PROPOSED BRIDGE CROSSING

OVERLOOK SITTING AREA

PROPOSED MCEACHERN MAIN GREENWAY TRAIL - ASPHALT

'AVIARY' SHADE SAIL AND RESTROOMS - OUTDOOR ACTIVITIES: FITNESS, ARCHERY, DISC GOLF SKILLS, ETC.  
 OUTDOOR CLASSROOM AND WORKSPACES

RAIN GARDEN

PROPOSED BRIDGE CROSSING

PROPOSED MCEACHERN GREENWAY

BEACH PLAYGROUND

ACTIVITY ZONES

ACTIVITY SHELTER

PARKING AREA STORM WATER CONVEYANCE

TERRACED GARDENS AND RAMPS/PATHS

EMERGENCY AND ACCESSIBLE ACCESS

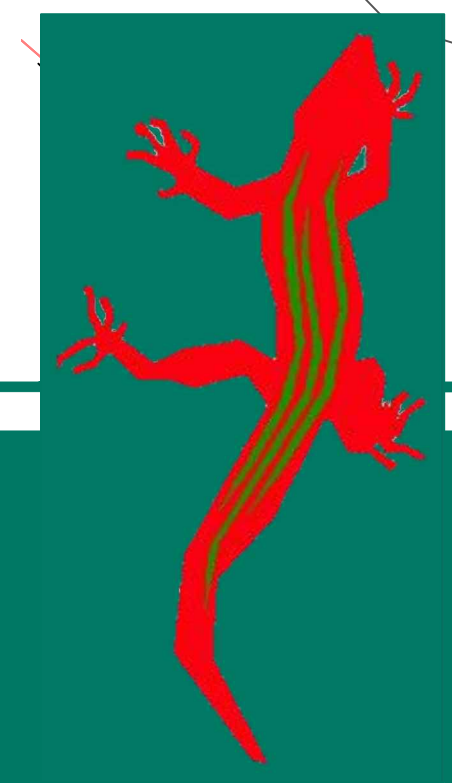
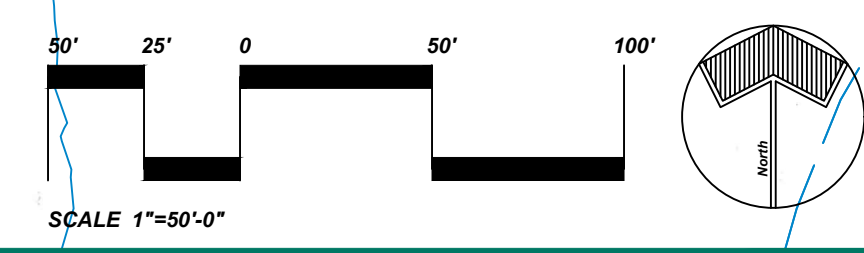
OUTDOOR PATIO GATHERING SPACE

PARKING AND SERVICE

BIKE LOOP/TRAIL

NEW PARKING

DAVID PHILLIPS ACTIVITY CENTER

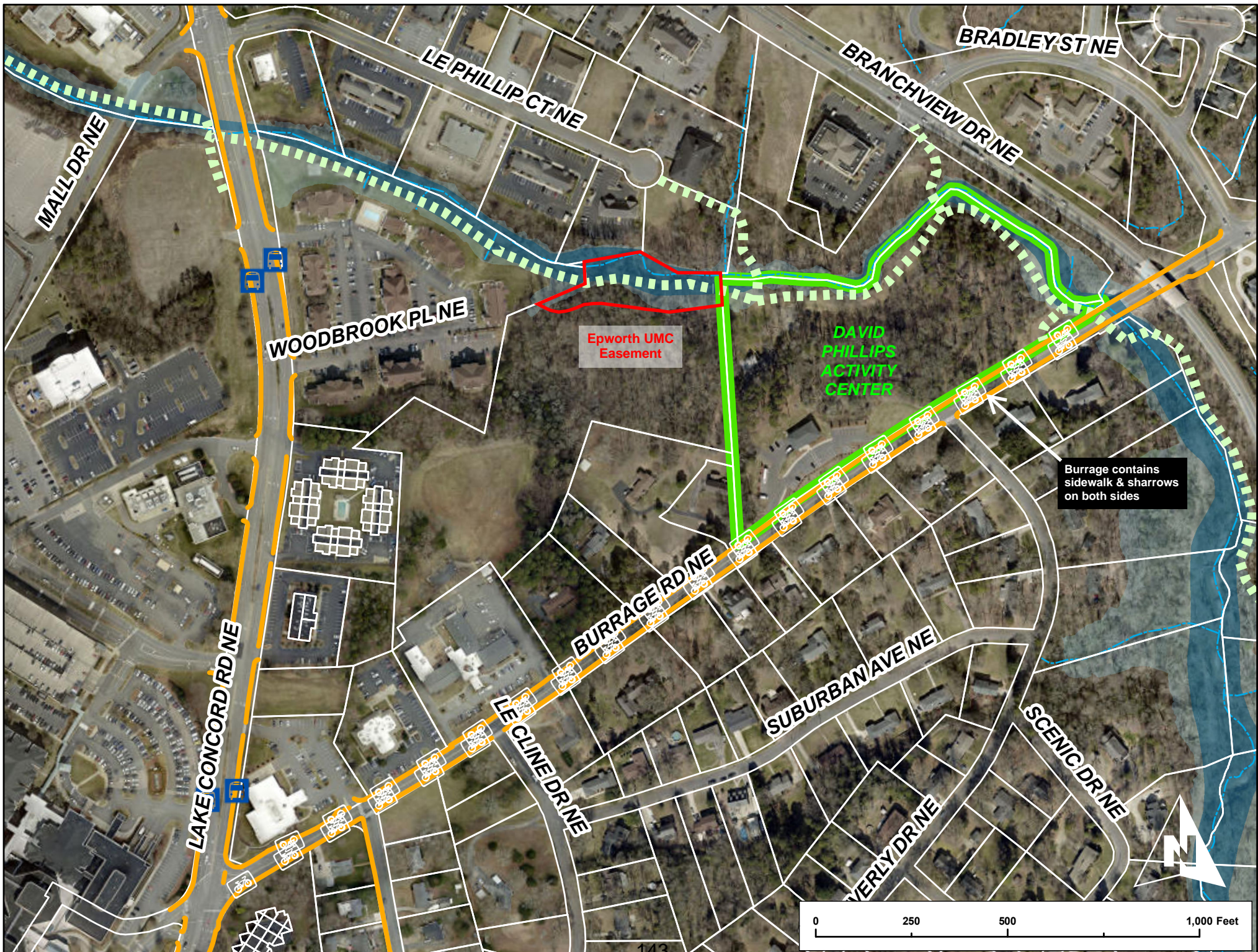


# Burrage Road Park - Concept Plan

Concord, NC  
 June 1, 2019

**Concord**  
 NORTH CAROLINA  
 PARKS & RECREATION

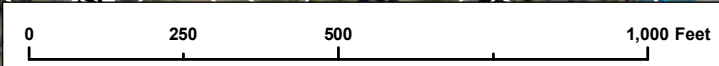
**VIZ**  
 Urban Design  
 Land Planning  
 Landscape Architecture  
 www.viz.design



Epworth UMC  
Easement

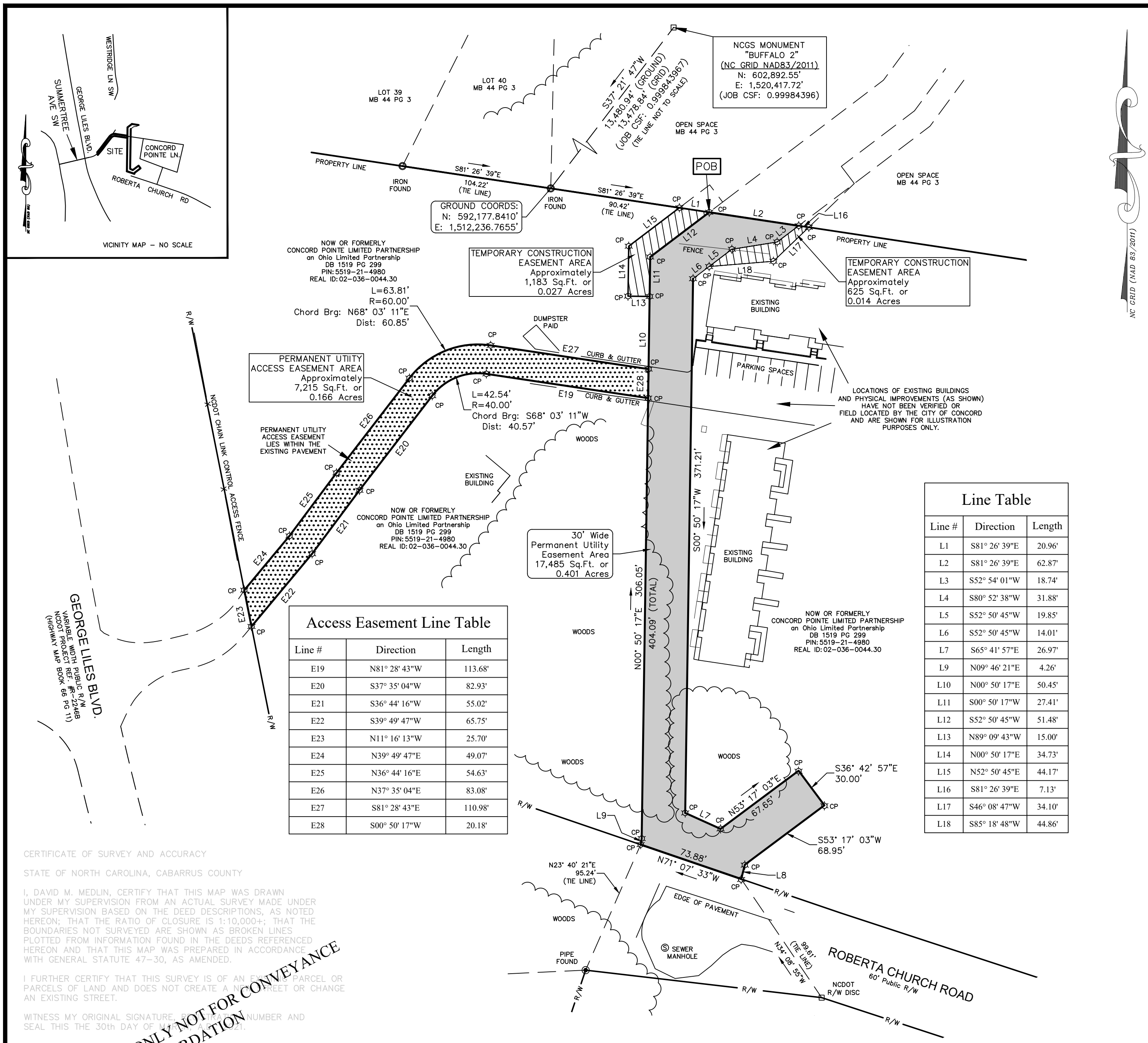
DAVID  
PHILLIPS  
ACTIVITY  
CENTER

Burrage contains  
sidewalk & sharrows  
on both sides



# EXHIBIT A

G:\ENGSURVEY PROJECTS\2020\2020-007 THE GROUNDS AT CONCORD\DWG FILES\2020-007 THE GROUNDS AT CONCORD - CONCORD POINTE EASEMENT PLAT.DWG



**Access Easement Line Table**

Line #	Direction	Length
E19	N81° 28' 43"W	113.68'
E20	S37° 35' 04"W	82.93'
E21	S36° 44' 16"W	55.02'
E22	S39° 49' 47"W	65.75'
E23	N11° 16' 13"W	25.70'
E24	N39° 49' 47"E	49.07'
E25	N36° 44' 16"E	54.63'
E26	N37° 35' 04"E	83.08'
E27	S81° 28' 43"E	110.98'
E28	S00° 50' 17"W	20.18'

**Line Table**

Line #	Direction	Length
L1	S81° 26' 39"E	20.96'
L2	S81° 26' 39"E	62.87'
L3	S52° 54' 01"W	18.74'
L4	S80° 52' 38"W	31.88'
L5	S52° 50' 45"W	19.85'
L6	S52° 50' 45"W	14.01'
L7	S65° 41' 57"E	26.97'
L9	N09° 46' 21"E	4.26'
L10	N00° 50' 17"E	50.45'
L11	S00° 50' 17"W	27.41'
L12	S52° 50' 45"W	51.48'
L13	N89° 09' 43"W	15.00'
L14	N00° 50' 17"E	34.73'
L15	N52° 50' 45"E	44.17'
L16	S81° 26' 39"E	7.13'
L17	S46° 08' 47"W	34.10'
L18	S85° 18' 48"W	44.86'

**PLAT REVIEW OFFICER CERTIFICATE**  
 STATE OF NORTH CAROLINA  
 COUNTY OF CABARRUS

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

DATE: \_\_\_\_\_ REVIEW OFFICER: \_\_\_\_\_

**CERTIFICATE OF PLAT APPROVAL**

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

DATE \_\_\_\_\_ DIRECTOR OF DEVELOPMENT SERVICES \_\_\_\_\_

- LEGEND**
- EIR EXISTING IRON ROD
  - R/W RIGHT OF WAY
  - MB PG MAP BOOK PAGE
  - DB PG DEED BOOK PAGE
  - ☆ CP COMPUTED POINT
  - EXISTING IRON PIPE
  - EXISTING IRON ROD
- BROKEN LINES NOT SURVEYED
- PROPERTY LINES SURVEYED
- EXISTING WOOD LINE.
  - PROPOSED PERMANENT UTILITY EASEMENT AREA.
  - PROPOSED TEMPORARY CONSTRUCTION EASEMENT AREA.
  - PROPOSED TEMPORARY CONSTRUCTION EASEMENT AREA.

- NOTES :**
- PROPERTY IDENTIFICATION NUMBER - PIN: 5519-21-4980.
  - REAL ESTATE IDENTIFICATION NUMBER #02-036-0044.30.
  - REFERENCES - DEED BOOK 1519, PAGE 299.
  - SUBJECT PROPERTY IS ZONED - RC.
  - ALL DISTANCES ARE HORIZONTAL GROUND DIMENSIONS IN US SURVEY FEET (UNLESS OTHERWISE NOTED).
  - AREAS SHOWN WERE DETERMINED BY COORDINATE COMPUTATIONS.
  - SURVEY BASED ON EXISTING MARKERS FOUND AT SITE AND DEED DESCRIPTION.
  - THE SUBJECT PROPERTY IS LOCATED IN ZONES "AE" AND "X" AREAS AS PER F.E.M.A. F.I.R.M. COMMUNITY PANEL 3710551900K, EFFECTIVE DATE 11/16/2018.
  - THE PURPOSE OF THIS SURVEY IS TO CREATE A PLAT SUITABLE FOR RECORDATION IN THE CABARRUS COUNTY LAND RECORDS IN COMPLIANCE WITH THE NORTH CAROLINA GENERAL STATUTE 47-30 MAPPING REQUIREMENTS.
  - THIS IS A NOT A BOUNDARY SURVEY OF AN EXISTING PARCEL OF LAND AND IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD.
  - THIS SURVEY WAS PREPARED BASED ON NC STATE GRID DATUM (NAD 83/2011).

**EASEMENT PLAT**

PART OF THE PROPERTY OF

**CONCORD POINTE LIMITED PARTNERSHIP**  
 an Ohio, Limited Partnership

DEED BOOK 1519, PAGE 299;  
 PIN: 5519-21-4980; REAL ID # 02-036-0044.30  
 CITY OF CONCORD, # 2 TOWNSHIP  
 CABARRUS COUNTY, NORTH CAROLINA

SCALE 1" = 50'      DATE: DEC. 02, 2020  
 PREPARED BY: DMM      CHECKED BY: JS

1 INCH = 50 FT.

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	12-21-2020	ADDED ADDITIONAL PERMANENT AND T.C.E. AREAS
2	03-30-2021	ADDED ACCESS EASEMENT

**CERTIFICATE OF SURVEY AND ACCURACY**

STATE OF NORTH CAROLINA, CABARRUS COUNTY

I, DAVID M. MEDLIN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEED DESCRIPTIONS, AS NOTED HEREON; THAT THE RATIO OF CLOSURE IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE DEEDS REFERENCED HEREON AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-30, AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE, \_\_\_\_\_ NUMBER AND SEAL THIS THE 30th DAY OF \_\_\_\_\_ 2021.

**FOR REVIEW ONLY NOT FOR CONVEYANCE OR RECORDATION**

DAVID M. MEDLIN  
 PROFESSIONAL LAND SURVEYOR  
 NORTH CAROLINA REG. NO. L-4286

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



RESOLUTION AUTHORIZING NEGOTIATED PURCHASE  
OR EMINENT DOMAIN TO ACQUIRE PROPERTY

WHEREAS, the City Council for the City of Concord, North Carolina, hereby determines that it is necessary and in the public interest to acquire property interest identified and defined, as follows:

Property Descriptions:

30' Wide Permanent Utility Easement:

Lying and Being in Township Number Two (2), City of Concord, Cabarrus County, North Carolina and being a 30-foot Utility Easement Area, approximately 17,485 Square Feet or 0.401 Acres," as shown on as shown on the "Easement Plat, Part of the Property of Concord Pointe Limited Partnership," dated December 21, 2020 and revised March 30, 2021 by the City of Concord Engineering Department as is shown on Exhibit A.

Variable Width Temporary Construction Easements:

Lying and Being in Township Number Two (2), City of Concord, Cabarrus County, North Carolina and being two (2) Variable Width Temporary Construction Easement Areas labeled as follows: (1) "Temporary Construction Easement Area, approximately 1,183 square feet or 0.027 acres" and (2) Temporary Construction Easement Area, approximately 625 square feet or 0.014 acres as shown on the "Easement Plat, Part of the Property of Concord Pointe Limited Partnership," dated December 21, 2020 and revised March 30, 2021 by the City of Concord Engineering Department as is shown on Exhibit A.

Access Easement:

Lying and being in Township Number Two (2), City of Concord, Cabarrus County, North Carolina and being a Variable Width Permanent Utility Access Easement Area, approximately 7,215 Square Fee or 0.166 Acres as shown on the "Easement Plat, Part of the Property of Concord Pointe Limited Partnership," dated December 21, 2020 and revised March 30, 2021 by the City of Concord Engineering Department as is shown on Exhibit A.

WHEREAS, the parcel of property affected by the easements is PIN 5519-21-4980 (Tax ID No. 02-036-0029.80), is currently owned by Concord Pointe Harmony Housing, Delaware Limited Liability Company, and is being acquired to construct and maintain new sanitary sewer utility lines; and

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

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

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

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

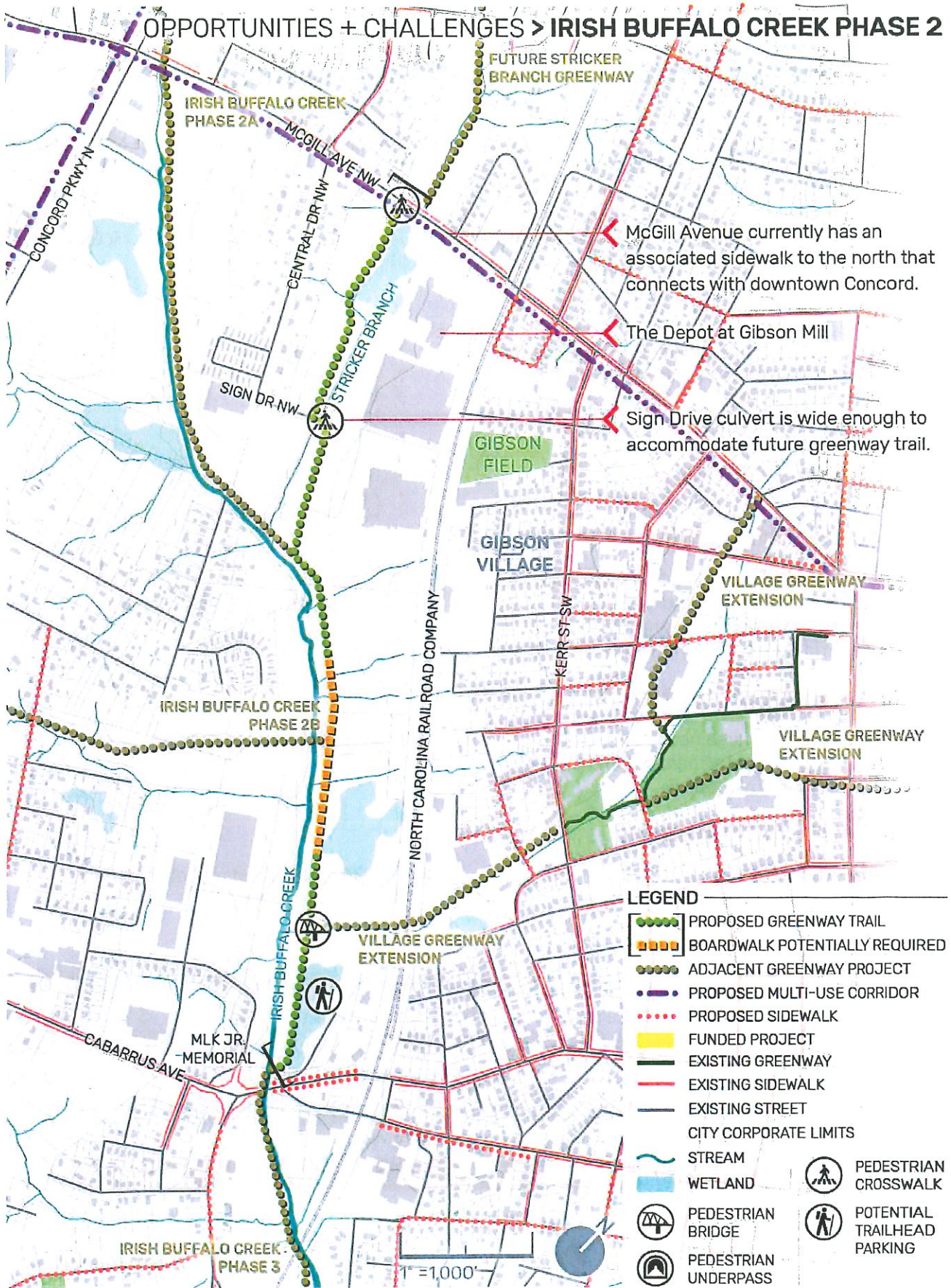
CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

By: \_\_\_\_\_  
Kim J. Deason, City Clerk

By: \_\_\_\_\_  
William "Bill" Dusch, Mayor

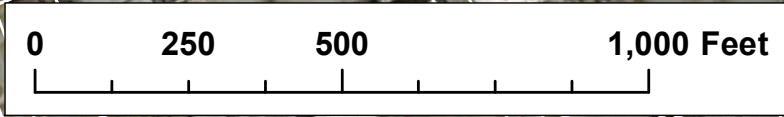
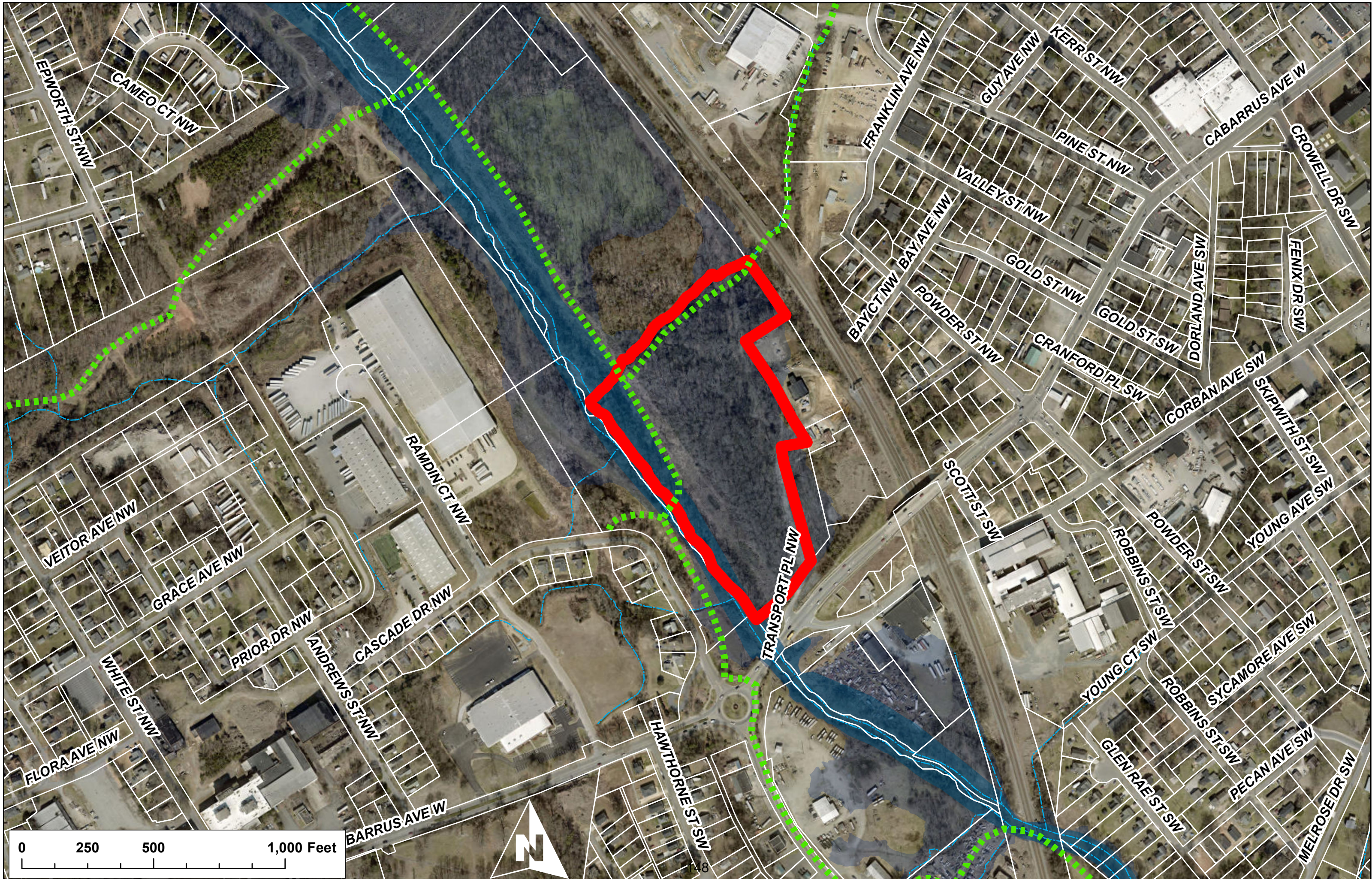
[SEAL]

OPPORTUNITIES + CHALLENGES > IRISH BUFFALO CREEK PHASE 2



RECOMMENDATIONS





Department	Project / Grant	Account Information Org Object Project FY17 Gl. Codes	Account Information Org Object Project FY18 Gl. Codes	Account Description	Amount	Justification
Board of Commissioners	Furniture Purchase	00191110-9331	00191110-9331	Minor Office Equipment and Furniture	9,000.00	Furniture purchase for the first floor conference room was not received by the FY17 deadline, therefore needs to be re-appropriated.
Information Technology Services	Scanning Project	00191810-9321	00191810-9321	Imaging Expense	20,000.00	Soil and Water scanning is in progress. This will be completed early in FY18.
Information Technology Services	Mobile Devices for Tax Department	00191810-9342	00191810-9342	Minor Technology Equipment	21,000.00	BiTek application was not completed by July 1st and therefore we didn't want to purchase devices before the software was ready. The plan is to deploy in FY18.
Information Technology Services	Fiber upgrade with the City of Concord	00191810-942001	00191810-942001	Telecommunications	40,000.00	City of Concord was behind on several projects and were not able to get our sites upgraded before July 1.
Information Technology Services	Consultants	00191810-9605	00191810-9605	Consultants	35,000.00	Accela projects are still pending. We are using Accela services to improve the Accela system. Accela delayed the release of the software upgrade until June, which left no time in FY17 to complete the numerous tasks still pending.
Information Technology Services	DHS Backup Center	00191810-9445	00191810-9445	Purchase Services	25,000.00	Complete renovations to relocate the DHS 911 center
Infrastructure and Asset Management	Mower Purchase	00191940-9860	00191940-9860	Equipment and Furnance	20,608.84	PO for GM7200 lawn mower was purchased in FY17, but not received until FY18. This PO was overlooked during end of year process, which automatically rolls open PO's and contracts to the new fiscal year.
<b>General Government</b>					<b>\$ 170,608.84</b>	
Sheriff's Office/Jail	State Criminal Alien Asst. Grant	00192130-9853	00192110-9853	SCAAP Grant	111,074.65	Ongoing Projects in the Jail related to incarcerating undocumented criminal aliens. BJA administers the State Criminal Alien Assistance Program (SCAAP) in conjunction with the Bureau of Immigration and Customs Enforcement (ICE) and Citizenship and Immigration Services, Department of Homeland Security (DHS). SCAAP provides federal payments to states and localities that incurred correctional officer salary costs for incarcerating undocumented criminal aliens with at least one felony or two misdemeanor convictions for violations of state or local law, and incarcerated for at least 4 consecutive days during the reporting period.
<b>Public Safety</b>					<b>\$ 111,074.65</b>	
Department of Human Services	Child Welfare Scanning	00195610-9321-310-1	00195610-9321-310-1	Imaging Expense	29,000.00	Complete scanning for Child Welfare from FY17.
Department of Human Services	Scanning Equipment for Universal worker	00195610-9342-383-1	00195610-9342-383-1	Minor Technology Equipment	34,000.00	Equipment needed to complete the switch back to universal worker. Signature pads, Monitors, and scanners need to be ordered. ITS was unable to complete this in FY17.
<b>Human Services</b>					<b>\$ 63,000.00</b>	
				<b>TOTAL</b>	<b>\$ 344,683.49</b>	

Fund	Category	Amount
General	General Government	170,608.84
	Public Safety	111,074.65
	Human Services	63,000.00
	<b>Total</b>	<b>\$ 344,683.49</b>

**(F-3) County Manager - Transfer of Property to the City of Concord**

The Board of Commissioners had previously discussed the possible transfer of property to the City of Concord for the purpose of constructing a recreational facility. A letter from the city is attached requesting the property. In addition, staff and the Board discussed transferring a parcel off Transport Place in addition to the requested property since the Transport property may be used to connect bicycle and greenway facilities. Maps of both properties are attached.



(This section intentionally left blank.)



UPON MOTION by Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the transfer of property to the City of Concord as shown on the attached maps including authorization for the County Manager to sign the transfer documents subject to review and revision by the County Attorney.

**(F-4) Finance - CIP Funding of Prime Farmland per the FY2018 Budget**

Note: This item was removed from the agenda to discuss at a later date.

**(F-5) Finance - Project Ordinance Update - Construction and Renovation Fund**

Per the Construction and Renovation Project Ordinance Section II. B. 2., the County Manager may transfer amounts up to \$500,000 between functions within the same fund. This authority allows the Manager to approve a budget amendment without Board action. During August 2017, a budget amendment was prepared by staff and approved by the County Manager transferring \$475.68 from the Construction and Renovation available funds to the Senior Center Parking Lot budget. The \$475.68 represents closing costs for the purchase of land located at the Concord Senior Center. For administrative purposes, the Project Ordinance details have been updated for this transfer of funds and is included for the Chairman of the County Commissioner's signature.

UPON MOTION by Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the revised Project Ordinance for the Construction and Renovation Fund and authorized the Chairman to sign the ordinance.

Date: 8/28/2017 Amount: \$475.68  
 Dept. Head: Susan Fearrington (prepared by staff) Department: 343 Construction & Renovation Fund  
 Internal Transfer Within Department  Transfer Between Departments/Funds  Supplemental Request

Purpose: Move funds from Available to the ALP Parking Lot project in the Construction & Renovation Fund.

Account Number	Account Name	Approved Budget	Inc Amount	Dec Amount	Revised Budget
34360000-6921-AVAIL	Cont'd from CRF	\$80,638.10		\$475.68	\$80,162.42
34368145-6921-PLot	Cont'd from CRF ALP	\$0.00	\$475.68		\$475.68
34390000-9830-AVAIL	Other Improvements	\$80,638.10		\$475.68	\$80,162.42
34398145-9830-PLot	Other Improvements ALP	\$64,000.00	\$475.68		\$64,475.68

Exhibit A  
(Transport Place Property)

Beginning at an iron stake in the center of the branch running between the plant of the Cannon Manufacturing Co., and the Kerr Bleachery to Irish Buffalo Creek, said iron stake being a new corner on the line of Morris Bros. property and runs thence with Morris Brothers line S. 32 E. 344 feet to an iron stake, thence with the lines of F.C. Niblock and the Texas Oil Company S. 23  $\frac{3}{4}$  E. 373.5 feet to an iron stake, A. B. Pounds' corner; thence with Pounds' line and it prolonged S. 9  $\frac{1}{2}$  E. 447 feet to an iron stake, a new corner on the old line; thence with the old line S. 55  $\frac{3}{4}$  W. 389 feet to an iron stake on the east bank of Irish Buffalo Creek, and old corner; thence up the creek N. 34  $\frac{1}{2}$  W. 938 feet to old corner; thence N. 32  $\frac{1}{2}$  W. 38 feet to a stake on east bank of creek; thence up the creek N. 29  $\frac{1}{2}$  W. 79 feet to an iron stake in the center of the said creek and in the center of the branch thence up the branch as it meanders N. 52  $\frac{1}{2}$  E. 175 feet; thence N. 37 E. 63 feet; thence N. 49  $\frac{3}{4}$  E. 145.5 feet; thence N. 54 E. 251.5 feet to the beginning, containing 13.68 acres.

The said parties of the first part reserve, however, a right of way through this property, said right of way to remain theirs absolutely and may be disposed of by them at any time, its description being as follows:

Beginning at iron stake, A.B. Pounds and Texas Oil Co., corner and runs thence N. 29  $\frac{1}{4}$  W. 276 feet to a stake in edge of a ditch on the North side of the present right of way; thence N. 49 W. 133.5 feet to a telephone pole; thence N. 56  $\frac{1}{2}$  W. 119 feet to a telephone post; thence N. 62 W. 200 feet to an iron stake in the center of the branch, a new corner on J. L. Brown's line; thence with the said Brown's line and in the center of the branch S. 54 W. 16.5 feet to an iron stake a new corner in the center of the branch and on the said Brown's line; thence S. 62 E. passing an iron stake at seven feet set on the bank of the branch, said stake having a bearing of S. 62 W. 51 feet from a sycamore tree, standing on the east side the east side of said right of way 206 feet to a stake; thence S. 56  $\frac{1}{2}$  E. 119.8 feet to an iron stake; thence S. 49 E. 131 feet to a stake on the bank of the ditch; thence S. 29  $\frac{1}{4}$  E. 269 feet to a stake opposite A. B. Pounds' corner; thence N. 60  $\frac{3}{4}$  E. 4 feet to a stake; thence parallel within 12 feet of A. B. Pounds' line S. 9  $\frac{1}{2}$  E. 449 feet to an iron stake in the line of the Brown Power House, lot; thence with the Power House line N. 55  $\frac{3}{4}$  E. 12.4 feet to an iron stake; thence N. 9  $\frac{1}{2}$  W. 447 feet to the Beginning, the intention of this description is to reserve a right of way across the said property from the entrance at the Peerless Brick Yards across the property sixteen feet in width to a point at A. B. Pounds' line; thence with A. B. Pounds' line, a right of way twelve feet wide, along a parallel to his line to a point where it intersects with the line of the Brown Power House lot.

All rights in this right of way owned or possessed by the grantor in this deed are transferred to the grantee with this deed.

Excise Tax 0.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 5620459469  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_ ,  
by \_\_\_\_\_

Mail after recording to VaLerie Kolczynski, P.O. Box 308 Concord, NC 28026-0308

This instrument was prepared by Richard M. Koch, Cabarrus County Attorney

Brief description for the Index 385 Transport Place, Concord

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this \_\_\_\_\_ day of September \_\_\_\_\_, 2021, by and between

GRANTOR

GRANTEE

CABARRUS COUNTY (a body politic and political subdivision of the State of North Carolina)

CITY OF CONCORD (a North Carolina municipal corporation)  
Post Office Box 308  
Concord, North Carolina 28026-0308

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that

certain lot or parcel of land situated in the City of Concord \_\_\_\_\_ Township, Cabarrus \_\_\_\_\_ County, North Carolina and more particularly described as follows:

See Exhibit A, attached.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions herein with stated.

Title to the property hereinabove described is subject to the following exceptions:

All easements, rights of way and restrictions of record.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

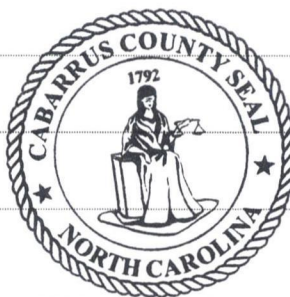
The property hereinabove described was also conveyed by instrument recorded in Book 102, Page 52.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: CABARRUS COUNTY  
(Corporate Name)  
Michael K. Downs  
County Manager

ATTEST: Lauren Linker 9/2/21  
Clerk to the Board (Corporate Seal)

USE BLACK INK ONLY



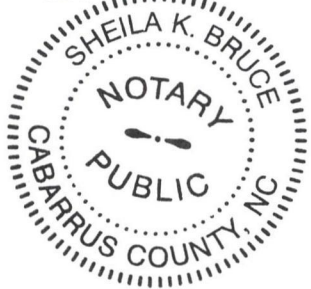
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

SEAL-STAMP

NORTH CAROLINA, \_\_\_\_\_ County.  
I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_,  
My commission expires: \_\_\_\_\_ Notary Public

Use Black Ink

SEAL-STAMP



NORTH CAROLINA, Cabarrus County.  
I, a Notary Public of the County and State aforesaid, certify that Lauren Linker  
personally came before me this day and acknowledged that she is \_\_\_\_\_ Clerk to the  
Cabarrus County, and that by authority duly  
given and as the act of the Board, the foregoing instrument was signed in its name by its County Manager  
, sealed with its corporate seal and attested by Lauren Linker as its Clerk to the Board  
Witness my hand and official stamp or seal, this 2 day of July September, 2021  
My commission expires: 08-17-2026 Sheila K. Bruce Notary Public

Use Black Ink

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant – Register of Deeds

CAPITAL PROJECT ORDINANCE AMENDMENT  
**Parks & Recreation Projects-Irish Buffalo Creek Greenway**

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 Irish Buffalo Creek Greenway.
- SECTION 2. The City Manager is hereby authorized to proceed with the implementation and amendments of the projects within the terms of the plans and specifications for the projects.
- SECTION 3. The following revenues are anticipated to be available to the City of Concord for the completion of the projects:

Revenues

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
420-4501280				
420-4501280	Transfer from P&R Reserve	\$985,561	\$1,126,816	\$141,255
				<u>\$141,255</u>

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

Expenses/Expenditures

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
8300-5811018				
8300-5811018	McEachern-Hospital Phase	\$0	\$141,255	\$141,255
<b>Total</b>				<u><b>\$141,255</b></u>

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

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

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

Duly adopted by the City Council of the City of Concord, North Carolina this 14th day October, 2021.

CITY COUNCIL  
 CITY OF CONCORD  
 NORTH CAROLINA

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

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

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

PARKS & CAPITAL RESERVE FUND ORDINANCE  
AMENDED

BE IT ORDAINED by the City Council of the City of Concord, North Carolina that pursuant to Section 18-22 Chapter 159 of the General Statutes of North Carolina, the following Capital Reserve Fund ordinance is hereby amended:

SECTION 1. The purpose authorized is to accumulate funds for future capital projects and capital outlay. Funds will be accumulated until such time the City Council designates the funds for projects or capital outlay. These funds may only be designated for projects that are listed in the City’s Capital Improvement Plan or capital outlay approved in the City’s operating budget ordinance. The General Fund will serve as the funding source for the Capital Reserve Fund upon City Council approval and withdrawals must be approved by City Council through an ordinance.

SECTION 2. The City Manager is hereby authorized to proceed with the implementation and amendments of the project/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 this fund:

<b>Account</b>	<b>Title</b>	<b>Current Budget</b>	<b>Amended Budget</b>	<b>(Decrease) Increase</b>
8100-5987000	Transfer to Project	\$762,705	\$903,960	\$141,255
8100-5987000	Fund			
8100-5811082				
8100-5811082	Future Projects	\$2,002,977	\$1,861,722	\$(141,255)

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 capital reserve fund 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 capital reserve fund amendments/adoption shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out the purpose of this fund.

SECTION 6. The Finance Director is directed to report on the financial status of this fund 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 14th day of October, 2021.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

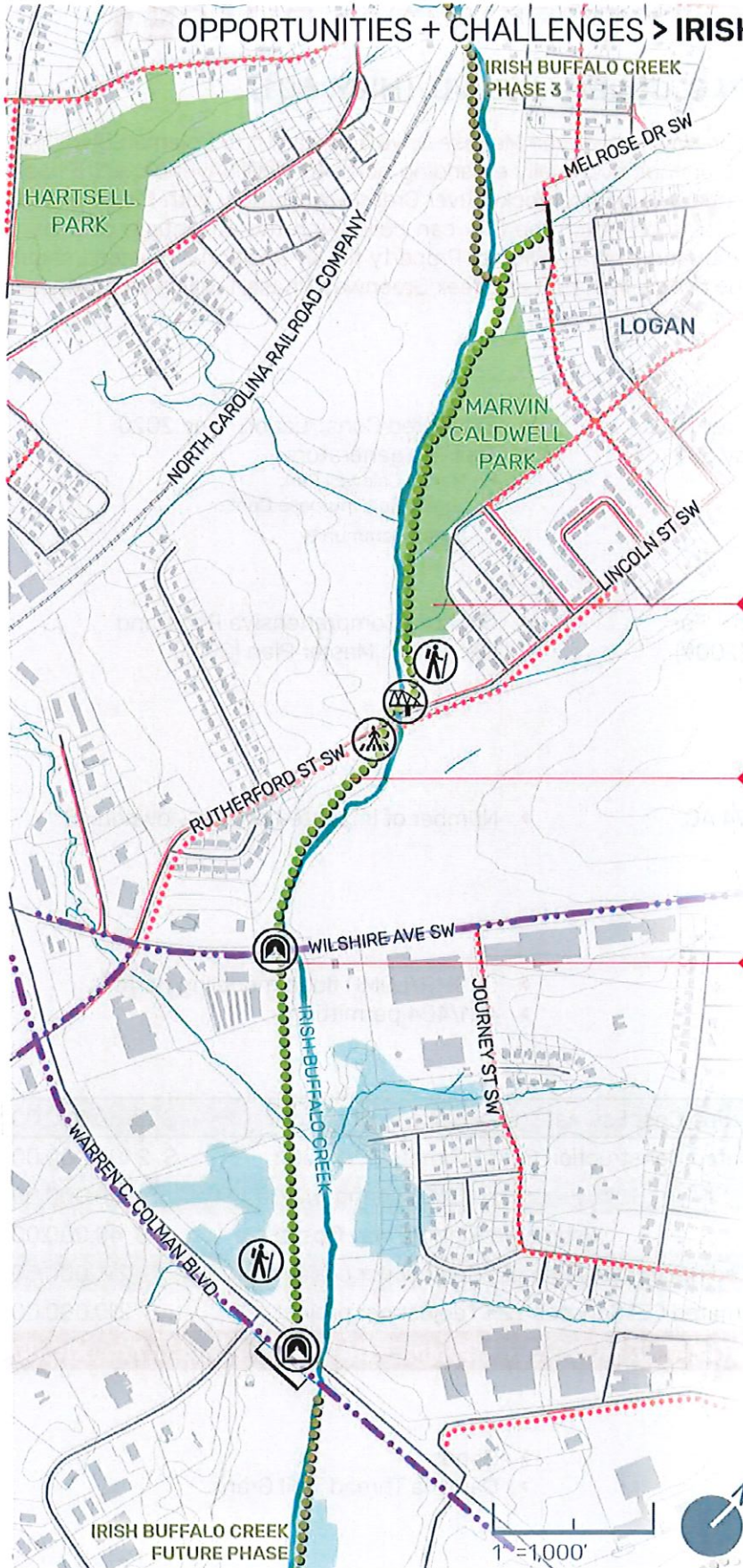
\_\_\_\_\_  
William C. Dusch, Mayor

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

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



# OPPORTUNITIES + CHALLENGES > IRISH BUFFALO CREEK PHASE 1



Marvin Caldwell Park contains ball courts, trails, ball fields, an amphitheater, a playground, and plenty of shelters and flexible spaces along Irish Buffalo Creek.

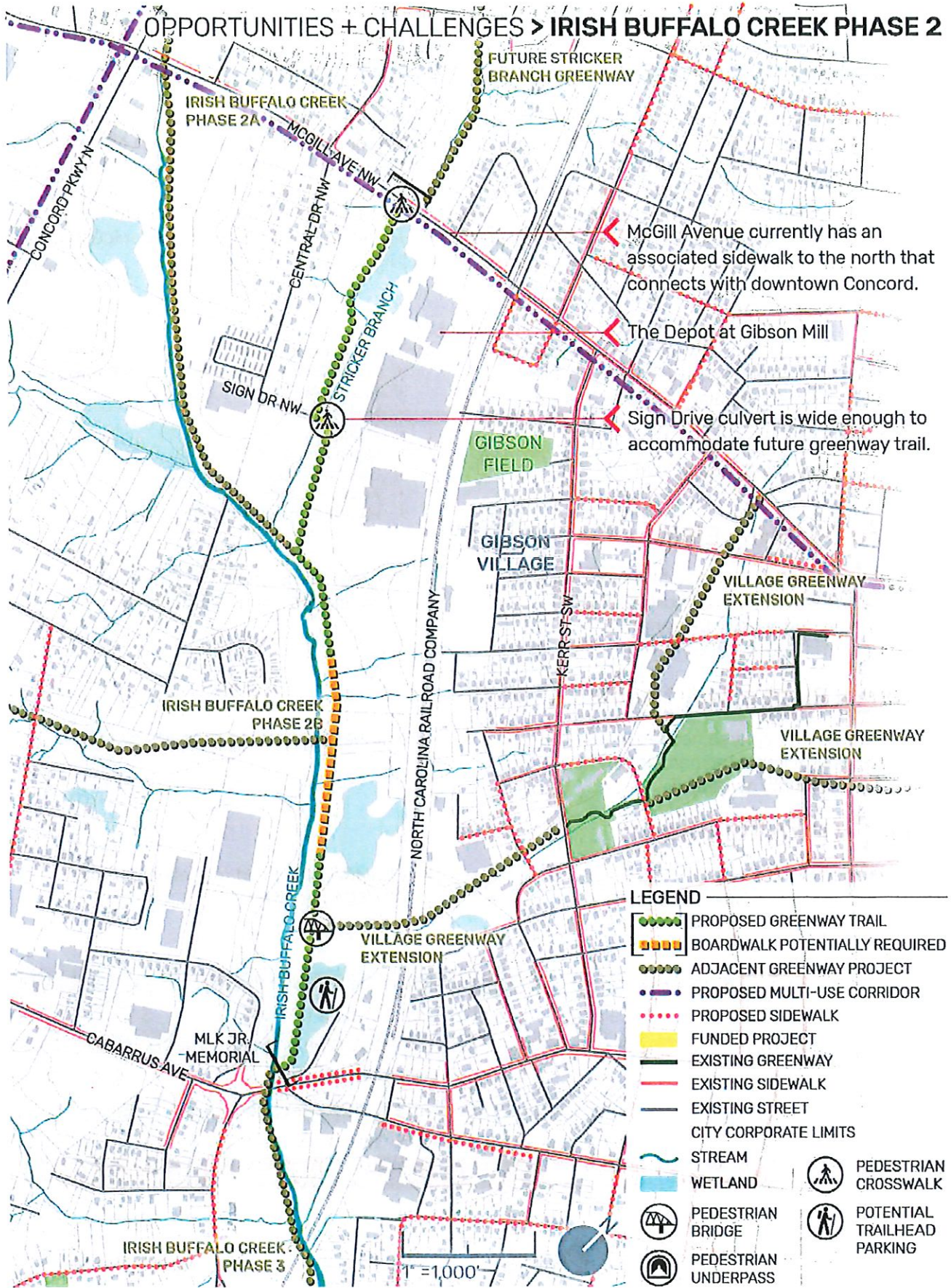
Project will require FEMA floodplain modeling and permitting.

Design should investigate appropriate crossing of Wilshire Avenue.

- LEGEND**
- PROPOSED GREENWAY TRAIL
  - BOARDWALK POTENTIALLY REQUIRED
  - ADJACENT GREENWAY PROJECT
  - PROPOSED MULTI-USE CORRIDOR
  - PROPOSED SIDEWALK
  - FUNDED PROJECT
  - EXISTING GREENWAY
  - EXISTING SIDEWALK
  - EXISTING STREET
  - CITY CORPORATE LIMITS
  - STREAM
  - WETLAND
  - PEDESTRIAN CROSSWALK
  - PEDESTRIAN BRIDGE
  - PEDESTRIAN UNDERPASS
  - POTENTIAL TRAILHEAD PARKING

RECOMMENDATIONS

OPPORTUNITIES + CHALLENGES > IRISH BUFFALO CREEK PHASE 2



McGill Avenue currently has an associated sidewalk to the north that connects with downtown Concord.

The Depot at Gibson Mill

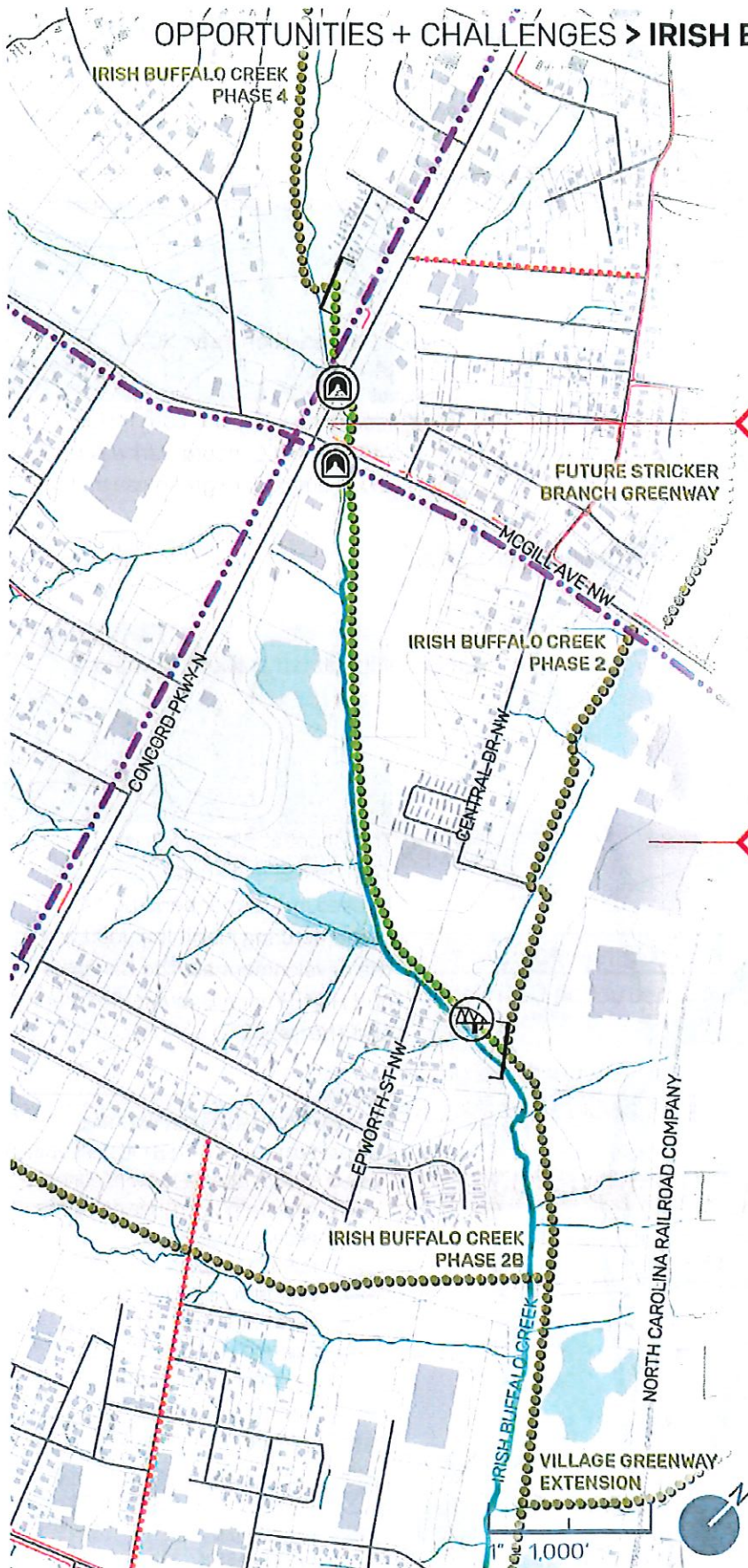
Sign Drive culvert is wide enough to accommodate future greenway trail.

**LEGEND**

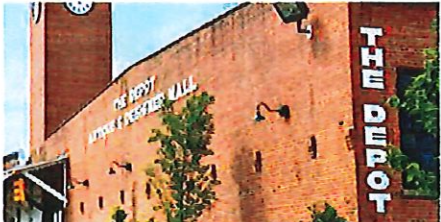
- PROPOSED GREENWAY TRAIL
- BOARDWALK POTENTIALLY REQUIRED
- ADJACENT GREENWAY PROJECT
- PROPOSED MULTI-USE CORRIDOR
- PROPOSED SIDEWALK
- FUNDED PROJECT
- EXISTING GREENWAY
- EXISTING SIDEWALK
- EXISTING STREET
- CITY CORPORATE LIMITS
- STREAM
- WETLAND
- PEDESTRIAN CROSSWALK
- PEDESTRIAN BRIDGE
- PEDESTRIAN UNDERPASS
- POTENTIAL TRAILHEAD PARKING

RECOMMENDATIONS

# OPPORTUNITIES + CHALLENGES > IRISH BUFFALO CREEK PHASE 2A



Modify benches beneath McGill Avenue and Concord Parkway bridges to accommodate greenway trail.



The Depot at Gibson Mill is a commercial and social destination housed in a former bedding manufacturing plant. Included within the development are the Cabarrus and High Branch Brewing Companies and The Depot.

**LEGEND**

- PROPOSED GREENWAY TRAIL
- BOARDWALK POTENTIALLY REQUIRED
- ADJACENT GREENWAY PROJECT
- PROPOSED MULTI-USE CORRIDOR
- PROPOSED SIDEWALK
- FUNDED PROJECT
- EXISTING GREENWAY
- EXISTING SIDEWALK
- EXISTING STREET
- CITY CORPORATE LIMITS
- STREAM
- WETLAND
- PEDESTRIAN CROSSWALK
- PEDESTRIAN BRIDGE
- POTENTIAL TRAILHEAD PARKING
- PEDESTRIAN UNDERPASS

RECOMMENDATIONS

# IRISH BUFFALO CREEK GREENWAY > PHASE 2

## TRANSPORT PLACE TO MCGILL AVENUE - PART 1 OF GIBSON MILL LOOP

The second phase of Irish Buffalo Creek (IBC) Greenway is situated between Transport Place and McGill Avenue, following Stricker Branch NW behind the Depot, making up a portion of the Gibson Mill Loop. The route known as the Gibson Mill Loop will include bicycle/pedestrian facilities on Kerr Street and McGill Avenue, connecting to IBC Phase 2 (along Stricker Branch and Irish Buffalo Creek) and Cabarrus Avenue. Bicycle/pedestrian facilities along Cabarrus will tie back into Kerr St. creating a full loop. An alternative route of the Gibson Mill Loop bypasses Stricker Branch and continues along Irish Buffalo Creek to McGill Avenue. This alternative is represented in IBC Creek Greenway Phase 2A.

### Project Snapshot

- > Project Location: Between Cabarrus Avenue and McGill Avenue on the East side of Irish Buffalo Creek and along Stricker Branch
- > Project Type: Greenway
- > Length of Project: 1.29 Miles
- > Estimated Construction Year: 2022
- > Trail Trip generators
  - The Depot at Gibson Mill +Cabarrus Brewery
  - Gibson Field
  - MLK Memorial
  - Gibson Village
  - Logan Community
  - Downtown Concord
  - Academy Center
  - Hartsell Community Center

### Previous Planning Efforts

- > Carolina Thread Trail Master Plan – For Cabarrus County Communities (2009)
- > Livable Community Blueprint for Cabarrus County (2001-2010)
- > Concord Comprehensive Parks and Recreation Master Plan (2016)

### Potential Right of Way Needs

- > Total estimated area needed: 6.50 AC
- > Number of impacted parcels (not City or County owned): 5
- > Number of impacted property owners: 6

### Potential Permitting Needs

- > Erosion Control
- > NCDOT Encroachments
- > CLOMR/LOMR flood modeling permits
- > 401/404 permitting

### Estimated Project Cost

2019 Construction Cost Estimate (Basis for Calculations):	\$ 1,748,000.00
Escalated Construction Cost Estimate (FY2022):	\$ 2,006,000.00
10% Contingency:	\$ 201,000.00
Estimated Right of Way Costs:	\$ 60,000.00
Estimated Design Services ±3% *adjust per project	\$ 193,000.00
Estimated CEI Services ±2% *adjust per project	\$ 201,000.00
<b>TOTAL ESTIMATED BUDGET RECOMMENDATION:</b>	<b>\$ 2,661,000.00</b>

### Potential Funding Sources

- > CRMPO/LAPP funding
- > NCDOT/STI funding–TAP, CMAQ
- > City of Concord CIP funding
- > Bonds
- > Carolina Thread Trail Grant

RECOMMENDATIONS

## IRISH BUFFALO CREEK > PHASE 2A

This Phase of Irish Buffalo Creek is extending the IBC Greenway Phase 2 from the Depot warehouse district along the creek and under the McGill Avenue/Concord Pkwy (US-29) intersection. This section would provide a link up to and across US-29, setting up a further connection (IBC Phase 4) west under I-85 into Kannapolis at Vietnam Veterans Park. This section includes several bench modifications under McGill Avenue and US-29 roadway bridges that will require special attention but will provide a grade separated experience for trail users at a very busy and dangerous intersection.

### Project Snapshot

- > Project Location: Between main trail near the Depot and McGill Avenue at the US-29 intersection
- > Project Type: Greenway
- > Length of Project: 0.95 Miles
- > Estimated Construction Year: 2029
- > Trail Trip generators
  - The Depot
  - Gibson Field Park
  - Marvin Caldwell Park

### Previous Planning Efforts

- > Livable Community Blueprint for Cabarrus County (2001-2010)

### Potential Right of Way Needs

- > Total estimated area needed: 5.16 AC
- > Number of impacted parcels (not City owned): 8
- > Number of impacted property owners: 7

### Potential Permitting Needs

- > Erosion Control
- > 401/404 permitting
- > NCDOT Encroachments
- > CLOMR/LOMR flood modeling permits

### Estimated Project Cost

2019 Construction Cost Estimate (Basis for Calculations):	\$ 1,511,000.00
Escalated Construction Cost Estimate (FY2029):	\$ 2,206,000.00
10% Contingency:	\$ 221,000.00
Estimated Right of Way Costs:	\$ 70,000.00
Estimated Design Services ±3% *adjust per project	\$ 167,000.00
Estimated CEI Services ±2% *adjust per project	\$ 221,000.00
<b>TOTAL ESTIMATED BUDGET RECOMMENDATION:</b>	<b>\$ 2,885,000.00</b>

### Potential Funding Sources

- > CRMPO/LAPP funding
- > NCDOT/STI funding
- > City of Concord CIP funding

## IRISH BUFFALO CREEK > PHASE 2B

This Phase of Irish Buffalo Creek is a Y-Line off IBC Greenway Phase 2 from the Depot warehouse district across the creek and west to the Weddington Road extension. This phase will consist of greenway to Concord Pkwy. (US-601) and multi-use path along the anticipated Weddington Road extension. The multi-use path from US-601 to the Weddington extension would connect to the multi-use path along Weddington Road traveling west.

### Project Snapshot

- > Project Location: Between main trail near the Depot and Weddington Road
- > Project Type: Greenway and Multi-Use Path
- > Length of Project: 1.58 Miles
- > Estimated Construction Year: 2029
- > Trail Trip generators
  - The Depot at Gibson Mill
  - Gibson Field Park
  - Marvin Caldwell Park

### Potential Right of Way Needs

- > Total estimated area needed: 8.36 AC
- > Number of impacted parcels (not City owned): 12
- > Number of impacted property owners: 11

### Potential Permitting Needs

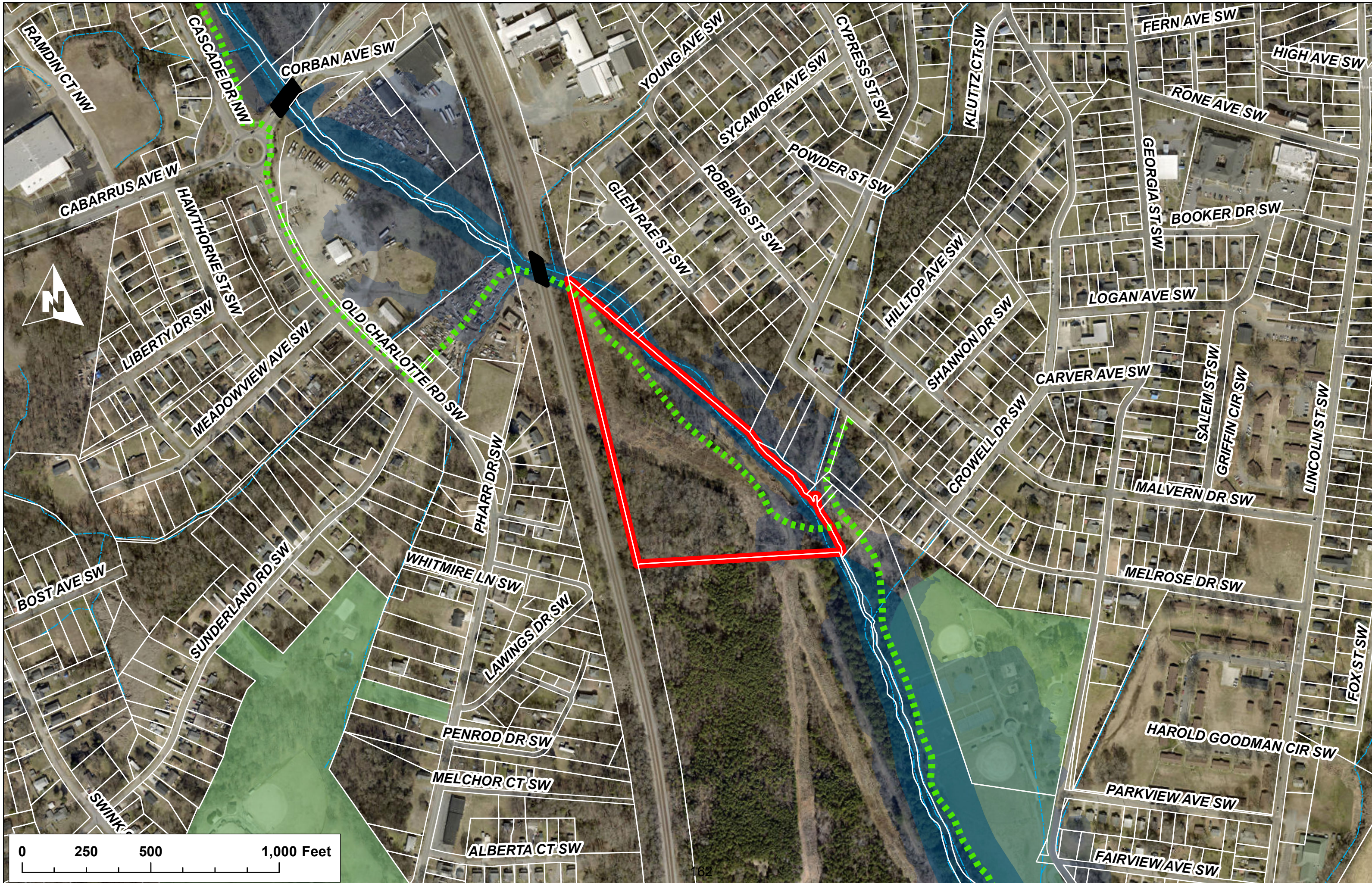
- > Erosion Control
- > 401/404 permitting
- > NCDOT Encroachments
- > CLOMR/LOMR flood modeling permits

### Estimated Project Cost

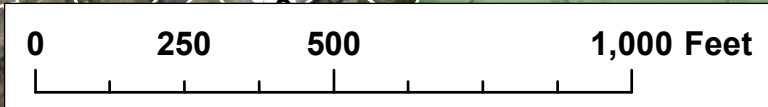
2019 Construction Cost Estimate (Basis for Calculations):	\$ 2,266,000.00
Escalated Construction Cost Estimate (FY2029):	\$ 3,308,000.00
10% Contingency:	\$ 331,000.00
Estimated Right of Way Costs:	\$ 250,000.00
Estimated Design Services ±3% *adjust per project	\$ 250,000.00
Estimated CEI Services ±2% *adjust per project	\$ 331,000.00
<b>TOTAL ESTIMATED BUDGET RECOMMENDATION:</b>	<b>\$ 4,470,000.00</b>

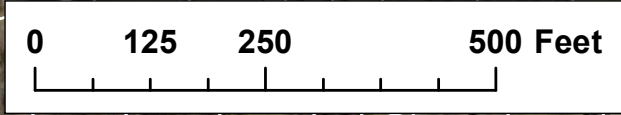
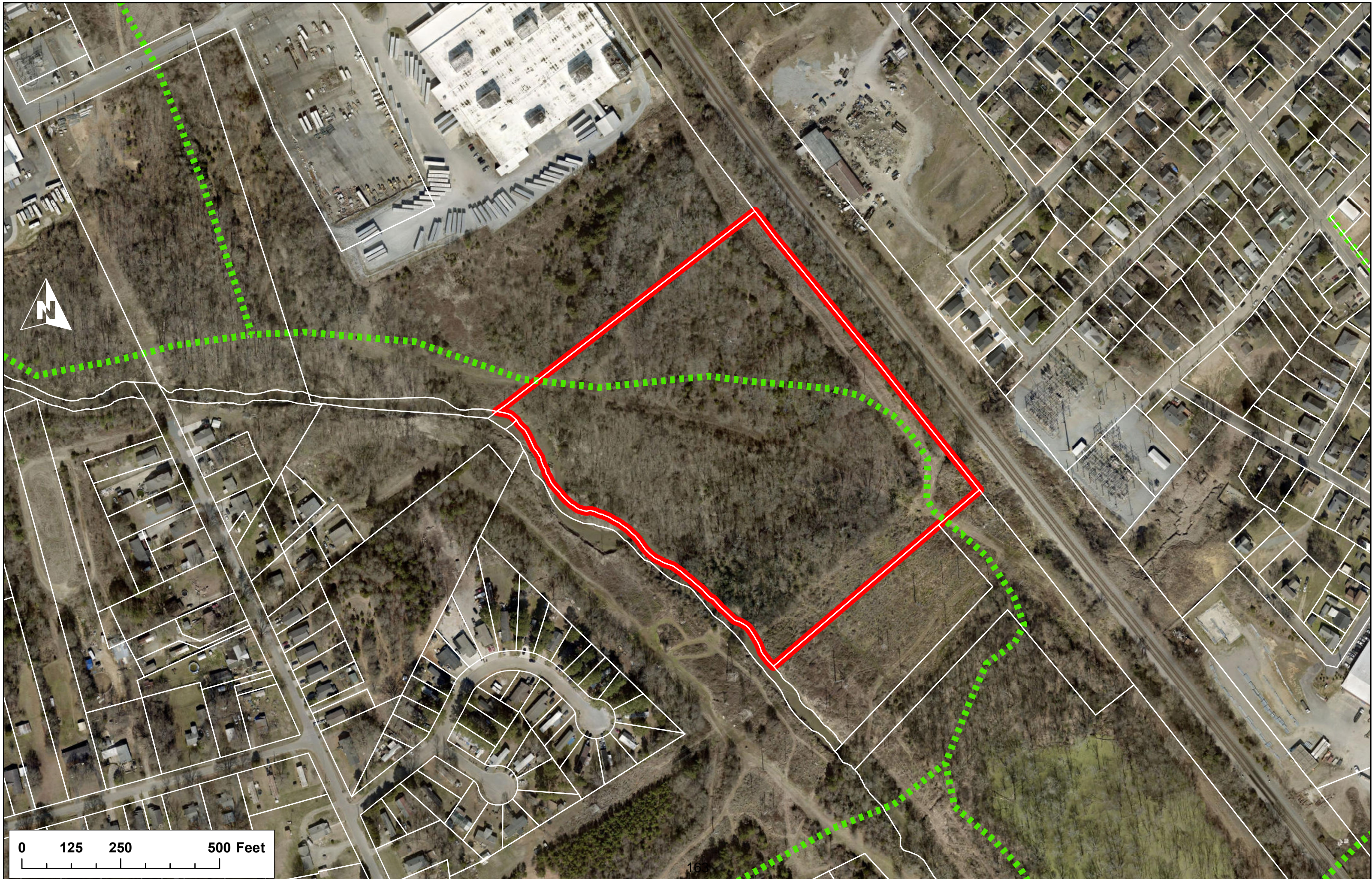
### Potential Funding Sources

- > CRMPO/LAPP funding
- > NCDOT/STI funding
- > City of Concord CIP funding



RAMDIN CT NW  
CASCADER DR NW  
CORBAN AVE SW  
CABARRUS AVE W  
HAWTHORNE ST SW  
LIBERTY DR SW  
MEADOWVIEW AVE SW  
OLD CHARLOTTE RD SW  
PHARR DR SW  
WHITMIRE LN SW  
LAWINGS DR SW  
PENROD DR SW  
MELCHOR CT SW  
ALBERTA CT SW  
YOUNG AVE SW  
SYCAMORE AVE SW  
ROBBINS ST SW  
POWDER ST SW  
GLENRAE ST SW  
HILLTOP AVE SW  
SHANNON DR SW  
CROWELL DR SW  
CARVER AVE SW  
MELROSE DR SW  
HAROLD GOODMAN CIR SW  
PARKVIEW AVE SW  
FAIRVIEW AVE SW  
FERN AVE SW  
HIGH AVE SW  
RONE AVE SW  
BOOKER DR SW  
LOGAN AVE SW  
SALEM ST SW  
GRIFFIN CIR SW  
LINCOLN ST SW  
FOX ST SW









# STEWART

STRONGER BY DESIGN

## **Fee Proposal for Construction Materials Testing and Special Inspections**

**Concord Electric Operations Center  
505 Alfred Brown Jr. Court SW  
Concor, North Carolina**

September 22, 2021

**Stewart**

9801-E Southern Pine Blvd, Charlotte, NC 28273  
o: 704/334/7925

[stewartinc.com](http://stewartinc.com)



September 22, 2021

City of Concord  
Scott Chunn, Deputy Director of Electric Systems  
P.O. Box 308  
Concord, NC 28026

Re: **Concord Electric Operations Center - Sitework**  
505 Alfred Brown Jr. Court SW  
Concord, North Carolina  
Construction Materials Testing and Special Inspections Fee Proposal

Dear Scott,

Stewart is pleased to provide you with this proposal for Construction Materials Testing (CMT) and Special Inspections (SI) during the sitework phase for the above-mentioned project. Stewart has enjoyed working with your team on past projects and we now hope to have the opportunity to provide our services to the City of Concord again on this project. **Stewart has the capacity, capability, and experience** to perform the services necessary to make this a quality project for the City of Concord.

### PROJECT UNDERSTANDING

The project consists of the construction of the new Concord Electric Operations Center located in Concord, NC. The planned development consists of a 1-story, approximately 47,000± square foot office building and an approximately 47,000± square foot truck canopy. The project will also include a stormwater pond, site utilities, concrete and/or asphalt-paved parking lots, segmental block retaining walls, and gravel laydown yards.

Our understanding of the project is based upon the following:

- Structural Design Development drawings prepared by LHC Structural Engineers, dated 7/28/2021;
- Civil Early Site Package drawings prepared by Stewart, dated 7/28/2021;
- Architectural Design Development drawings prepared by sfL+a Architects, dated 7/28/2021;
- Geotechnical Engineering Report prepared by Stewart, dated 5/24/2021; and
- Geotechnical Addendum No. 1 prepared by Stewart, dated 8/12/2021.

### FIRM INFORMATION

Stewart's Geotechnical & Construction Services group is comprised of three primary services: **Special Inspections, Construction Materials Testing (CMT)**, and Geotechnical Engineering. Our unique talents and experience stemming from our cross-collaborative approach sets Stewart apart from our competition.

When North Carolina adopted the International Building Code (IBC) in 2002, Stewart established a department solely dedicated to providing Special Inspections (SI) referenced in Chapter 17 of the Code. Because of Stewart's expertise in the field, the firm was asked by the State Construction Office (SCO) to serve on the task force that developed the first special inspections guidelines for the state. Stewart's Special Inspections program is specifically designed to help meet those mandates and thereby enhance efforts to alleviate structural failures resulting from improper construction. We pride ourselves on making sure that all of our structural inspectors are thoroughly trained and properly certified by the International Code Council (ICC) and/or other governing body.



In 2004, Stewart began providing services for the SCDOT in Gaffney, South Carolina. After years of success with our Gaffney operations, which included a testing laboratory, Stewart decided to move the Construction Materials Testing (CMT) operations to the Triangle in 2008, and to Charlotte in 2017 in an effort to round out our construction services group. Our testing and inspections personnel are well-trained and experienced in many different types of construction: from multi-story structures to bridges and roadways.

Stewart's CMT laboratory is located just minutes from downtown Charlotte at 9801-E Southern Pine Blvd. At this facility, we perform the testing on soil, aggregate, concrete, grout, mortar, asphalt, sprayed fire-resistive materials and other construction materials. Our laboratory is routinely inspected by AASHTO's Materials Reference Laboratory (AMRL) and Cement and Concrete Reference Laboratory (CCRL) and maintains AASHTO R-18 certification. **The construction materials testing and special inspection services for this project will be staffed by personnel working from our Charlotte laboratory.**

### **EFFECTIVE PROJECT MANAGEMENT, STAFFING, AND SCHEDULING**

Stewart is committed to providing quality services to this project as well as being a contributing team member. Our team consists of construction administrators, geotechnical/professional engineers, special inspectors, welding inspectors, and engineering technicians with a wealth of knowledge and experience. Each member of our team is experienced in both horizontal and vertical construction and the associated testing/inspection protocols. **We commit that the personnel serving you will hold the appropriate NCBELS, NCDOT, ACI, ICC, AWS, and PTI certifications relevant to the subject work.**

The proposed testing/inspection services for this project will be managed by **Justin B. Nance, PE** of Stewart. Justin has visited the proposed project site to become familiar with the site conditions, as well as, assist in the completion of Stewart's Geotechnical Engineering services during the initial subsurface exploration, and supplemental test pit explorations. Justin will serve as the single point of contact for testing and inspections during construction. Justin will coordinate our services with the contractor's representative(s) and schedule the appropriate field staff as necessary. **Don Brown, PE** will assist Justin as needs as it relates to the earthwork and soil testing. Having a senior geotechnical engineer such as Don readily available will enable swift decisions to be made if challenging soil conditions are encountered. In fact, Don is the **Geotechnical Engineer-of-Record** for the project.

To be responsive and efficient, proper scheduling of testing/inspection services will be important. Therefore, at the onset of construction Justin will sit down with the contractor to discuss the forecasted testing/inspections and review scheduling protocol. This can be done in the preconstruction meeting so that the Owner, and any subcontractors or trades, can also be made aware of scheduling requirements. We will also take this time to discuss our planned number of site visits and the importance of efficient scheduling in maintaining our testing/inspection budget.

For daily inspections and tests, Stewart will ask that the contractor email in a request for services by 3 p.m. on the day prior to the need. For weekend or holiday work, we request at least 48 hours' notice. We understand that unforeseen situations occur in construction, so we stay flexible to cover "emergency" tests or inspection when needed.

### **CLOSE PROJECT OVERSIGHT**

Justin will provide daily directives for our field staff and will handle issues that arise in the field. Justin will keep in close communication with the contractor's representative, Owner, and appropriate design team members. Justin will also attend construction progress meetings and make any necessary site visits to observe ongoing work firsthand. He will also review our inspectors' daily field reports and test data, as discussed in the next section, to stay abreast of the project progression.

## MOBILE REPORTING

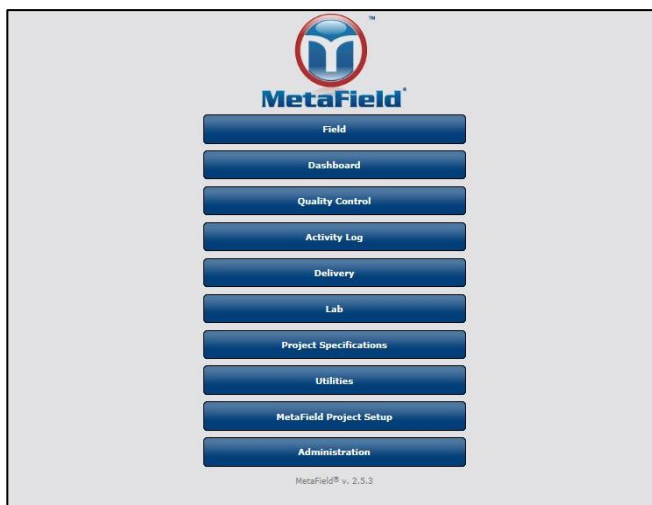
One of the most important duties of an inspector responsible for overseeing project activity is clear and concise documentation (reporting). The daily activities of both the contractor and inspector are critical to the project's overall success and thus the inspector's proper reporting of construction activities is invaluable. Quality reporting is important when it comes to progress tracking, pay application approval, and even dispute resolution should it be necessary.

Stewart utilizes a mobile reporting system called Metafield that allows our field personnel to log all tests, inspections, and observations from their mobile device. This system enables the inspector to submit typed daily field reports to approved recipients at the end of the workday with the touch of a button – no more illegible, hand-written reports. This method of mobile reporting also reduces office administrative time, resulting in direct cost savings to our client.

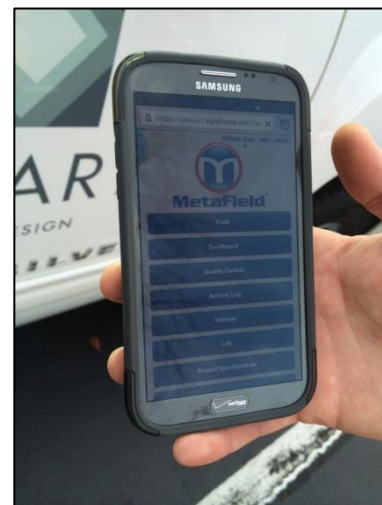
During daily report preparation, we will also log re-inspection time as well as excessive standby and wasted time due to late (on-site) cancellation of services. This allows us to easily determine the amount of time that the Owner may be able to back charge the subcontractor (at their discretion).

The Metafield system stores our field and laboratory information in a secure cloud-based database that can be accessed by Stewart field and office staff at any time from any location that has an internet connection available. This accessibility proves helpful when a new or assisting field inspector visits the site and he/she can review past test results and also follow-up on a previous visit's failed tests or discrepancies. Metafield automatically compiles a real-time log of all discrepancies reported from the field.

The system's desktop "dashboard" allows management to closely monitor testing/inspection results and field activities from their office computer or mobile device instantly. This alleviates the need to wait for reports to come into the office if critical data needs to be reviewed.



*Managers' Dashboard Interface*



*Field Users' Mobile Interface*

Another important aspect of our mobile reporting system is the inherent quality control. Every report that is logged by field personnel is queued in the project manager's desktop dashboard. Metafield requires the project manager to read and approve each report before it can be finalized for delivery. This process adds an invaluable level of review.

Justin will distribute daily reports, non-conformance logs, photographs, and any other relevant information to approved project team members within one week of the respective work date. The contractor and/or their subcontractors will be notified immediately of any non-conforming items observed during inspections. Please note that we are flexible with reporting and frequency can be increased or decreased depending on your and/or the design team's needs. Our standard is to provide these reports in Adobe Portable Document Format (PDF), unless otherwise requested.

## **PROPOSED SCOPE OF SERVICES**

The proposed scope of services will include Special Inspections and conventional Construction Materials Testing unless otherwise noted below. The anticipated scope included within is based on our experience with projects of similar size and complexity, and the documents previously mentioned in the Project Understanding section of this proposal. Special Inspections are anticipated for soils and retaining walls. Materials testing and observations are anticipated for soils/retaining walls, and shallow foundations. The list below identifies the inspection and testing tasks included in our expected scope of services.

### **Soils/Foundations**

Based on our understanding, testing & inspection of soils are anticipated for various aspects of the project including, but not limited to, subgrade/foundation evaluations, retaining wall construction, fill/backfill placement, utility/storm drainage installation, etc. Based on information provided by Metcon, we have estimated that an inspector will be required full-time over a four-month period between October 2021 and January 2022. Work is anticipated to occur six days per week (Monday through Saturday). We have estimated that sitework will require an inspector and/or technician for 96 full days for sitework, with overtime hours required for 11 of the 96 days related to work on Saturdays. We have estimated an additional 30 full days for foundation evaluations for structures. This task includes:

- Laboratory testing of fill/backfill materials (four standard proctors and soil classifications estimated)
- Verify proper fill material placement
- Field tests for soil and aggregate density/compaction
- Subgrade evaluations via proofrolling prior to the placement of ABC stone and/or soil fill materials
- Quantification of unsuitable materials, if applicable
- Shallow foundation bearing evaluations via Dynamic Cone Penetrometer (DCP) testing
- Retaining wall construction observations for conformance to approved construction documents
  - Verification of design parameters
  - Verification of block and geogrid type
  - Verification of geogrid placement, length, and orientation
  - Foundation bearing evaluations
  - Monitor and test retaining wall backfill for density/compaction

### **Concrete Construction**

Testing & inspection of cast-in-place concrete is anticipated for new foundations and slabs-on-grade for structures, and concrete pavement. We have assumed that structural cast-in-place concrete work will require a total of 30 full days and 10, 10-hour days on-site for structural concrete operations. We have estimated 10 full days for additional support for slabs-on-grade, and 10 full days for concrete pavement placements. This task includes:

- Periodic inspection of formwork for shape, location and dimensions for structural members
- Periodic inspection of steel reinforcement for size, length, quantity, spacing, and placement

- Collect approved mix designs and verify appropriate mix is used on-site
- Continuously monitor structural cast-in-place concrete placements per IBC Chapter 17
- Periodic inspections of curing techniques
- Periodic inspections of cold and hot weather concreting techniques
- Sampling of fresh concrete and field testing (slump, air content, unit weight, and temp.)
- Preparation of concrete strength test specimen (120 sets of five cylinders)
- Laboratory compressive strength testing
- Pick-up of concrete specimen after initial site cure

### **Masonry Construction**

Testing & inspection of structural masonry is anticipated for new CMU foundation (below grade) and bearing walls. We have estimated 30 half days on-site related to masonry construction. This task includes:

- Verify proportions of site prepared mortar conform to contract documents
- Collect approved mix design for grout and verify it conforms to contract documents
- Periodic inspection of construction mortar joints
- Verification of size and location of structural elements
- Verification of size, grade, placement, and lap lengths of reinforcement and connection of masonry to structural frame
- Inspection of embeds set in masonry walls
- Inspection of grout spaces to ensure they are clean and free of debris
- Continuous observation of the placement of CMU grout/block fill per IBC Chapter 17
- Verification of protection techniques
- Preparation grout strength test specimens (10 set of four prisms)
- Laboratory compressive strength testing

### **Steel Construction**

We have assumed 15 half days on-site of periodic inspections relating to the structural steel erection and precast hollow core plank connections. We have assumed that the steel fabricator will hold the appropriate certification, therefore, exempting the requirement for a fabrication shop inspection. This task includes:

- Collect fabricator's AISC certificate
- Periodic inspection of steel framing joints to confirm member sizes and connections per contract documents
- Periodic inspection of high-strength bolts and connections
- Collect material data sheets and Certificate of Compliance for A325 and A490 bolts, nuts, and washers
- Visual inspection of single pass fillet welds 5/16-inch in size and less
- Collect certificate of compliance from fabricator at completion of fabrication.

### **Asphalt Pavement**

We have estimated that asphalt placement will require six full days of observation (three for the binder course, three for the surface course), and one full day to drill and collect asphalt core samples. This task includes:

- Monitor asphalt placements and verified approved mix designs are placed
- Monitor and record asphalt material temperatures and tonnage
- Collect asphalt core samples
- Perform laboratory density testing and thickness measurements of core samples (estimated 12 cores)



### **Project Management and Administrative**

A total of 170 hours has been estimated for daily project management responsibilities; 30 hours has been estimated for Special Inspector-of-Record (NC PE) report reviews, recommendations, and SI final letters, and a total of 3 hours has been estimated for administrative responsibilities. This task includes:

- Project set-up and close-out
- Attend/participate in the Special Inspection pre-construction/project kick-off meeting
- Review and report preparation of daily field reports, test results, and non-conformance items for distribution to the approved project team
- Sealed SI final letters (North Carolina PE) for project close-out documentation

### **Exclusions**

Please note that the following items are specifically excluded from our fee; however, if so needed, Stewart can provide a cost estimate for these non-covered services.

- Special Inspections related to vertical construction of building structures, and associated foundations
- Inspection of welded reinforcing steel
- Fabrication shop inspection(s)
- Overtime, weekend, and/or holiday work, unless otherwise noted
- Re-inspection of non-conformant items
- Sampling and testing of concrete for sidewalks and curb & gutter
- Observation and testing of concrete and/or asphalt pavements

### **FEE**

Based on the durations/visits estimated for the individual testing tasks, we recommend a budget of **\$160,000**. You will find a breakdown of this estimated budget below. Please note that our services will be based on a time and material basis, so the actual fee may vary up or down depending on the contractor's needs. However, we plan to discuss our scope and planned efficiencies with contractor to help us to stay on budget.



**AUTHORIZATION**

If this proposal and the attached Conditions of Agreement are acceptable to you, please sign below as notice to proceed and return one copy of this proposal in its entirety to our office. We will proceed with the work after receipt of authorization. Should you have any questions relative to this submittal, please feel free to contact the undersigned at your convenience.

Respectfully,

**STEWART**

Justin B. Nance, PE  
Manager of Testing & Inspections  
Associate Vice President

**PROPOSAL ACCEPTANCE:**

AGREED TO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY (*please print*): \_\_\_\_\_

TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_



## **Stewart Conditions of the Agreement**

### **1.0 Payments on Account**

- 1.1 Invoices for Stewart's services shall be submitted, at Stewart's option, either upon completion of any phase of service or on a monthly basis. Invoices shall be payable when rendered and shall be considered PAST DUE if not paid within 30 days after the invoice date.
- 1.2 Any inquiry or questions concerning the substance or content of an invoice shall be made to Stewart in writing within 10 days of receipt of the invoice. A failure to notify Stewart within this period shall constitute an acknowledgment that the service has been provided and is correct.

### **2.0 Late Payments**

- 2.1 A service charge will be charged at the rate of 1.5% (18% annual percentage rate) per month or the maximum allowable by law on the then outstanding balance of PAST DUE accounts. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.
- 2.2 In the event that any portion of an account remains unpaid 30 days after billing, Stewart may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of all services.

### **3.0 Insurance**

- 3.1 Stewart shall secure and endeavor to maintain professional liability insurance and commercial general liability insurance to protect Stewart from claims for negligence, bodily injury, death or property damage which may arise out of the performance of Stewart's services under this Agreement, and from claims under the Worker's Compensation Acts. Stewart shall, if requested in writing, issue certificates confirming such insurance to the Client.
- 3.2 The Client and Stewart waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by any property or other insurance. The Client and Stewart shall each require similar waivers from their contractors, consultants and agents.

### **4.0 Standard of Care**

- 4.1 The standard of care for all professional services performed or furnished by Stewart under this Agreement will be the skill and care used by members of Stewart's profession practicing under similar circumstances at the same time and in the same locality. Stewart makes no warranties, express or implied, under this Agreement or otherwise, in connection with Stewart's services.

### **5.0 Indemnifications**

- 5.1 The Client shall indemnify and hold harmless Stewart and all of its personnel, from and against liabilities, damages, losses and expenses (including reasonable attorney's fees) to the extent they are caused by the negligent performance of the Client in performance of its services under this Agreement, subject to the provisions in the paragraph below on Risk Allocation.
- 5.2 Stewart shall indemnify and hold harmless the Client and its personnel from and against liabilities, damages, losses, and expenses (including reasonable attorney's fees) to the extent they are caused by the negligent performance of Stewart in performance of its services under this Agreement, subject to the provisions in the paragraph below on Risk Allocation.

5.3 The Client shall indemnify & hold harmless Stewart and all of its personnel from and against liabilities, damages, losses, and expenses (including reasonable attorney's fees) arising from the presence, discharge, release, or escape of asbestos, hazardous waste, or other contaminants at the site.

5.4 Neither the Client nor Stewart shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of, or connected in any way to the Project or this Agreement. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, loss of reputation, unrealized saving or diminution of property value and shall apply to any cause of action including negligence, strict liability, breach of contract and breach of warranty.

5.4 Sub-Consultant(s) shall indemnify and hold harmless Stewart and Client from and against liabilities, losses, damages, and expenses (including reasonable attorney's fees) to the extent they are caused by the negligent performance of Sub-Consultant or any person or organization for whom the Sub-Consultant is legally liable.

## **6.0 Risk Allocation**

6.1 In recognition of the relative risks, rewards and benefits of the Project to both the Client and Stewart, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, Stewart's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses rising out of this Agreement, from any cause or causes, shall not exceed the amount of \$250,000. Such causes include, but are not limited to, Stewart's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

## **7.0 Reuse of Documents**

7.1 All documents including calculations, computer files, drawings, and specifications prepared by Stewart pursuant to this Agreement are instruments of professional service intended for the one-time use in construction of this project. They are and shall remain the property of Stewart. Any reuse without written approval or adaptation by Stewart is prohibited.

## **8.0 Opinion of Probable Construction Costs**

8.1 Stewart's opinion of probable construction costs, if rendered as a service under this Agreement, is based on assumed labor costs and approximate quantities of material and equipment, and therefore is of a conditional character. Stewart cannot guarantee the cost of work to be performed by others since market or bidding conditions can change at any time and changes in the scope or quality of the Project may affect estimates.

## **9.0 Construction Phase Services**

9.1 If this Agreement provides for any construction phase services by Stewart, it is understood that the Contractor, not Stewart, is responsible for the construction of the project, and that Stewart is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, construction costs, construction schedule, methods, techniques, sequences and procedures employed by the Contractor.

## **10.0 Mediation**

10.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Stewart's services, Stewart may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

**10.2** The Client and Stewart shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the North Carolina Rules Implementing Statewide Mediated Settlement Conferences in Superior Court Civil Actions currently in effect and administered by counsel for the parties. A request for mediation shall be made in writing and delivered to the other party to the Agreement. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

**10.3** The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Raleigh, North Carolina, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

**10.4** If the parties do not resolve a dispute through mediation pursuant to this Section 10.0, the method of binding dispute resolution shall be the following:  
*(Check the appropriate box. If the Client and Stewart do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)*

[  ] Arbitration pursuant to Section 10.3 of this Agreement

[  ] Litigation in a court of competent jurisdiction

[  ] Other (Specify)

## **11.0 Termination of Contract**

**11.1** Client may terminate this Agreement with seven days prior written notice to Stewart for convenience or cause. Stewart may terminate this Agreement for cause with seven days prior written notice to Client. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until Stewart has been paid in full all amounts due for services, expenses and other related charges.

**BID TABULATION**  
Steel Transmission Poles &  
Three-phase Goab Switch with Miscellaneous Hardware

City of Concord  
Concord, North Carolina

Date: 10:00 AM, September 23, 2021  
Bid No. 2505

<u>Bidder</u>	<u>Robn</u>	<u>Klute</u>	<u>Meyer Utility Str.</u>	<u>Summit Utility Str.</u>	<u>CHM Industries</u>
<b>Schedule I, TOTAL</b>	\$ <u>455,800.00</u>	\$ <u>452,963.95</u>	\$ <u>542,114.00</u>	\$ <u>453,628.00</u>	\$ <u>331,855.06</u>
Delivery	<u>14-16 Wks.</u>	<u>20 Weeks</u>	<u>23 Week</u>	<u>May 2022</u>	<u>20 Weeks</u>
Manufacturer	<u>Rohn</u>	<u>Klute</u>	<u>Meyer</u>	<u>Summit</u>	<u>CHM</u>
<b>Schedule II, TOTAL</b>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>N/A</u>

**BID TABULATION**  
Steel Transmission Poles &  
Three-phase Goab Switch with Miscellaneous Hardware

City of Concord  
Concord, North Carolina

Date: 10:00 AM, September 23, 2021  
Bid No. 2505

<u>Bidder</u>	<u>WESCO</u>	<u>Distran</u>	<u>MD Henry</u>	<u>_____</u>	<u>_____</u>
<b>Schedule I, TOTAL</b>	\$ <u>404,142.90</u>	\$ <u>N/A</u>	\$ <u>454,670.00</u>	\$ <u>_____</u>	\$ <u>_____</u>
Delivery	<u>20 Weeks</u>	<u>N/A</u>	<u>28-30 Wks.</u>	<u>_____</u>	<u>_____</u>
Manufacturer	<u>Grid Str.</u>	<u>N/A</u>	<u>MD Henry</u>	<u>_____</u>	<u>_____</u>
<b>Schedule II, TOTAL</b>	\$ <u>162,831.02</u>	\$ <u>178,820.00</u>	\$ <u>178,848.00</u>	\$ <u>_____</u>	\$ <u>_____</u>



# Southeastern Consulting Engineers, Inc.

September 27, 2021

Mr. Alex Burris  
Electric Systems Director  
City of Concord  
P.O. Box 308  
Concord, North Carolina 28025

Ref.: Delivery #4 Steel Transmission Poles & Three-phase GOAB Switches

Dear Alex:

The City received sealed proposals on September 23, 2021, from eight suppliers solicited for providing 12 steel transmission poles, 100 kV switches, and miscellaneous hardware that will be installed at the City's new delivery station. A bid tabulation is attached. Each bid was reviewed for compliance with the technical specifications and purchase price. Based on the preceding factors the following vendors submitted the lowest responsive and compliant bid:

## **Schedule I – Steel Transmission Poles**

Klute, Inc.  
1313 Road G  
York, NE 68467  
Proposal # Q-05949-1  
Bid Amount: \$452,963.95  
Delivery: 20 weeks

### Notes:

- CHM Industries, the low bidder, did not consider Addendum No. 1 while engineering their poles. Therefore, CHM Industries was considered non-compliant with the specifications.
- WESCO High Voltage did not provide the required pole loading, weight, or drawings required by the specifications; therefore, WESCO was considered non-compliant with the specifications for Schedule I.

## **Schedule II Switches and Miscellaneous Hardware**

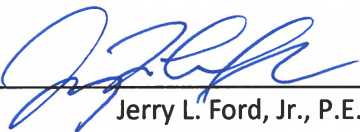
WESCO Distribution, Inc.  
1245 Danner Drive  
Aurora, OH 44202  
Bid Amount: \$162,831.02  
Delivery: 11-14 Weeks

<u>Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total Price</u>
115 kV 3-Phase GOAB	3	\$45,384.05	\$136,152.15
115 kV Suspension Insulators	75	102.70	7,702.50
115 kV HD Line Post	6	542.32	3,253.92
115 kV LD Line Post	18	251.40	4525.20
Suspension Clamp 3/8" Steel	5	39.48	197.40
Strain Clamp w/socket 1272 ACSR	15	140.70	2,110.50
Strain Clamp w/socket 795 ACSR	65	90.79	5,901.35
Strain Clamp, 3/8" steel	20	\$30.36	607.20
Anchor Shackle	25	13.70	342.50
Armor Rods – 1272 ACSR	10	74.03	740.30
Armor Rods – 795 ACSR	25	51.92	<u>1298.00</u>
<b>Total Sch. II</b>			<b>\$162,831.02</b>

The total cost for the two schedules is \$615,794.97. We recommend that the City accept the proposals and issue a purchase order to the above Vendors. If you have any questions, please do not hesitate to contact us.

Very truly yours,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

By  \_\_\_\_\_  
 Jerry L. Ford, Jr., P.E.

JLF/lc

cc: Scott Chunn  
 Andrea Cline

# TALBERT, BRIGHT & ELLINGTON

*Engineering & Planning Consultants*

October 4, 2021

Mr. Dirk Vanderleest, CM  
Aviation Director  
Concord-Padgett Regional Airport  
9000 Aviation Boulevard  
Concord, NC 28027

Re: Bid Tabulation  
Emergency Runway Repair  
Concord-Padgett Regional Airport  
Concord, North Carolina  
TBE Project No. 2203-2106

Dear Mr. Vanderleest:

Please find enclosed a copy of the Bid Tabulation for the above referenced project.

Blythe Brothers Asphalt Co., LLC submitted the low responsive base bid in the amount of Three Hundred Thirty-Two Thousand, Two Hundred Thirty-Seven Dollars, and Zero Cents (\$332,237.00). Blythe Brothers Asphalt Co., LLC submitted the low responsive alternate bid in the amount of Two Hundred Ninety-Seven Thousand, Three Hundred Seventy-Seven Dollars and Zero Cents (\$297,377.00).

The engineer's estimate has been included on the bid tab. By copy of this letter, copies of the Bid Tabulation are being forwarded to the bidders.

If you should have any questions concerning this matter, please do not hesitate to contact our office.

Sincerely,



Charles Brian Salyers, P.E.

Enclosure

cc: Matthew Spencer, Blythe Brothers Asphalt Co., LLC  
Nathaniel Russell, NJR Group, Inc.  
Vinnie DiProspero, Sealand Contractors Corp.

Enclosure  
Enclosure  
Enclosure




BID TABULATION  
 EMERGENCY RUNWAY REPAIR  
 CONCORD-PADGETT REGIONAL AIRPORT  
 Thursday, September 30, 2021

					Blythe Brothers Asphalt Co, LLC Charlotte, NC License # 42840		NJR Group, Inc. Albemarle, NC License # 77426		Sealand Contractors Corp. Charlotte, NC License # 30748		ENGINEERING ESTIMATE	
ITEM NO.	SPEC NO.	BASE BID DESCRIPTION	QTY	UNIT	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL
1	C-105	MOBILIZATION	1	LS	\$131,300.00	\$131,300.00	\$44,000.00	\$44,000.00	\$76,946.00	\$76,946.00	\$49,200.00	\$49,200.00
2	P-101	COLD MILLING	1,650	SY	\$26.00	\$42,900.00	\$72.72	\$119,988.00 *	\$107.00	\$176,550.00	\$68.00	\$112,200.00
3	P-401	BITUMINOUS CONCRETE SURFACE COURSE	285	TON	\$133.00	\$37,905.00	\$363.74	\$103,665.90 *	\$450.00	\$128,250.00	\$290.00	\$82,650.00
4	P-403	BITUMINOUS CONCRETE BASE COURSE	755	TON	\$126.00	\$95,130.00	\$237.18	\$179,070.90 *	\$434.00	\$327,670.00	\$280.00	\$211,400.00
5	P-603	EMULSIFIED ASPHALT TACK COAT	34	GAL	\$3.00	\$102.00	\$250.00	\$8,500.00	\$77.00	\$2,618.00	\$40.00	\$1,360.00
6	P-621	GROOVING	1,200	SY	\$20.75	\$24,900.00	\$26.00	\$31,200.00	\$48.00	\$57,600.00	\$30.00	\$36,000.00
<b>TOTAL BASE BID AMOUNT</b>						<b>\$332,237.00</b>		<b>\$486,424.80</b> **		<b>\$769,634.00</b>		<b>\$492,810.00</b>

					Blythe Brothers Asphalt Co, LLC Charlotte, NC License # 42840		NJR Group, Inc. Albemarle, NC License # 77426		Sealand Contractors Corp. Charlotte, NC License # 30748		ENGINEERING ESTIMATE	
ITEM NO.	SPEC NO.	ALTERNATE BID DESCRIPTION	QTY	UNIT	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL	UNIT PRICE	EXT TOTAL
1	C-105	MOBILIZATION	1	LS	\$116,700.00	\$116,700.00	\$39,250.00	\$39,250.00	\$88,000.00	\$88,000.00	\$45,800.00	\$45,800.00
2	P-101	COLD MILLING	1,650	SY	\$21.00	\$34,650.00	\$39.30	\$64,845.00 *	\$123.00	\$202,950.00	\$68.00	\$112,200.00
3	P-401	BITUMINOUS CONCRETE SURFACE COURSE	285	TON	\$120.00	\$34,200.00	\$351.11	\$100,066.35 *	\$523.00	\$149,055.00	\$260.00	\$74,100.00
4	P-403	BITUMINOUS CONCRETE BASE COURSE	755	TON	\$115.00	\$86,825.00	\$247.14	\$186,590.70 *	\$503.00	\$379,765.00	\$250.00	\$188,750.00
5	P-603	EMULSIFIED ASPHALT TACK COAT	34	GAL	\$3.00	\$102.00	\$300.00	\$10,200.00	\$81.00	\$2,754.00	\$40.00	\$1,360.00
6	P-621	GROOVING	1,200	SY	\$20.75	\$24,900.00	\$26.00	\$31,200.00	\$48.00	\$57,600.00	\$30.00	\$36,000.00
<b>TOTAL ALTERNATE BID AMOUNT</b>						<b>\$297,377.00</b>		<b>\$432,152.05</b> **		<b>\$880,124.00</b>		<b>\$458,210.00</b>

\* ERROR IN EXTENDED TOTAL  
 \*\* ERROR IN TOTAL BID AMOUNT

  
 TALBERT, BRIGHT & ELLINGTON, INC.

10/04/2021  
 DATE

ORD.

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 **Runway Repairs**.

SECTION 2. The City Manager is hereby authorized to proceed with the implementation of the project.

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

		<u>Revenues</u>		
<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
451-4501680	Transfer from Aviation	482,906	815,143	332,237
451-4501680				
<b>Total</b>				<b>332,237</b>

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

		<u>Expenses/Expenditures</u>		
<u>Account</u>	<u>Title</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>(Decrease) Increase</u>
6300-5800450	Runway Repairs	0	332,237	332,237
6300-5800450				
<b>Total</b>				<b>332,237</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 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 14th day of October, 2021.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA


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

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

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

City of Concord Proposed Transportation Department Building Renovations			
Bid Opening September 30, 2021 , 3:00 PM. Conference Room C of the BOC	Ike's Construction	Ratzlaff Construction Company, LLC	J.G. Coram Company, Inc.
Description			
Base Bid	\$777,000.00	\$661,292.00	\$899,000.00
5 % Contingency	\$38,850.00	\$33,064.60	\$44,950.00
Total Bid	\$815,850.00	\$694,356.60	\$943,950.00
<b>Alternate No. 1:</b> In lieu of specified toilet partitions, provide standard solid plastic overhead braced floor mounted partitions.	(\$8,700.00)	(\$8,200.00)	(\$8,000.00)
<b>Alternate No. 2:</b> Delete rooms 116, 117, 118, 120, 121. This includes walls, ceilings, electrical, mechanical ducts, flooring, etc. This space would become an open unoccupied shell space for future upfit. Provide emergency light.	(\$49,600.00)	(\$45,000.00)	(\$70,000.00)
<b>Alternate No. 3:</b> Add backup generator. See electrical drawings	\$86,400.00	\$86,922.00	\$82,000.00
Bid Security	Yes	Yes	Yes

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

*Emmanuel Blot*  


9-3-2021

**CAPITAL PROJECT ORDINANCE  
Upfit Cabarrus County Facility**

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 Upfit Cabarrus County Facility.

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 project:

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

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

<u>Expenses/Expenditures</u>				
Account	Title	Current Budget	Amended Budget	(Decrease) Increase
8600-5811279				
8600-5811279	Upfit Cab Co Facility	1,167,232	1,292,978	125,746
8600-5811228				
8600-5811228	Traffic Mgmt Center	3,797,500	3,671,754	(125,746)
				<u>0</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 14th day of October, 2021.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

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

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

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

**PROFESSIONAL ENGINEERING SERVICES  
CITY OF CONCORD  
US HIGHWAY 29 WATER PUMP STATION**

**PROJECT UNDERSTANDING**

The City of Concord desires to construct a new water booster pump station near the intersection of US Highway 29 and George Lyles Parkway SW. The approximate location of the station is shown in the figure below. The pump station should be designed to meet future water system demands for multiple pressure zones by feeding the new Highway 29 EST (elevated storage tank).



The following scope/fee is for engineering assistance to perform initial hydraulic analysis, develop complete construction contract documents for the new pump station, and provide services during bidding and construction.

## ITEM 1 – SCOPE

### A. Project Management, Data Collection & Project Kickoff

1. General project management by McKim & Creed (ENGINEER) shall include ongoing correspondence with the City of Concord (CITY) and project invoicing and tracking through the life of the project.
2. ENGINEER will assist the CITY in meetings with the City's planning groups to discuss architectural and landscaping options for the new pump station.
3. ENGINEER will coordinate with the CITY to secure available site information, specifically pertaining to existing water infrastructure, including GIS data, record drawings, and other documentation that will help verify existing conditions. ENGINEER will also secure and review the latest Water Master Plan from the CITY.
4. After the collection of data, a project kickoff meeting will be scheduled with the CITY to discuss project goals, project schedule, design standards, and administrative topics. ENGINEER will conduct meeting and prepare meeting agenda and minutes and distribute to attendees.

### B. Preliminary Investigations/Design

1. Following the project kick-off meeting, and the final determination of a pump station site, the ENGINEER will perform topographic and boundary surveys of the project site. Survey work will be performed to the Standards of Practice for Land Surveying in North Carolina. Horizontal survey control will be referenced to NC Grid NAD 83 or otherwise specified. Vertical survey control will be referenced to NAVD 88 or otherwise specified. General topography for the route will be collected utilizing conventional field survey methods.
2. Easement maps will be created for permanent easements and temporary construction easements. Easements will include both the primary pump station site and the new water mains connecting the pump station with existing water infrastructure. A total of two easement maps have been assumed as part of this scope of work.
3. Level B Subsurface Utility Engineering (SUE) will be performed on existing water mains and other existing utilities to at the project site with surface level investigations to better determine the horizontal disposition of these lines prior to design.
4. Geotechnical investigations will be performed by the ENGINEER'S subconsultant. Investigations will include two (2) soil borings, a 50-ft (or to refusal) boring at the location of the proposed pump station and a 20-ft (or to refusal) boring along the path of the proposed suction and discharge water mains. Borings will be analyzed, and a report of findings provided, with the following information included:
  - Boring log with field data
  - Stratification based on visual soil classification
  - Groundwater levels observed during and after the completion of drilling
  - Site Location and Exploration Plans

- Subsurface exploration procedures
- Description of subsurface conditions

5. Based on the site selected by the CITY, the ENGINEER's subconsultant will perform updates to the CITY'S overall hydraulic water model by adding the new pump station and connections to the OWNER'S existing water distribution system. The model will be used to determine the appropriate design hydraulics (flow rates and TDH) for the new station.

6. Following investigations performed as part of tasks B.1. through B.5. above, a technical memorandum will be prepared and submitted for CITY review. The technical memorandum will be representative of 30% design and will include:

- Preliminary sizing information for pumps, variable frequency drives (VFD), and standby generator.
- Conceptual site plan and station layout to include property boundaries, building and access locations, fenced limits, and new piping.
- A summarized list of design elements proposed to include civil, mechanical/HVAC, structural, electrical, and SCADA related improvements.
- A preliminary engineer's estimate of probable construction costs (EOPC).

7. Following submission of the 30% design technical memorandum, a review meeting will be conducted by the ENGINEER with the CITY to discuss any comments. ENGINEER will prepare meeting agenda and minutes and distribute to attendees.

### C. Final Design

1. ENGINEER will prepare 60% design drawings for the improvements listed above. The 60% design will include plan & profile views of mechanical and structural improvements with limited detail and construction notes. Electrical design will also be provided at 60%, including evaluation of loadings, development of power/control riser diagrams, grounding/bonding plan, panel schedules, and installation details. HVAC improvements will be included to include temperature control through heating and cooling, along with building ventilation.

2. ENGINEER will develop a draft version of project technical specifications at the 60% design stage. A bid form and measurement and payment will be developed.

3. The ENGINEER will revise the preliminary EOPC at the 60% design stage.

4. Copies of all 60% documents will be provided to the CITY in print and electronic format.

5. ENGINEER will schedule and coordinate and attend a 60% design review meeting with the CITY to discuss comments. Changes and comments will be documented and distributed for record.

6. Based on comments at the 60% design review meeting, ENGINEER will develop 90% design drawings. 90% design will include sufficient detail for construction along with a plan for erosion control.

7. Updated versions of project technical specifications, bid form, and measurement and payment

will be developed at the 90% design stage. Contract front end documents will be included, and a complete set of contract documents developed.

8. ENGINEER will revise the EOPC at the 90% stage.

9. Copies of all 90% documents will be provided to the CITY in print and electronic format.

10. ENGINEER will schedule and attend a 90% design review meeting with the CITY to solicit comments. Changes and comments will be documented and distributed for record.

11. ENGINEER will finalize bid documents (plans and contract documents) based on comments from the 90% design review meeting. Documents will be signed/sealed, and print and electronic copies will be provided to the CITY.

D. Permitting

1. ENGINEER will prepare a permit application and submit design documents (following 60% design review) to the NC DEQ-Division of Water Resources – Public Water Supply Section for approval and for acquiring the “Authorization to Construct”.

2. During the review process, ENGINEER will make appropriate revisions and answer agency questions.

E. Bid Phase Services

1. A representative from ENGINEER will conduct a pre-bid meeting to answer/collect questions.

2. ENGINEER will assist the CITY with answering of questions and preparation of addenda, as necessary during the bid advertisement.

3. ENGINEER will prepare a tabulation of bids received.

4. ENGINEER will conduct a bid opening.

5. ENGINEER will follow up with references and prepare a letter of recommendation of award for the apparent low (qualified) bidder.

F. Construction Phase Services

1. Two representatives from ENGINEER will attend and conduct a preconstruction meeting. An agenda and meeting minutes will be prepared and distributed to attendees.

2. ENGINEER will schedule and conduct up to six (6) monthly construction meetings with the contractor. Meetings will be scheduled during months of the most active construction. Agendas and meeting minutes will be prepared by ENGINEER and distributed to attendees.

3. Shop drawings will be received, logged, tracked, and reviewed against the contract documents by ENGINEER.



4. ENGINEER will provide responses to any contractor RFI's.
5. Requests for change orders by the contractor will be reviewed and processed by ENGINEER.
6. Monthly pay requests will be reviewed by ENGINEER and a recommendation made for payment.
7. ENGINEER will provide a construction observer for limited observation of construction. Weekly visits will be made during a five (5) month period of active construction. A daily report will be prepared for each visit to include photos and written documentation of progress/activities and of onsite contractor personnel and equipment.
8. Periodic visits will be made by ENGINEER'S civil, mechanical/HVAC, electrical/SCADA, and structural representatives during construction at periods of significant work.
9. Two representatives from ENGINEER will attend a substantial completion walk-thru. A punch list of outstanding work items will be prepared. Upon satisfactory completion of the punch list, ENGINEER will provide a substantial completion certification.
10. Two representatives from ENGINEER will attend a final completion walk-thru. A punch list will be prepared, and upon satisfactory completion of the punch list, a final completion certification will be provided.

G. Post-Construction Phase Services

1. ENGINEER will provide technical services to work with the contractor, vendors, subcontractors, and CITY staff to systematically start-up, test, and commission the new pumps/VFD's.
2. Record drawings will be prepared by ENGINEER based off contractor as-built redlines and field observations. Following CITY review and acceptance, print and electronic copies will be provided to the CITY for file.
3. ENGINEER will participate in warranty reviews at the 6-month and 11.5 month periods to develop warranty punch lists at these stages.

**ITEM 2 – COMPENSATION**

<u>Task</u>	<u>Fee</u>
<b>A. Project Management, Data Collection &amp; Project Kickoff</b>	<b>\$15,184.00 (L.S.)</b>
<b>B. Preliminary Investigations / Preliminary Design</b>	<b>\$78,377.00</b>
Topographic/Boundary Survey	\$4,851.00 (N.T.E.)
Easement Mapping	\$3,441.00 (N.T.E.)
Subsurface Utility Engineering (SUE)	\$6,095.00 (N.T.E.)
Geotechnical Investigations	\$7,542.00 (L.S.)
Hydraulic Modeling	\$10,416.00 (L.S.)
Preliminary Design Technical Memorandum	\$46,032.00 (L.S.)
<b>C. Final Design</b>	<b>\$156,802.00 (L.S.)</b>
60% Design	\$91,200.00 (L.S.)
90% Design	\$56,140.00 (L.S.)
Final Bid Documents	\$9,462.00 (L.S.)
<b>D. Permitting</b>	<b>\$5,568.00 (L.S.)</b>
<b>E. Bid Phase Services</b>	<b>\$9,464.00 (L.S.)</b>
<b>F. Construction Phase Services</b>	<b>\$73,805.00 (N.T.E.)</b>
<b>G. Post Construction Services</b>	<b>\$9,748.00 (L.S.)</b>
 <b>TOTAL FEE</b>	 <b>\$348,948.00</b>

*L.S. – Lump Sum                      N.T.E. – Not To Exceed*

Reimbursable expenses have been estimated and included in the lump sum fees indicated in the compensation schedule above. Invoicing will be made monthly at the estimated completion percentage of the work. A man-hour budget sheet has been attached.

**ITEM 3 – SCHEDULE**

<u>Milestone/Deliverable</u>	<u>Timeframe from Notice to Proceed (NTP)</u>
Preliminary Design Technical Memorandum	60 days
City Review of Prelim. Tech Memo	75 days
60% Design Submittal	150 days
City Review of 60% Design Submittal	165 days
90% Design Submittal	195 days
City Review of 90% Design Submittal	210 days
100% Design/Bid Docs	225 days

Permit applications will be submitted following 60% design review.

#### **ITEM 4 – EXCLUSIONS**

The following items have not been included in this scope of services:

- SUE Level A (potholing).
- Site storm water, environmental, and cultural assessments
- SCADA design outside of elements that are specifically requested by ForTech – it is assumed as part of this scope that the City’s SCADA integrator will provide all SCADA related equipment for the pump station. ForTech will be included as a preselected subcontractor (bid item with set amount) to the City’s awarded prime contractor. The ENGINEER will work with ForTech during design to ensure that adequate space and connectivity are included in the ENGINEER’s electrical design.
- Any other items not specifically listed in the scope of services.

#### **ITEM 5 - OWNER RESPONSIBILITIES**

The following items shall be the responsibility of the OWNER:

- Provide the ENGINEER with all criteria and full information as to the OWNER's requirements for the PROJECT, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which the OWNER will require to be included in the Drawings and Specifications; and furnish copies of the OWNER's standard forms, conditions and related documents for the ENGINEER to include in the Bidding Documents, when applicable.
- The timely provision of all available information, data, reports, records, and maps to which the OWNER has access and which are needed by the ENGINEER for the performance of the services provided herein.
- Providing assistance and cooperation for the ENGINEER in obtaining any other needed material which the OWNER does not have in its possession.
- Making available the services of the OWNER as may be necessary to obtain information as needed to perform the work program set forth in the Scope of Services.
- The designation of a single representative who will be authorized to make necessary decisions required on behalf of the OWNER and will serve to provide the necessary direction and coordination for the project.
- Advise the ENGINEER of the identity and scope of services of any independent consultants employed by the OWNER to perform or furnish services in regard to the Project, including, but not limited to, cost estimating, project peer review, value engineering and constructability review.
- Attend the pre-bid conference, bid opening, pre-construction conferences, construction progress and other job related meetings and Substantial Completion, final payment, and warranty reviews.
- The OWNER shall pay all costs for permit fees and application fees.
- The OWNER shall pay for all costs related to the Advertisement for Bid.
- The OWNER shall provide for any require legal action and associated required legal notifications.

#### **ITEM 6 - MISCELLANEOUS PROVISIONS**

- Opinion of Probable Construction Costs: ENGINEER's opinions of probable construction costs are based on assumed labor costs and approximate quantities of material and equipment, and therefore is of a conditional character. ENGINEER cannot and does not guarantee the cost of work to be performed by others since market or bidding conditions can change at any time and changes in the scope or quality of the project may affect estimates. City waives and releases ENGINEER from any loss, liability, or claim arising out of or in any way related to the ENGINEER's opinion of probable construction costs.
- The attached hourly rate schedule shall be incorporated as part of this agreement. The hourly rate schedule is subject to change January 1st of each calendar year.

City of Concord  
US 29 Pump Station  
Budget Fee Sheet  
22-Sep-2021

	Position Rate	Engineering Manager \$260.00	Project Manager 3 \$225.00	Project Manager 1 \$185.00	Project Engineer 4 \$215.00	Project Engineer \$145.00	Engineer Intern \$133.00	CAD Tech \$75.00	Const. Admin. \$120.00	Admin. Asst. \$72.00	Survey PM 1 \$175.00	Survey CAD Tech \$95.00	Survey 2-Person Crew \$152.00	SUE PM \$188.00	SUE 2-Person Crew \$181.00	Total Hours	Total Labor Cost	Subs & Expenses	Task Cost
<b>A - PM, Data, Kickoff</b>																			
General PM/billing			32				16									48	\$9,328.00		\$9,328.00
Planning Group Meetings			4													4	\$900.00		\$900.00
Data Collection			2	2			4									8	\$1,352.00		\$1,352.00
Project Kickoff Meeting			8	4			8									20	\$3,604.00		\$3,604.00
A subtotal	0		46	6	0	0	28	0	0	0	0	0	0	0	0	80	\$15,184.00	\$0.00	\$15,184.00
<b>B - Prelim. Investigations / Prelim. Design</b>																			
Topographic and Boundary Surveys			1				2				4	12	16			35	\$4,763.00	\$88.00	\$4,851.00
Easement Maps			1				2				6	20				29	\$3,441.00		\$3,441.00
Level B SUE			1				2							6	24	33	\$5,963.00	\$132.00	\$6,095.00
Geotechnical Investigations			1				2									3	\$491.00	\$7,051.00	\$7,542.00
Hydraulic Modeling			6				2									8	\$1,616.00	\$8,800.00	\$10,416.00
Prelim. Design Tech Memo	4		30	42	26	48	82	48	4	18						302	\$44,392.00		\$44,392.00
Prelim. Design Review Meeting			4	4												8	\$1,640.00		\$1,640.00
B subtotal	4		44	46	26	48	92	48	4	18	10	32	16	6	24	418	\$62,306.00	\$16,071.00	\$78,377.00
<b>C - Final Design</b>																			
60% Design Drawings			48	72	40	70	120	168	6							524	\$72,150.00		\$72,150.00
60% Technical Specs			16	8	6	16	32			2						80	\$13,090.00		\$13,090.00
60% EOPC	1		6	2	2	4	10									25	\$4,320.00		\$4,320.00
60% Design Review Meeting			4	4												8	\$1,640.00		\$1,640.00
90% Design Drawings	6		28	36	20	32	80	100								302	\$41,600.00		\$41,600.00
90% Technical Specs and Front Ends			10	10	4	12	24									60	\$9,892.00		\$9,892.00
90% EOPC	1		3	3	2	2	6									17	\$3,008.00		\$3,008.00
90% Design Review Meeting			4	4												8	\$1,640.00		\$1,640.00
Final Bid Docs			8	6	6	6	24	16								66	\$9,462.00		\$9,462.00
C subtotal	8		127	145	80	142	296	284	6	2	0	0	0	0	0	1090	\$156,802.00	\$0.00	\$156,802.00
<b>D - Permitting</b>																			
NCDEQ Authorization To Construct			6	2			12	6								26	\$3,766.00		\$3,766.00
RAI's			4	2			4									10	\$1,802.00		\$1,802.00
D subtotal	0		10	4	0	0	16	6	0	0	0	0	0	0	0	36	\$5,568.00	\$0.00	\$5,568.00
<b>E - Bid Phase Services</b>																			
Prebid Meeting			4	4												8	\$1,640.00		\$1,640.00
Answer Questions and Prepare Addenda			8	6	2	2	8									26	\$4,694.00		\$4,694.00
Prepare Bid Tabulation			4				4									8	\$1,432.00		\$1,432.00
Verify Contractor References			2				4									6	\$982.00		\$982.00
Prepare Letter of Recommendation			2				2									4	\$716.00		\$716.00
E subtotal	0		20	10	2	2	18	0	0	0	0	0	0	0	0	52	\$9,464.00	\$0.00	\$9,464.00
<b>F - Construction Phase Services</b>																			
Attend Preconstruction Meeting			8	4			4		4							20	\$3,552.00		\$3,552.00
Monthly Construction Meetings (6)			20	12	6				18							56	\$10,170.00		\$10,170.00
Shop drawing review			14	8	8	14	40		40							124	\$18,500.00		\$18,500.00
Respond to RFI's			10	6	6	8	12		16							58	\$9,326.00		\$9,326.00
Review CO's			4	4			4		4							16	\$2,652.00		\$2,652.00
Review monthly pay apps			4						8							12	\$1,860.00		\$1,860.00
Onsite Observation (6 hrs/wk, 21 wks)									126							126	\$15,120.00		\$15,120.00
Periodic Site Visits - Engineers			10	10	24											44	\$9,260.00	\$605.00	\$9,865.00
Substantial Completion Walk-thru			4						4							8	\$1,380.00		\$1,380.00
Final Completion Walk-thru			4						4							8	\$1,380.00		\$1,380.00
F subtotal	0		78	44	44	22	60	0	224	0	0	0	0	0	0	472	\$73,200.00	\$605.00	\$73,805.00
<b>G - Post Construction Services</b>																			
Pump Station Start-ups			12		12											24	\$5,280.00		\$5,280.00
Record Drawings			4	2			6	8								20	\$2,668.00		\$2,668.00
Mid-Year and Final Warranty Review			8													8	\$1,800.00		\$1,800.00
G subtotal	0		24	2	12	0	6	8	0	0	0	0	0	0	0	52	\$9,748.00	\$0.00	\$9,748.00
<b>Totals</b>		<b>12</b>	<b>349</b>	<b>257</b>	<b>164</b>	<b>214</b>	<b>516</b>	<b>346</b>	<b>234</b>	<b>20</b>	<b>10</b>	<b>32</b>	<b>16</b>	<b>6</b>	<b>24</b>	<b>2200</b>	<b>\$332,272.00</b>	<b>\$16,676.00</b>	<b>\$348,948.00</b>

## Water Market 2021 Schedule of Hourly Rates

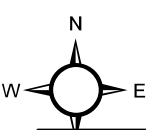
Employee Classification	(Rate/Hour)
<b><u>Engineering</u></b>	
Principal.....	\$295.00
Engineering Manager.....	\$260.00
Project Manager III.....	\$225.00
Project Manager II.....	\$205.00
Project Manager I.....	\$185.00
Technical Specialist.....	\$270.00
Project Engineer IV.....	\$215.00
Project Engineer III.....	\$200.00
Project Engineer II.....	\$165.00
Project Engineer I.....	\$145.00
Engineer Intern.....	\$133.00
Land Planner/Landscape Architect.....	\$140.00
I&C Specialist III.....	\$205.00
I&C Specialist II.....	\$175.00
I&C Specialist I.....	\$138.00
Programmer III.....	\$185.00
Programmer II.....	\$165.00
Programmer I.....	\$130.00
Designer IV.....	\$152.00
Designer III.....	\$135.00
Designer II.....	\$125.00
Designer I.....	\$105.00
Sr. CAD Technician.....	\$90.00
CAD Technician.....	\$75.00
Sr. Project Administrator.....	\$103.00
Project Administrator.....	\$88.00
Administrative Assistant.....	\$72.00
<b><u>Construction</u></b>	
Construction Administrator IV.....	\$180.00
Construction Administrator III.....	\$160.00
Construction Administrator II.....	\$145.00
Construction Administrator I.....	\$120.00
Project Representative III.....	\$142.00
Project Representative II.....	\$123.00
Project Representative I.....	\$99.00
<b><u>Field Services</u></b>	
Field Technician I.....	\$88.00
Field Technician II.....	\$115.00
Field Services Manager.....	\$138.00

Employee Classification	(Rate/Hour)
<b><u>Surveying</u></b>	
Sr. Surveyor/Project Manager III.....	\$240.00
Sr. Surveyor/Project Manager II.....	\$216.00
Sr. Surveyor/Project Manager I.....	\$175.00
Project Surveyor.....	\$137.00
Sr. Survey CAD Technician.....	\$111.00
Survey CAD Technician.....	\$95.00
Survey Technician.....	\$85.00
Survey Field Supervisor.....	\$106.00
Project Coordinator.....	\$121.00
Field Survey Party 1 Person Crew.....	\$111.00
Field Survey Party 2 Person Crew.....	\$152.00
Field Survey Party 3 Person Crew.....	\$216.00
GPS Mapping 1 Person Crew.....	\$116.00
GPS Mapping 2 Person Crew.....	\$157.00
RTK/VRS GPS 1 Person Crew.....	\$121.00
RTK/VRS GPS 2 Person Crew.....	\$165.00
<b><u>Subsurface Utility Engineering</u></b>	
Utility Engineering Sr. Project Manager.....	\$223.00
Utility Engineering Project Manager.....	\$188.00
Utility Coordinator I.....	\$159.00
Utility Engineering Technician I.....	\$79.00
Utility Engineering Technician II.....	\$94.00
Utility Engineering Analyst.....	\$106.00
Utility Engineering Specialist.....	\$141.00
Utility Engineering Party (2 Person Crew).....	\$181.00
<b><u>Geospatial Information Systems</u></b>	
GIS Specialist.....	\$121.00
GIS Technician II.....	\$99.00
GIS Technician I.....	\$79.00
GIS Analyst I.....	\$115.00
GIS Analyst II.....	\$125.00
LiDAR Field Technician.....	\$94.00
LiDAR Technician I.....	\$84.00
LiDAR Technician II.....	\$113.00
LiDAR Technician III.....	\$135.00
Photogrammetric Technician.....	\$109.00
Photogrammetrist.....	\$160.00
<b><u>Hydrographic Surveying</u></b>	
Hydrographic Specialist I.....	\$101.00
Hydrographic Specialist II.....	\$111.00

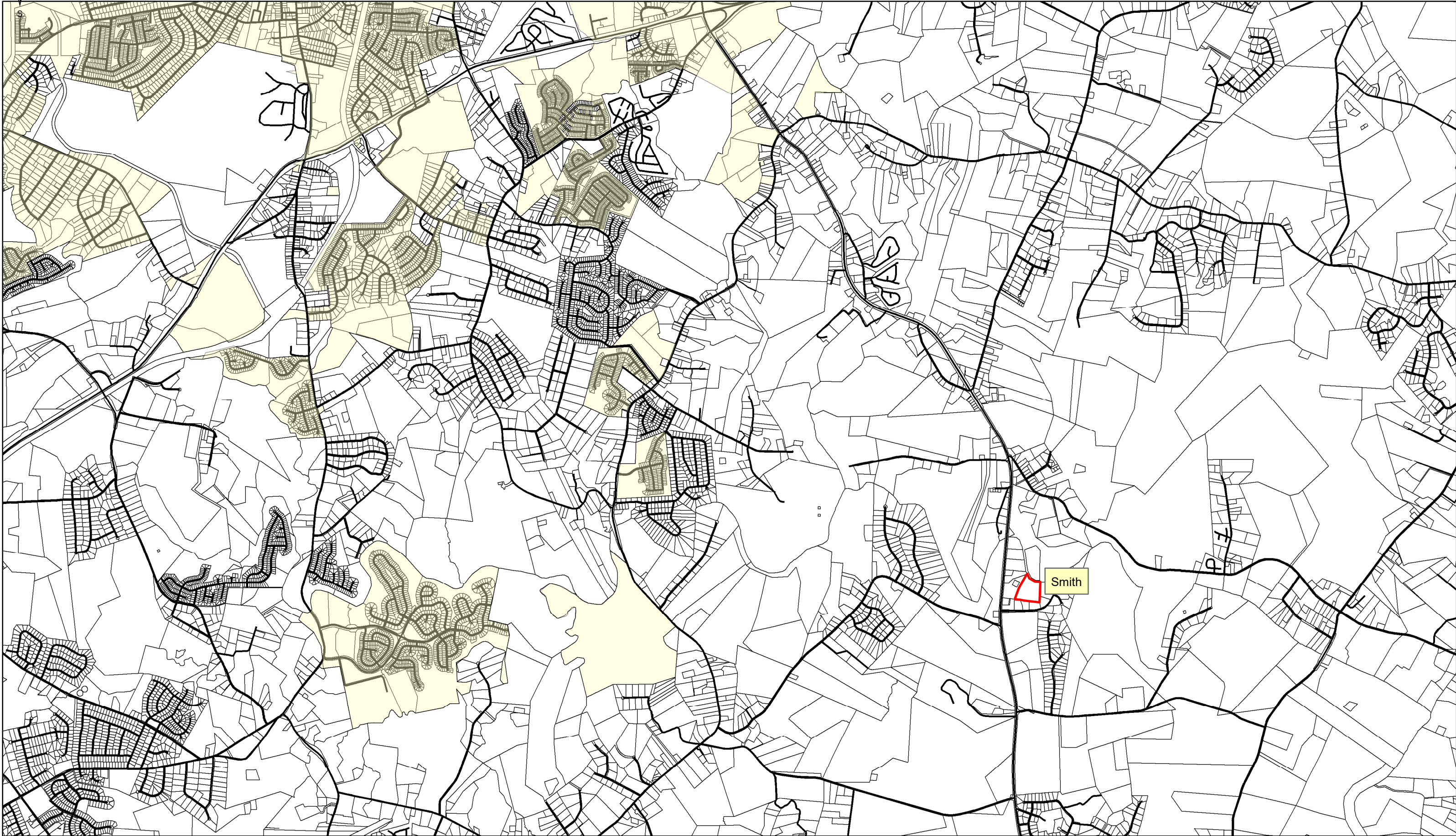
### Expenses

In addition to labor, McKim & Creed bills for the following project related costs at a contractually agreed markup: printing; conference calling charges; document review, permit or recording fees paid on behalf of the client; shipping; bid advertisement; specialty materials, software or equipment rental; sub-consultant fees; costs of project related employee travel including meals, lodging, airfare and miscellaneous travel costs such as tolls, parking etc.; mileage for all company-owned vehicles (trucks) will be billed at \$0.85/mile; employee owned vehicles used for transportation related to the project will be charged at the prevailing federal mileage rate allowed by the IRS at the time the travel occurs.

McKim & Creed also bills for the cost of internal reproduction and the use of specialized equipment related to subsurface utility vacuum excavation, mobile scanning (LIDAR), and hydrographic surveying.



# Preliminary Application






**Preliminary Application – Extension of Concord Utilities outside Concord City Limits**

(Please type or print in black ink)

1. Name of development: POPLAR TRAILS
2. Name and address of owner(s)/developer(s): MARK SCHROEDER  
78 SCALYBARK TRAIL, CONCORD NC 28027
3. Owner(s)/developer(s) telephone: 980-621-9798 EMAIL MAS2066-URRACH@  
Fax: PROTONMAIL.CH
4. Name and address of surveyor/engineer: (N/A) NOT APPLICABLE OR NOT  
KNOWN (N/K)
5. Surveyor/engineer's telephone: (N/A OR N/K) Fax: \_\_\_\_\_
6. Name, telephone and fax number, and address of agent (if any): (N/A OR N/K)
7. Name and address of person to whom comments should be sent: MARK SCHROEDER  
78 SCALYBARK TRAIL, CONCORD NC 28027
8. Telephone number of person to whom comments should be sent: 980 621 9798  
EMAIL MAS2066-URRACH@PROTONMAIL.CH  
Fax: \_\_\_\_\_
9. Location of property: 78 SCALYBARK TRAIL, CONCORD NC 28027 LOT 162 POPLAR TRAILS
10. Cabarrus County P.I.N.#: PARCEL#: 46813089320000 TMP: 03009B0002  
000000
11. Current zoning classification: LOW DENSITY RESIDENTIAL (LDR)
12. Total acres: 5.11 Total lots proposed: 2
13. Brief Description of development: CURRENT OWNER LOOKING TO HAVE  
TWO ONE ACRE LOTS WITH HOMES. USE EXTENSION FOR SEWAGE.
14. Proposed Construction Schedule PENDING APPROVAL – PLAN AND  
DEVELOPE COORDINATING WITH CITY OF CONCORD, NC
15. Type of Service requested SEWAGE – EXTENSION OF CONCORD UTILITIES  
OUTSIDE CONCORD CITY LIMITS.

9/22/2021  
Date

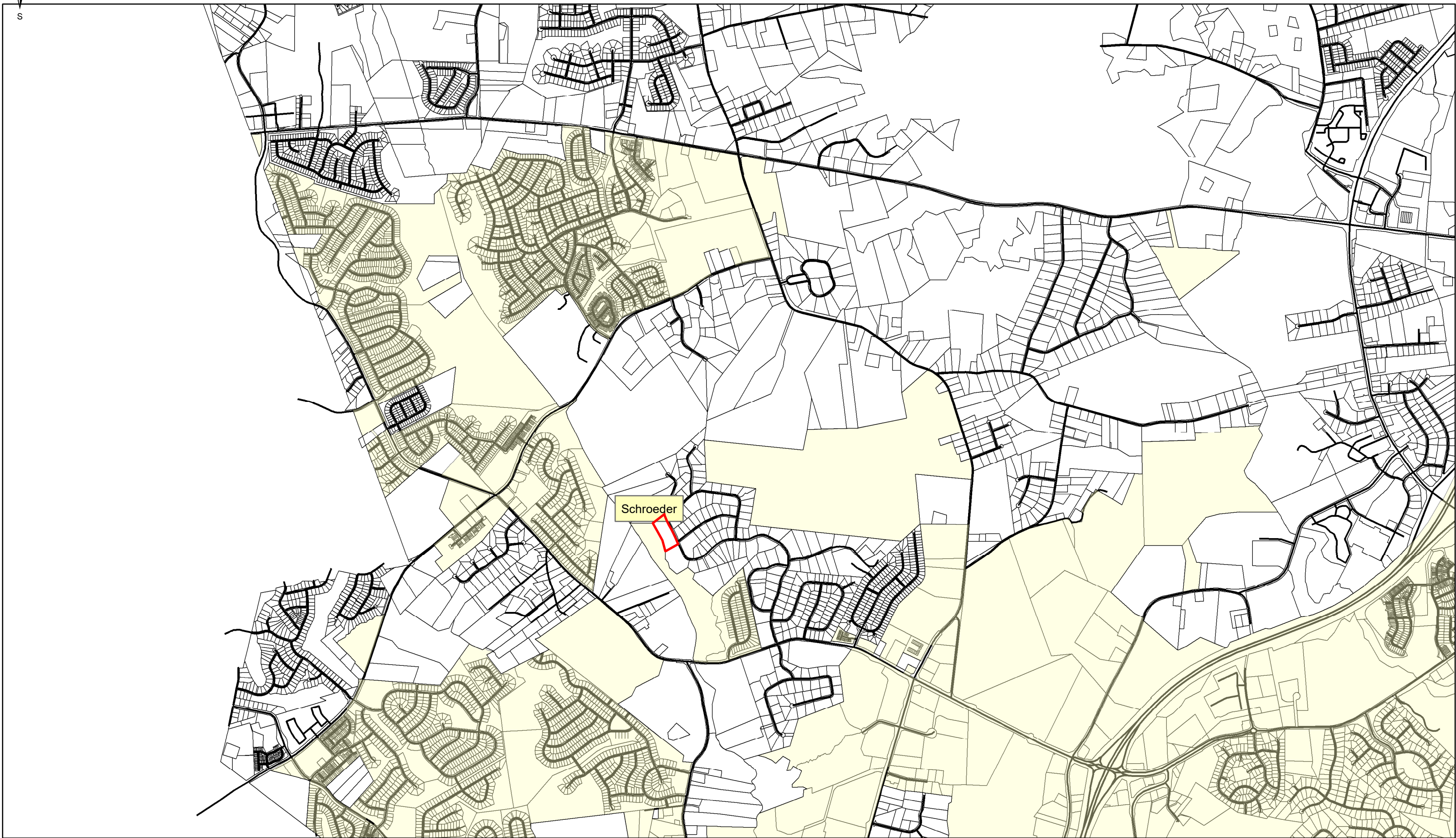
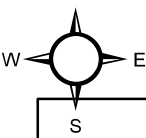
  
Signature of Owner/Agent

MARK SCHROEDER  
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.

Staff Use Only:	
Received by: _____	Date: _____

# Preliminary Application




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: \_\_\_\_\_
2. Name and address of owner(s)/developer(s): \_\_\_\_\_  
\_\_\_\_\_
3. Owner(s)/developer(s) telephone: \_\_\_\_\_ Fax: \_\_\_\_\_
4. Name and address of surveyor/engineer: \_\_\_\_\_  
\_\_\_\_\_
5. Surveyor/engineer's telephone: \_\_\_\_\_ Fax: \_\_\_\_\_
6. Name, telephone and fax number, and address of agent (if any): \_\_\_\_\_  
\_\_\_\_\_
7. Name and address of person to whom comments should be sent: \_\_\_\_\_  
\_\_\_\_\_
8. Telephone number of person to whom comments should be sent: \_\_\_\_\_  
Fax: \_\_\_\_\_
9. Location of property: \_\_\_\_\_
10. Cabarrus County P.I.N.#: \_\_\_\_\_
11. Current zoning classification: \_\_\_\_\_
12. Total acres: 1.29 Total lots proposed: \_\_\_\_\_
13. Brief Description of development: \_\_\_\_\_  
\_\_\_\_\_
14. Proposed Construction Schedule \_\_\_\_\_  
\_\_\_\_\_
15. Type of Service requested \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Date

  
\_\_\_\_\_  
Signature of Owner/Agent

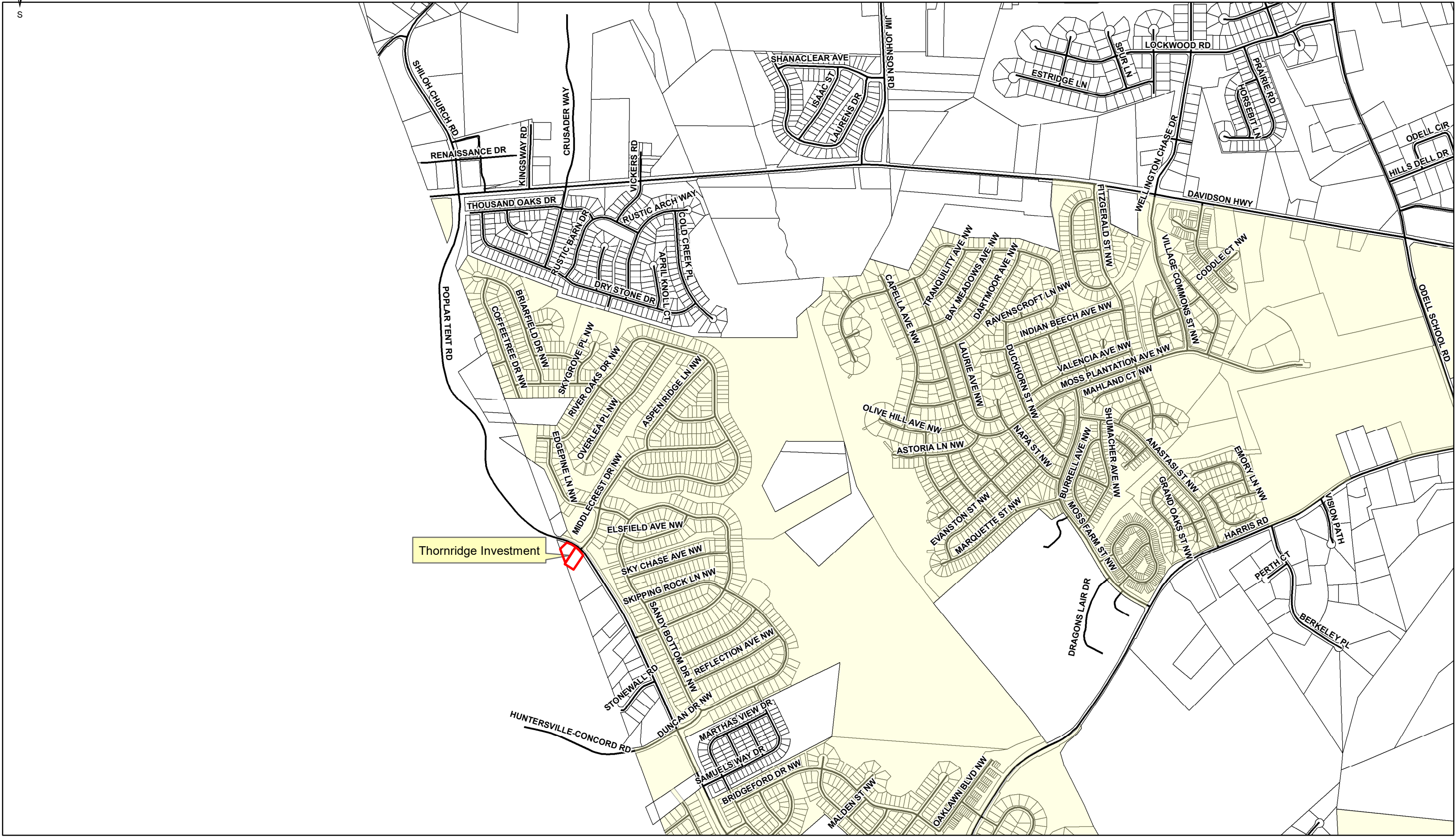
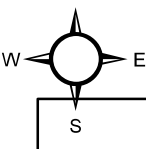
\_\_\_\_\_  
Name (printed)

**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.*

**Staff Use Only:**

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

# Preliminary Application





STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

July 15, 2021

Phillip Graham  
City of Concord Transportation Department  
P.O. Box 308  
Concord, NC, 28026-0308

Phillip,

Attached is a municipal declaration certificate for NC 49 between 0.0148 miles west of Old Charlotte Road and 0.087 miles west of Lippard Lane. If you are in agreement please have the ordinances executed by the proper city officials and returned to this office for further handling. Please mail the ordinances to the mailing address below and address them to Pate Butler. Please do not alter or add to this ordinance.

Sincerely,

Mohamed Elnagheeb  
Assistant Division Traffic Engineer

*Mailing Address:*  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
716 WEST MAIN STREET  
ALBEMARLE, NC 28001

*Telephone:* (704) 983-4400  
*Fax:* (704) 982-3146  
*Customer Service:* 1-877-368-4968

*Location:*  
716 WEST MAIN STREET  
ALBEMARLE, NC 28001

*Website:* [www.ncdot.gov](http://www.ncdot.gov)

**Certification of Municipal Declaration  
To Enact Speed Limits and Request for Concurrence**

---

Concurring State Ordinance Number: 1077179

Division: 10 County: CABARRUS

Municipality: CONCORD

Type: Municipal Speed Zones

Road: NC 49

Car: 55 MPH

Truck: 55 MPH

Description: Between a point 0.0148 mile west of SR 1139 and a point 0.087 mile west of SR 1484.

---

**Municipal Certification**

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance Number: \_\_\_\_\_

In witness whereof, I have hereunto set my  
hand and the municipal seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(municipal seal)

---

**Department of Transportation Approval**

Division: \_\_\_\_\_

Title: DTE

Date: 03/13/2020

Region: \_\_\_\_\_

Title: RTE

Date: 3/16/2020

**AN ORDINANCE DECLARING SPEED LIMIT  
MODIFICATIONS AND REQUEST FOR  
CONCURRING ORDINANCE BY THE  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION**

**WHEREAS**, the City Council of the City of Concord duly enacted on the 14th day of October, 2021, an ordinance based upon an engineering and traffic investigation pursuant to authority granted by G.S. 20-141 (f) declaring the following speed limit modifications as set forth below on the following described portion of a State Highway System Street:

Declare the Following Speed Limit

Speed Ordinance			
<u>Limit</u>	<u>Number</u>	<u>Route</u>	<u>Description</u>
55	1077179	NC 49	NC 49 between 0.0148 miles west of SR 1139 (Old Charlotte Rd.) and 0.087 miles west of SR 1484 (Lippard Ln.).

**WHEREAS**, said ordinance shall become effective upon adoption of the North Carolina Department of Transportation of a concurring ordinance and the erection of signs giving notice of the authorized speed limit.

Adopted this 14<sup>th</sup> day of October, 2021

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

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

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

NORTH CAROLINA  
CABARRUS COUNTY

**STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND  
MAINTENANCE AGREEMENT**

THIS STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND MAINTENANCE AGREEMENT (“Agreement”), made this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Niblock Homes, LLC, a North Carolina limited liability corporation, whose principal address is 759 Concord Parkway N., Suite 20, Concord, NC 28027 (hereinafter referred to as “Grantor”), with, to, and for the benefit of the City of Concord, a municipal corporation of the State of North Carolina, whose address is P.O. Box 308, Concord North Carolina 28026-0308, (hereinafter “Grantee” or “City”).

**WITNESSETH:**

**WHEREAS**, THE CITY COUNCIL ACCEPTED THIS STORMWATER CONTROL MEASURES (SCMs), ACCESS EASEMENT AND MAINTENANCE AGREEMENT ON \_\_\_\_\_.

**WHEREAS**, Grantor is the owner in fee simple of certain real property situated in the City of Concord, County of Cabarrus, North Carolina and more particularly described as follows: 2845 Eva Drive, Concord, NC, Cabarrus County Property Identification Number (PIN): 5611-50-6377. It being the land conveyed to Grantor by deed recorded in Book and Page 14202/48 in the Office of the Register of Deeds for Cabarrus County (hereinafter referred to as the “Property”); and

**WHEREAS**, Grantor desires to develop or redevelop all or portions of the Property; and

**WHEREAS**, the Property is located within the planning jurisdiction of the City of Concord, and is subject to certain requirements set forth in the City of Concord Code of Ordinances Chapter 60, the Concord Development Ordinance, (hereafter “CCDO”), and the Concord Technical Standards Manual (hereafter “Concord Manual”); and

**WHEREAS**, conditions for development and/or redevelopment of the Property includes (i) the construction, operation and maintenance of an engineered stormwater control structure, namely a Sand Filter, as provided in the CCDO and the Concord Manual (the “Stormwater Control Measure” or “SCM”), (ii) Grantors’ dedication of a non-exclusive access easement to the City, as described in this Agreement,



for inspection and maintenance of the Stormwater Control Measure; and (iii) the assumption by Grantor of certain specified maintenance and repair responsibilities; and

**WHEREAS**, this Agreement and the easements created herein are established in accordance with the requirements of N.C.G.S. Sec 143-211 *et. seq.*, Article 4 of the CCDO and Article I of the Concord Manual; and

**WHEREAS**, Grantor has the full authority to execute this Agreement so as to bind the Property and all current and future owners and/or assigns.

**NOW, THEREFORE**, for valuable consideration, including the benefits Grantor may derive there from, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby dedicates, bargains, grants and conveys unto Grantee, and its successors and assigns, a perpetual, and irrevocable right and non-exclusive easement in gross (of the nature and character and to the extent hereinafter set forth) in, on, over, under, through and across those portions of the Property shown on the attached **Exhibit "A" titled "SCM Pond Maintenance & Access Easements for Kensley East Subdivision prepared for Niblock Homes, LLC" and labeled "SCM Pond Maintenance Easement 0.578 Acres 25,191 SF"** for the purpose of inspection and maintenance of the Stormwater Control Measure (hereinafter referred to as "SCM Easement"). Within the SCM Easement Grantor shall conduct best management practices as more fully set forth herein and in the CCDO and Concord Manual. Also within the SCM Easement, Grantor shall construct, maintain, repair and reconstruct the Stormwater Control Measure or SCM, which include (i) the SCM and any other stormwater quantity and/or quality control devices and/or structures, described on the plans approved by the City of Concord and filed at the A.M. Brown Operations Center, 850 Warren Coleman Blvd., Concord, NC 28025; and (ii) access to the aforesaid SCM as shown on the attached **Exhibit "A" titled "SCM Pond Maintenance & Access Easements for Kensley East Subdivision prepared for Niblock Homes, LLC" and labeled "SCM Pond Access Easement 0.722 Acres 31,463 SF"**, for the purpose of permitting City access, inspection and, in accordance with the terms of paragraph 4 of this Agreement, maintenance and repair of the SCM, as more fully set forth herein and in the CCDO and Concord Manual. Except as set forth herein, nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of Grantor's Property to the general public or for any public use or purpose whatsoever, and further except as specifically provided herein for the benefit of the City, no rights, privileges or immunities of Grantor shall inure to the benefit of any third-party, nor shall any third-party be deemed to be a beneficiary of any of the provisions contained herein.

The additional terms, conditions, and restrictions of this Agreement are:

1. The requirements pertaining to the SCM Easements are more fully set forth in the current adopted and published editions of the following four (4) documents: (i) Article 4 of the CCDO, (ii) Article I, Section 1 of the Concord Manual, (iii) the Sand Filter Inspection and Maintenance Plan attached as **Exhibit "B"** and (iv) as provided in the N.C. Dept. of Environment and Natural Resources (DENR) Stormwater Best Management Practices (BMP) Manual (the "NCDENR Manual"), all of which are incorporated herein by reference as if set forth in their entireties below. Grantor agrees to abide by all applicable codes including, but not limited to, those set forth above. All provisions required by the CCDO Section 4.4.6.B.1 are incorporated herein by reference, and Grantor agrees to abide by said provisions. Grantor further agrees that Grantor shall perform the following, all at its sole cost and expense:

a. All components of the SCM and related improvements within the SCM Easements are to be kept in good working order.

b. The components of the SCM and related improvements within the SCM Easements shall be maintained by Grantor as described in "Exhibit B", the Sand Filter Inspection and Maintenance Plan.

2. Upon completion of the construction of the SCM, Grantor's N.C. registered professional engineer shall certify in writing to the Concord Director of Water Services that the SCM and all components are constructed and initially functioning as designed. Annual inspection reports (hereinafter referred to as "Annual Report(s)") are required each year and shall be made by Grantor on the written schedule provided to Grantor in advance by the City. The Annual Report(s) shall describe the condition and functionality of the SCM, and shall describe any maintenance performed thereon during the preceding year. The Annual Report(s) shall be submitted with the signature and seal of Grantor's N.C. registered professional engineer conducting the inspection. If necessary, the City will provide a letter describing the maintenance necessary to keep the SCM and all components and structures related to the SCM functioning as designed and with reasonable timeframes in which to complete the maintenance. If the Annual Report(s) recommends maintenance actions, the repairs shall be made within a reasonable time as defined by the City.

Grantor and Grantee understand, acknowledge and agree that the attached Inspection and Maintenance Plan describes the specific actions needed to maintain the SCM.

3. Grantor represents and warrants that Grantor is financially responsible for construction, maintenance, repair and replacement of the SCM, its appurtenances and vegetation, including impoundment(s), if any. Grantor agrees to perform or cause to be performed the maintenance as outlined in the attached Inspection and Maintenance Plan and as provided in the NC DENR Manual. Grantor and any subsequent transferee of Grantor or succeeding owner of the Property shall give the City written notice of the transfer of a fee or possessory interest in the Property listing the transferee's name, address of the Property, transferee's mailing address and other contact information. Grantor and any subsequent transferee of Grantor or succeeding owner of the Property shall not be responsible for errors or omissions in the information about the transferee provided to the City caused by acts or omissions of the transferee. The transferee shall give the City written notice of the acceptance and any future transfer of an interest in the Property listing the transferee's name, address of the Property; transferee's mailing address and other contact information. Upon the conveyance of the Property by Grantor to any transferee acquiring the Property by means of a conveyance document containing the language set forth in paragraph 9 below, Grantor is released from any further covenants or other obligations set forth in this Agreement.

4. If Grantor fails to comply with these requirements, or any other obligations imposed herein, in the City of Concord Code of Ordinances, CCDO, the Concord Manual or approved Inspection and Maintenance Plan, the City of Concord may perform (but is not obligated to perform) such work as Grantor is responsible for and recover the costs thereof from Grantor.

5. This Agreement gives Grantee the following affirmative rights:

Grantee, its officers, employees, and agents may, but is not obligated, to enter the SCM Easements whenever reasonably necessary for the purpose of inspecting same to determine compliance herewith, to maintain same and make repairs or replacements to the SCM, their appurtenances and condition(s) as may be necessary or convenient thereto in the event Grantor defaults in its obligations and to recover from Grantor the cost thereof, and in addition to other rights and remedies available to it, to enforce by proceedings at law or in equity the rights, covenants, duties, and other obligations herein imposed in this Agreement.

6. Grantor shall neither obstruct nor hinder the passage of vehicular traffic and pedestrians within the paved portion of the access easement granted herein by Grantor to Grantee.

7. Grantor shall, in all other respects, remain the fee owners of the Property and areas subject to the SCM Easements, and may make all lawful uses of the Property not inconsistent with this Agreement and the Easements granted herein.

8. Grantee neither waives nor forfeits the right to act to ensure compliance with the terms, conditions and purposes of the SCM Easements and this Agreement by a prior failure to act.

9. Grantor agrees:

a. That a reference to the deed book and page number of this document in a form substantially similar to the following statement in at least a 12 point bold face font on the first page of the document: **“Notice: The Properties are subject to a Stormwater Control Measure (SCM), Access Easement and Maintenance Agreement enforced by the City of Concord and State of North Carolina recorded in the Cabarrus County Registry at DB \_\_\_\_\_ PG \_\_\_\_\_.”** shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor may be divested of either the fee simple title to or possessory interests in the subject Property. The designation Grantor and Grantee shall include the parties, their heirs, successors and assigns; and

b. That the following statement shall be inserted in any deed or other document of conveyance:

“Title to the properties hereinabove described is subject to the following exceptions:

That certain Stormwater Control Measure (SCM), Access Easement and Maintenance Agreement dated \_\_\_\_\_, 2021 with and for the benefit of the City of Concord, recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ in the Cabarrus County Registry, North Carolina, creating obligations of payment and performance on the part of Grantor which Grantee hereby assumes and agrees to perform and pay as part of the consideration of this conveyance and except further that this conveyance is made subject to any and all enforceable restrictions and easements of record (if applicable).”

In the event that such conveyance is other than by deed, the above terms of “grantor/grantee” may be substituted by equivalent terms such as “landlord/tenant.”

TO HAVE AND TO HOLD the aforesaid rights, privileges, and easements herein granted to Grantee, its successors and assigns forever and Grantor does covenant that Grantor is seized of said premises in fee and has the right to convey the same, that except as set forth below the same are free from encumbrances and that Grantor will warrant and defend the said title to the same against claims of all persons whosoever.

Title to the Properties hereinabove described is subject to all enforceable deeds of trust, liens, easements, covenants and restrictions of record.

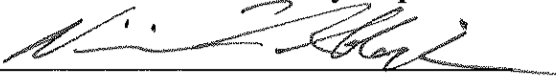
The covenants agreed hereto and the conditions imposed herein shall be binding upon Grantor and their agents, personal representatives, heirs and assigns and all other successors in interest to Grantor and shall continue as a servitude running in perpetuity with the above-described land.

THE CONCORD CITY COUNCIL APPROVED THIS AGREEMENT AND SCM ACCESS EASEMENTS AND ACCEPTED THE SCM ACCESS EASEMENT AT THEIR MEETING OF \_\_\_\_\_, 2021 AS ATTESTED TO BELOW BY THE CITY CLERK. CONCORD CITY COUNCIL APPROVAL OF THIS AGREEMENT AND EASEMENT IS A CONDITION PRECEDENT TO ACCEPTANCE BY THE CITY.

IN WITNESS WHEREOF, the parties have caused this instrument to be duly executed day and year first above written.

**GRANTOR”**

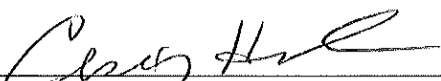
**Niblock Homes, LLC, a  
North Carolina limited liability corporation**

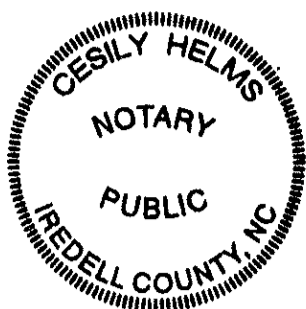
By:   
Name: William Niblock  
Title: Manager

STATE OF North Carolina  
COUNTY OF Iredell

I, Cesily Helms, a Notary Public of the aforesaid County and State, do hereby certify that William Niblock personally appeared before me this day and acknowledged that he is the Manager of Niblock Homes, LLC, a North Carolina limited liability corporation, and that he, being authorized to do so, executed the foregoing on behalf of the company.

WITNESS my hand and Notarial Seal this the 30 day of September, 2021

  
Notary Public  
My commission expires: 5/31/23



**GRANTEE:**

City of Concord, a municipal corporation

By: \_\_\_\_\_  
Lloyd Wm. Payne, Jr., City Manager

ATTEST:

\_\_\_\_\_  
Kim J. Deason, City Clerk  
[SEAL]

APPROVED AS TO FORM

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

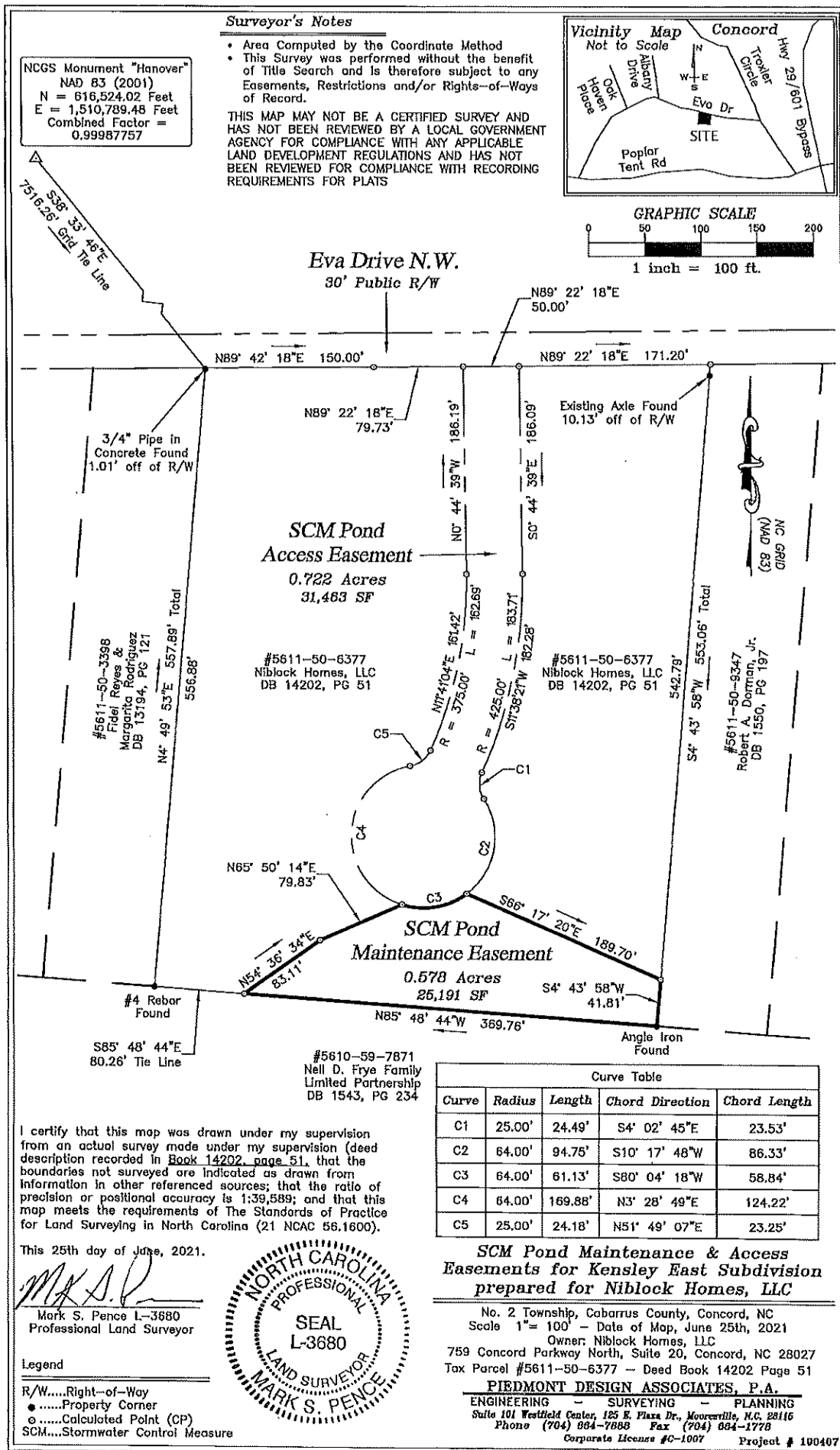
**STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS**

I, \_\_\_\_\_, a Notary Public of the aforesaid County and State, do hereby certify that Kim J. Deason personally appeared before me this day and acknowledged that she is the City Clerk of the City of Concord and that by authority duly given and as the act of the municipal corporation, the foregoing STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND MAINTENANCE AGREEMENT was approved by the Concord City Council at its meeting held on \_\_\_\_\_ and was signed in its name by its City Manager, sealed with its corporate seal and attested by her as its City Clerk.

WITNESS my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public \_\_\_\_\_  
My commission expires: \_\_\_\_\_

# Exhibit A



## Exhibit B



### Sand Filter Inspection and Maintenance Plan

Grantor agrees to keep a maintenance record on this SCM. This maintenance record will be kept in a log in a known set location. Any deficient SCM elements noted in the inspection will be corrected, repaired or replaced immediately. These deficiencies can affect the integrity of structures, safety of the public, and the removal efficiency of the SCM.

Important maintenance procedures:

- The drainage area will be carefully managed to reduce the sediment load to the sand filter.
- Once a year, sand media will be skimmed.
- The sand filter media will be replaced whenever it fails to function properly after vacuuming.

The sand filter will be inspected **quarterly and within 24 hours after every storm event greater than 1.0 inches**. Records of inspection and maintenance will be kept in a known set location and will be available upon request.

Inspection activities shall be performed as follows. Any problems that are found shall be repaired immediately.

SCM element:	Potential problem:	How I will remediate the problem:
The entire SCM	Trash/debris is present.	Remove the trash/debris.
The adjacent pavement (if applicable)	Sediment is present on the pavement surface.	Sweep or vacuum the sediment as soon as possible.
The perimeter of the sand filter	Areas of bare soil and/or erosive gullies have formed.	Regrade the soil if necessary to remove the gully, and then plant a ground cover and water until it is established. Provide lime and a one-time fertilizer application.
	Vegetation is too short or too long.	Maintain vegetation at a height of approximately six inches.
The flow diversion structure	The structure is clogged.	Unclog the conveyance and dispose of any sediment off-site.
	The structure is damaged.	Make any necessary repairs or replace if damage is too large for repair.

<b>The pretreatment area</b>	Sediment has accumulated to a depth of greater than six inches.	Search for the source of the sediment and remedy the problem if possible. Remove the sediment and dispose of it in a location where it will not cause impacts to streams or the SCM.
	Erosion has occurred.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	Weeds are present.	Remove the weeds, preferably by hand. If a pesticide is used, wipe it on the plants rather than spraying.

<b>SCM element:</b>	<b>Potential problem:</b>	<b>How I will remediate the problem:</b>
<b>The filter bed and underdrain collection system</b>	Water is ponding on the surface for more than 24 hours after a storm.	Check to see if the collector system is clogged and flush if necessary. If water still ponds, remove the top few inches of filter bed media and replace. If water still ponds, then consult an expert.
<b>The outflow spillway and pipe</b>	Shrubs or trees have started to grow on the embankment.	Remove shrubs and trees immediately.
	The outflow pipe is clogged.	Provide additional erosion protection such as reinforced turf matting or riprap if needed to prevent future erosion problems.
	The outflow pipe is damaged.	Repair or replace the pipe.
<b>The receiving water</b>	Erosion or other signs of damage have occurred at the outlet.	Contact Stormwater Services at 704-920-5360.

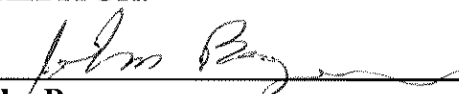


**Consent of Lienholder**

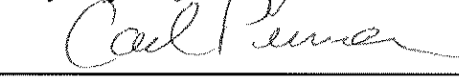
**JOHN BAYNES and wife, SHERRY BAYNES [a 46.31% undivided interest], and CARL PUMA (Married) [a 53.69% undivided interest]** (collectively the "Lienholder"), hereby consents to the grant of the foregoing Stormwater Control Measures (SCMs), Access Easement and Maintenance Agreement by Niblock Homes, LLC, a North Carolina limited liability company, filed in Book \_\_\_\_\_, at Page \_\_\_\_\_, and joins in the execution hereof solely as Lienholder and hereby does agree that in the event of the foreclosure of the Deed of Trust and Security Agreement, and any amendments thereto, recorded in Book 14914, at Page 322, Cabarrus County Registry or other sale of said property described in the aforesaid documents under judicial or non-judicial proceedings, the same shall be sold subject to said Agreement and Easement.

**IN TESTIMONY WHEREOF**, the undersigned has executed this Consent of Lienholder this the 28th day of September, 2021

**CREDITOR:**

  
\_\_\_\_\_  
**John Baynes** (SEAL)

  
\_\_\_\_\_  
**Sherry Baynes** (SEAL)

  
\_\_\_\_\_  
**Carl Puma** (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

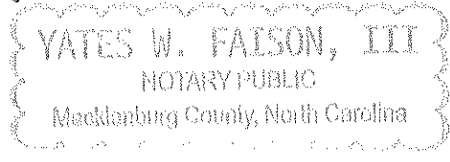
I, YATES W. FAISON, III, a Notary Public in and for said State and County of MECKLENBURG, do hereby certify that **John Baynes and Sherry Baynes** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my and notarial stamp, this the 28<sup>th</sup> day of SEPTEMBER, 2021.

Yates W. Faison, III  
Notary Public

My Commission Expires: 2/20/2023

(Notary Seal)



STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

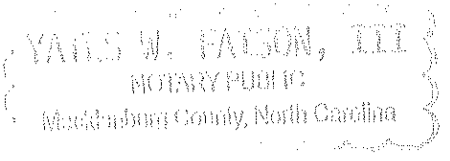
I, YATES W. FAISON, III, a Notary Public in and for said State and County of MECKLENBURG, do hereby certify that **Carl Puma** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my and notarial stamp, this the 28<sup>th</sup> day of SEPTEMBER, 2021.

Yates W. Faison, III  
Notary Public

My Commission Expires: 2/20/2023

(Notary Seal)



NORTH CAROLINA  
CABARRUS COUNTY

**STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND  
MAINTENANCE AGREEMENT**

THIS STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND MAINTENANCE AGREEMENT ("Agreement"), made this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Concord Greenway Townhomes, LLC, a North Carolina limited liability corporation, whose principal address is 51 Union Street South, Suite 100, Concord, NC 28025 (hereinafter referred to as "Grantor"), with, to, and for the benefit of the City of Concord, a municipal corporation of the State of North Carolina, whose address is P.O. Box 308, Concord North Carolina 28026-0308, (hereinafter "Grantee" or "City").

**W I T N E S S E T H:**

**WHEREAS**, THE CITY COUNCIL ACCEPTED THIS STORMWATER CONTROL MEASURES (SCMs), ACCESS EASEMENT AND MAINTENANCE AGREEMENT ON \_\_\_\_\_

**WHEREAS**, Grantor is the owner in fee simple of certain real property situated in the City of Concord, County of Cabarrus, North Carolina and more particularly described as follows: 62 Woodsdale Place SE, Concord, NC, Cabarrus County Property Identification Number (PIN): 5630-08-4607. It being the land conveyed to Grantor by deed recorded in Book and Page 14278/82 in the Office of the Register of Deeds for Cabarrus County (hereinafter referred to as the "Property"); and

**WHEREAS**, Grantor desires to develop or redevelop all or portions of the Property; and

**WHEREAS**, the Property is located within the planning jurisdiction of the City of Concord, and is subject to certain requirements set forth in the City of Concord Code of Ordinances Chapter 60, the Concord Development Ordinance, (hereafter "CCDO"), and the Concord Technical Standards Manual (hereafter "Concord Manual"); and

**WHEREAS**, conditions for development and/or redevelopment of the Property includes (i) the construction, operation and maintenance of an engineered stormwater control structure, namely a Sand Filter, as provided in the CCDO and the Concord Manual (the "Stormwater Control Measure" or "SCM"), (ii) Grantors' dedication of a non-exclusive access easement to the City, as described in this Agreement, for

inspection and maintenance of the Stormwater Control Measure; and (iii) the assumption by Grantor of certain specified maintenance and repair responsibilities; and

**WHEREAS**, this Agreement and the easements created herein are established in accordance with the requirements of N.C.G.S. Sec 143-211 *et. seq.*, Article 4 of the CCDO and Article I of the Concord Manual; and

**WHEREAS**, Grantor has the full authority to execute this Agreement so as to bind the Property and all current and future owners and/or assigns.

**NOW, THEREFORE**, for valuable consideration, including the benefits Grantor may derive there from, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby dedicates, bargains, grants and conveys unto Grantee, and its successors and assigns, a perpetual, and irrevocable right and non-exclusive easement in gross (of the nature and character and to the extent hereinafter set forth) in, on, over, under, through and across those portions of the Property shown on the attached **Exhibit "A" titled "Easement Survey Property of Concord Greenway Townhomes" and labeled "Stormwater Control Measure Access and Maintenance Easement 0.390 Acres"** for the purpose of inspection and maintenance of the Stormwater Control Measure (hereinafter referred to as "SCM Easement"). Within the SCM Easement Grantor shall conduct best management practices as more fully set forth herein and in the CCDO and Concord Manual. Also within the SCM Easement, Grantor shall construct, maintain, repair and reconstruct the Stormwater Control Measure or SCM, which include (i) the SCM and any other stormwater quantity and/or quality control devices and/or structures, described on the plans approved by the City of Concord and filed at the A.M. Brown Operations Center, 850 Warren Coleman Blvd., Concord, NC 28025; and (ii) access to the aforesaid SCM as shown on the attached **Exhibit "A" titled titled "Easement Survey Property of Concord Greenway Townhomes" and labeled "Stormwater Control Measure Access and Maintenance Easement 0.390 Acres"**, for the purpose of permitting City access, inspection and, in accordance with the terms of paragraph 4 of this Agreement, maintenance and repair of the SCM, as more fully set forth herein and in the CCDO and Concord Manual. Except as set forth herein, nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of Grantor's Property to the general public or for any public use or purpose whatsoever, and further except as specifically provided herein for the benefit of the City, no rights, privileges or immunities of Grantor shall inure to the benefit of any third-party, nor shall any third-party be deemed to be a beneficiary of any of the provisions contained herein.

The additional terms, conditions, and restrictions of this Agreement are:

1. The requirements pertaining to the SCM Easements are more fully set forth in the current adopted and published editions of the following four (4) documents: (i) Article 4 of the CCDO, (ii) Article I, Section 1 of the Concord Manual, (iii) the Sand Filter Inspection and Maintenance Plan attached as **Exhibit "B"** and (iv) as provided in the N.C. Dept. of Environment and Natural Resources (DENR) Stormwater Best Management Practices (BMP) Manual (the "NCDENR Manual"), all of which are incorporated herein by reference as if set forth in their entireties below. Grantor agrees to abide by all applicable codes including, but not limited to, those set forth above. All provisions required by the CCDO Section 4.4.6.B.1 are incorporated herein by reference, and Grantor agrees to abide by said provisions. Grantor further agrees that Grantor shall perform the following, all at its sole cost and expense:

- a. All components of the SCM and related improvements within the SCM Easements are to be kept in good working order.

b. The components of the SCM and related improvements within the SCM Easements shall be maintained by Grantor as described in "Exhibit B", the Sand Filter Basin Inspection and Maintenance Plan.

2. Upon completion of the construction of the SCM, Grantor's N.C. registered professional engineer shall certify in writing to the Concord Director of Water Services that the SCM and all components are constructed and initially functioning as designed. Annual inspection reports (hereinafter referred to as "Annual Report(s)") are required each year and shall be made by Grantor on the written schedule provided to Grantor in advance by the City. The Annual Report(s) shall describe the condition and functionality of the SCM, and shall describe any maintenance performed thereon during the preceding year. The Annual Report(s) shall be submitted with the signature and seal of Grantor's N.C. registered professional engineer conducting the inspection. If necessary, the City will provide a letter describing the maintenance necessary to keep the SCM and all components and structures related to the SCM functioning as designed and with reasonable timeframes in which to complete the maintenance. If the Annual Report(s) recommends maintenance actions, the repairs shall be made within a reasonable time as defined by the City.

Grantor and Grantee understand, acknowledge and agree that the attached Inspection and Maintenance Plan describes the specific actions needed to maintain the SCM.

3. Grantor represents and warrants that Grantor is financially responsible for construction, maintenance, repair and replacement of the SCM, its appurtenances and vegetation, including impoundment(s), if any. Grantor agrees to perform or cause to be performed the maintenance as outlined in the attached Inspection and Maintenance Plan and as provided in the NCDENR Manual. Grantor and any subsequent transferee of Grantor or succeeding owner of the Property shall give the City written notice of the transfer of a fee or possessory interest in the Property listing the transferee's name, address of the Property, transferee's mailing address and other contact information. Grantor and any subsequent transferee of Grantor or succeeding owner of the Property shall not be responsible for errors or omissions in the information about the transferee provided to the City caused by acts or omissions of the transferee. The transferee shall give the City written notice of the acceptance and any future transfer of an interest in the Property listing the transferee's name, address of the Property; transferee's mailing address and other contact information. Upon the conveyance of the Property by Grantor to any transferee acquiring the Property by means of a conveyance document containing the language set forth in paragraph 9 below, Grantor is released from any further covenants or other obligations set forth in this Agreement.

4. If Grantor fails to comply with these requirements, or any other obligations imposed herein, in the City of Concord Code of Ordinances, CCDO, the Concord Manual or approved Inspection and Maintenance Plan, the City of Concord may perform (but is not obligated to perform) such work as Grantor is responsible for and recover the costs thereof from Grantor.

5. This Agreement gives Grantee the following affirmative rights:

Grantee, its officers, employees, and agents may, but is not obligated, to enter the SCM Easements whenever reasonably necessary for the purpose of inspecting same to determine compliance herewith, to maintain same and make repairs or replacements to the SCM, their appurtenances and condition(s) as may be necessary or convenient thereto in the event Grantor defaults in its obligations and to recover from Grantor the cost thereof, and in addition to other rights and remedies available to it, to enforce by proceedings at law or in equity the rights, covenants, duties, and other obligations herein imposed in this Agreement.

6. Grantor shall neither obstruct nor hinder the passage of vehicular traffic and pedestrians within the paved portion of the access easement granted herein by Grantor to Grantee.

7. Grantor shall, in all other respects, remain the fee owners of the Property and areas subject to the SCM Easements, and may make all lawful uses of the Property not inconsistent with this Agreement and the Easements granted herein.

8. Grantee neither waives nor forfeits the right to act to ensure compliance with the terms, conditions and purposes of the SCM Easements and this Agreement by a prior failure to act.

9. Grantor agrees:

a. That a reference to the deed book and page number of this document in a form substantially similar to the following statement in at least a 12 point bold face font on the first page of the document: **“Notice: The Properties are subject to a Stormwater Control Measure (SCM), Access Easement and Maintenance Agreement enforced by the City of Concord and State of North Carolina recorded in the Cabarrus County Registry at DB \_\_\_\_\_ PG \_\_\_\_\_.”** shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor may be divested of either the fee simple title to or possessory interests in the subject Property. The designation Grantor and Grantee shall include the parties, their heirs, successors and assigns; and

b. That the following statement shall be inserted in any deed or other document of conveyance:

“Title to the properties hereinabove described is subject to the following exceptions:

That certain Stormwater Control Measure (SCM), Access Easement and Maintenance Agreement dated \_\_\_\_\_, 2021 with and for the benefit of the City of Concord, recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ in the Cabarrus County Registry, North Carolina, creating obligations of payment and performance on the part of Grantor which Grantee hereby assumes and agrees to perform and pay as part of the consideration of this conveyance and except further that this conveyance is made subject to any and all enforceable restrictions and easements of record (if applicable).”

In the event that such conveyance is other than by deed, the above terms of “grantor/grantee” may be substituted by equivalent terms such as “landlord/tenant.”

TO HAVE AND TO HOLD the aforesaid rights, privileges, and easements herein granted to Grantee, its successors and assigns forever and Grantor does covenant that Grantor is seized of said premises in fee and has the right to convey the same, that except as set forth below the same are free from encumbrances and that Grantor will warrant and defend the said title to the same against claims of all persons whosoever.

Title to the Properties hereinabove described is subject to all enforceable deeds of trust, liens, easements, covenants and restrictions of record.

The covenants agreed hereto and the conditions imposed herein shall be binding upon Grantor and their agents, personal representatives, heirs and assigns and all other successors in interest to Grantor and shall continue as a servitude running in perpetuity with the above-described land.

THE CONCORD CITY COUNCIL APPROVED THIS AGREEMENT AND SCM ACCESS EASEMENTS AND ACCEPTED THE SCM ACCESS EASEMENTS AT THEIR MEETING OF \_\_\_\_\_, 2021 AS ATTESTED TO BELOW BY THE CITY CLERK. CONCORD CITY COUNCIL APPROVAL OF THIS AGREEMENT AND EASEMENT IS A CONDITION PRECEDENT TO ACCEPTANCE BY THE CITY.

IN WITNESS WHEREOF, the parties have caused this instrument to be duly executed day and year first above written.

**GRANTOR"**

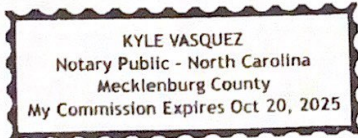
**Concord Greenway Townhomes, LLC, a North Carolina limited liability corporation**

By: \_\_\_\_\_  
Name: Justin Mueller  
Title: Manager

STATE OF North Carolina  
COUNTY OF Mecklenburg

I, Kyle Vasquez, a Notary Public of the aforesaid County and State, do hereby certify that Justin Mueller personally appeared before me this day and acknowledged that he/she is the Manager of Concord Greenway Townhomes, LLC, a North Carolina limited liability corporation, and that he/she being authorized to do so, executed the foregoing on behalf of the company.

WITNESS my hand and Notarial Seal this the 14 day of September, 2021



Kyle Vasquez  
Notary Public  
My commission expires: Oct. 20, 2025

**GRANTEE:**

City of Concord, a municipal corporation

By: \_\_\_\_\_  
Lloyd Wm. Payne, Jr., City Manager

ATTEST:

\_\_\_\_\_  
Kim J. Deason, City Clerk  
[SEAL]

APPROVED AS TO FORM

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

**STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS**

I, \_\_\_\_\_, a Notary Public of the aforesaid County and State, do hereby certify that Kim J. Deason personally appeared before me this day and acknowledged that she is the City Clerk of the City of Concord and that by authority duly given and as the act of the municipal corporation, the foregoing STORMWATER CONTROL MEASURE (SCM), ACCESS EASEMENT AND MAINTENANCE AGREEMENT was approved by the Concord City Council at its meeting held on \_\_\_\_\_ and was signed in its name by its City Manager, sealed with its corporate seal and attested by her as its City Clerk.

WITNESS my hand and notarial seal, this the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public \_\_\_\_\_  
My commission expires: \_\_\_\_\_





**MEMORADUM**

DATE: Monday, September 27, 2021  
 TO: Sue Hyde, Director of Engineering  
 FROM: Gary Stansbury, Construction Manager  
 SUBJECT: Infrastructure Acceptance  
 PROJECT NAME: Heritage at Moss Creek Subdivision  
 PROJECT NUMBER: 2020-024  
 DEVELOPER: Forestar Real Estate Group, Inc.- USA  
 FINAL CERTIFICATION - LOT NUMBERS: 1-14, 36-55, 70-84  
 INFRASTRUCTURE TYPE: Water and Sewer  
 COUNCIL ACCEPTANCE DATE: Thursday, October 14, 2021  
 ONE-YEAR WARRANTY DATE: Thursday, October 13, 2022

Water Infrastructure	Quantity
8-inch in LF	1460.00
8-inch Valves	6
6-inch in LF	1268.00
6-inch Valves	4
Hydrants	3

Sanitary Sewer Infrastructure	Quantity
8-inch in LF	2251.00
Manholes as EA	11



**MEMORADUM**

DATE: Tuesday, September 28, 2021  
 TO: Sue Hyde, Director of Engineering  
 FROM: Gary Stansbury, Construction Manager  
 SUBJECT: Infrastructure Acceptance  
 PROJECT NAME: Concord Medical Office at Afton Village  
 PROJECT NUMBER: 2020-025  
 DEVELOPER: Bigfoot Ventures, LLC  
 FINAL CERTIFICATION - LOT NUMBERS: Site  
 INFRASTRUCTURE TYPE: Water  
 COUNCIL ACCEPTANCE DATE: Thursday, October 14, 2021  
 ONE-YEAR WARRANTY DATE: Thursday, October 13, 2022

Water Infrastructure	Quantity
6-inch in LF	12.00
6-inch Valves	2
Hydrants	1



**MEMORADUM**

DATE: Wednesday, September 01, 2021  
TO: Sue Hyde, Director of Engineering  
FROM: Gary Stansbury, Construction Manager  
SUBJECT: Infrastructure Acceptance  
PROJECT NAME: Popeye's-US29  
PROJECT NUMBER: 2020-071  
DEVELOPER: Table Rock RE LLC,  
FINAL CERTIFICATION - LOT NUMBERS: Commercial Site - Restaurant  
INFRASTRUCTURE TYPE: Water and Sewer  
COUNCIL ACCEPTANCE DATE: Thursday, October 14, 2021  
ONE-YEAR WARRANTY DATE: Thursday, October 13, 2022

Water Infrastructure	Quantity
8-inch in LF	39.00
8-inch Valves	1



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

9/29/2021

Ms. Pam Hinson, Finance Director  
City of Concord  
P. O. Box 308  
Concord, NC 28026-0308

**RE: NOTIFICATION OF FUNDING ALLOCATION  
§ 63-74 Airport Improvement Program**

Dear Ms. Hinson:

On behalf of the State of North Carolina, the Department of Transportation, and Transportation Secretary J. Eric Boyette, this notification serves as official verification that State funds have been allocated for **Concord-Padgett Regional Airport**. Pursuant to the authorizing legislation, the Department of Transportation provides to the Authority funding outlined below for the purposes of funding improvements to the airport and paying debt service or related financing costs and expenses on revenue bonds or notes issued by the airport. The Authority hereby represents and warrants that all funds shall be utilized exclusively for the purposes listed in the authorizing legislation and in compliance with all other applicable laws, rules, regulations, and requirements.

The specific work elements and funding allocation is noted below:

Award ID	Description	State Funds
36244.41.8.1	Airport Improvements and Debt Service	\$2,056,051

The Department of Transportation shall not allocate funds prior to receiving a report (please use the attached AV-104 form) outlining their use in conformance with the purposes of the program. No later than 45 days from the date the Department receives the report the Department shall make a determination whether the intended use of the funds matches the purposes of the program and, if so, allocate funds under this section to the airport. An airport that receives funds under this section shall return the funds to the Department if the funds are in the possession or control of the airport and not expended or encumbered by August 31 of the year following the fiscal year in which the Department makes the allocation. All funds returned to the Department under this section or retained by the Department for failure of an eligible airport to submit a report under this subsection, shall be credited to the fund from which they were appropriated and shall remain unexpended and unencumbered until appropriated by the General Assembly.

The Department of Transportation shall disburse funds to a compliant airport on a quarterly schedule. For the **Concord-Padgett Regional Airport** this amount will be **\$514,013 for the first three payments and \$514,012 for the fourth and final payment.**

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF AVIATION  
1560 MAIL SERVICE CENTER  
RALEIGH, NC 27699-1560

Telephone: 919-814-0550  
Fax: 919-840-9267

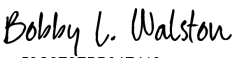
Location:  
RDU AIRPORT  
1050 MERIDIAN DRIVE  
MORRISVILLE, NC 27560

Website: [www.ncdot.gov/aviation](http://www.ncdot.gov/aviation)

The application for the funding will be delivered through the NCDOT Enterprise Business System (EBS). Please contact your Interim Airport Project Manager, Rachel Bingham, PE, for further guidance.

The NCDOT Division of Aviation appreciates your commitment and contribution to our state aviation system, and we are excited to partner with you on this grant.

Sincerely,

DocuSigned by:  
  
59C6E3EBB04E410...  
Bobby L. Walston, P.E.  
Director of Aviation

BLW/sg

cc: Dirk Vanderleest, Aviation Director  
Susan Green, Assistant Aviation Director

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 **State Aid to Airport Projects**.

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

Account	Title	<u>Revenues</u>		(Decrease) Increase
		Current Budget	Amended Budget	
451-4357000	State Aid	1,991,256	4,047,307	2,056,051
451-4357000				
<b>Total</b>				<b>2,056,051</b>

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

Account	Title	<u>Expenses/Expenditures</u>		(Decrease) Increase
		Current Budget	Amended Budget	
6300-5800449				
6300-5800449	Long Term Parking Upgrade	162,000	2,218,051	2,056,051
<b>Total</b>				<b>2,056,051</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 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 14th day of October, 2021.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

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

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

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

**GRANT PROJECT ORDINANCE AMENDMENT**

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

SECTION 1. The project authorized and amended are the projects included in the CDBG 2021 Grant

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

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

Revenues

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
310-4334558				
310-4334558	CDBG 2021	\$675,769	\$685,728	\$9,959
<b>Total</b>				<b>\$9,959</b>

SECTION 4. The following amounts are appropriated for the project

Expenses/Expenditures

Account	Title	Current Budget	Amended Budget	(Decrease) Increase
3116-5483200				
3116-5483200	Clearwater Artist Studio	\$343,866	\$353,825	\$9,959
<b>Total</b>				<b>\$9,959</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 grant projects ordinance shall be filed with the City Manager, Finance Director, and City Clerk for direction in carrying out this project.

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

Duly adopted by the City Council of the City of Concord, North Carolina this 14<sup>th</sup> day of October, 2021.

CITY COUNCIL  
CITY OF CONCORD  
NORTH CAROLINA

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

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

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



**Tax Report for Fiscal Year 2021-2022**

**FINAL REPORT**

**August**

**Property Tax Receipts- Munis**

2021 BUDGET YEAR	6,481,273.82
2020	74,322.90
2019	17,826.87
2018	6,480.85
2017	2,339.06
2016	117.02
2015	58.08
2014	77.60
2013	32.03
2012	31.64
Prior Years	40.83
Interest	9,529.52
Refunds	
	<u>6,592,130.22</u>

**Vehicle Tax Receipts- County**

2021 BUDGET YEAR	540,643.73
2020	
2019	
2018	
2017	
2016	
2015	
Prior Years	51.58
Penalty & Interest	4,894.54
Refunds	
	<u>545,589.85</u>

**Fire District Tax - County**

2021 BUDGET YEAR	25,027.17
------------------	-----------

Less: Collection Fee from County

<b>Net Ad Valorem Collections</b>	<u>7,162,747.24</u>
-----------------------------------	---------------------

423:Vehicle Tag Fee-Transportation Impr Fund	40,525.70
100:Vehicle Tag Fee	164,543.60
292:Vehicle Tag Fee-Transportation Fund	40,525.70
Less Collection Fee - Transit	
<b>Net Vehicle Tag Collection</b>	<u>245,595.00</u>

Privilege License	140.00
Prepaid Privilege Licenses	
Privilege License interest	
<b>Total Privilege License</b>	<u>140.00</u>

Oakwood Cemetery current	525.00
Oakwood Cemetery endowment	1,850.00
Rutherford Cemetery current	1,283.34
Rutherford Cemetery endowment	991.66
West Concord Cemetery current	699.98
West Concord Cemetery endowment	2,800.02
<b>Total Cemetery Collections</b>	<u>8,150.00</u>

<b>Total Collections</b>	<u>\$ 7,416,632.24</u>
--------------------------	------------------------

<b>Current Year</b>	
<b>Original Scroll</b>	
Levy	
Penalty	
Adjustments	
Public Service	
Levy	
Penalty	
Discoveries/Annex	68,538.75
Discovery Penalty	13,218.95
<b>Total Amount Invoiced - Monthly</b>	<u>81,757.70</u>
<b>Total Amount Invoiced - YTD</b>	64,646,931.06

<b>Current Year</b>	
<b>Less Abatements (Releases)</b>	
Real	3,657.61
Personal	
Discovery	
Penalty - all	
<b>Total Abatements</b>	<u>3,657.61</u>

<b>Adjusted Amount Invoiced - monthly</b>	78,100.09
<b>Adjusted Amount Invoiced - YTD</b>	64,641,931.20

Current Levy Collected	6,481,273.82
Levy Collected from previous years	101,326.88
Penalties & Interest Collected	9,529.52
Current Month Write Off - Debit/Credit	-
<b>Total Monthly Collected</b>	<u>6,592,130.22</u>
<b>Total Collected - YTD</b>	7,411,298.72

**Total Collected - net current levy -YTD** 7,179,451.37

Percentage of Collected -current levy 11.11%

Amount Uncollected - current year levy 57,462,479.83

Percentage of Uncollected - current levy 88.89%

100.00%

**CITY OF CONCORD**

**Summary of Releases, Refunds and Discoveries for the Month of August 2021**

<b>RELEASES</b>		
CITY OF CONCORD	\$	<b>3,657.61</b>
CONCORD DOWNTOWN	\$	-

<b>REFUNDS</b>		
CITY OF CONCORD	\$	<b>4,040.53</b>
CONCORD DOWNTOWN	\$	-

<b>DISCOVERIES</b>							
CITY OF CONCORD							
TaxYear	Real	Personal	Total	Rate	Calculated	Penalties	
2016	0	60,196	60,196	0.0048	288.94	173.36	
2017	0	1,528,870	1,528,870	0.0048	7,338.58	3,659.38	
2018	350	1,442,632	1,442,982	0.0048	6,926.31	2,754.05	
2019	350	1,608,007	1,608,357	0.0048	7,720.11	2,218.35	
2020	78,780	2,004,493	2,083,273	0.0048	9,999.71	1,687.64	
2021	1,875,759	5,679,469	7,555,228	0.0048	36,265.09	2,726.17	
<b>Total</b>	<b>1,955,239</b>	<b>12,323,667</b>	<b>14,278,906</b>		<b>\$ 68,538.75</b>	<b>\$ 13,218.95</b>	
DOWNTOWN							
TaxYear	Real	Personal	Total	Rate	Calculated	Penalties	
2017	0	0	0	0.0023	0.00	0.00	
2018	0	0	0	0.0023	0.00	0.00	
2019	0	2,238	2,238	0.0023	5.15	1.03	
2020	0	17,393	17,393	0.0023	40.00	4.00	
2021	0	10,416	10,416	0.0023	23.96	2.40	
<b>Total</b>	<b>0</b>	<b>30,047</b>	<b>30,047</b>		<b>\$ 69.11</b>	<b>\$ 7.43</b>	

City of Concord  
Portfolio Holdings  
Monthly Investments to Council  
Report Format: By CUSIP / Ticker  
Group By: Security Type  
Average By: Cost Value  
Portfolio / Report Group: All Portfolios  
As of 8/31/2021

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 CREDIT SUISSE 0 9/14/2021	2254EAW E9	5,000,000.00	4,997,666.67	9/14/2021	0.140	1.36	N/A	99.953333	14
CP BCI MIAMI 0 9/20/2021	05990CWL4	5,000,000.00	4,993,611.10	9/20/2021	0.230	1.36	N/A	99.872222	20
CP SALVATION ARMY 0 10/14/2021	79584RXE3	5,000,000.00	4,993,875.00	10/14/2021	0.180	1.36	N/A	99.8775	44
CP JP MORGAN 0 10/18/2021	46640PXJ7	5,000,000.00	4,994,900.00	10/18/2021	0.170	1.36	N/A	99.898	48
CP NATIXIS NY 0 11/1/2021	63873JY12	5,000,000.00	4,995,038.90	11/1/2021	0.190	1.36	N/A	99.900778	62
CP BANCO SANTADER 0 11/19/2021	05970RYK5	5,000,000.00	4,997,723.61	11/19/2021	0.110	1.36	N/A	99.954472	80
CP CHESHAM 0 11/23/2021	16536HYP0	5,000,000.00	4,996,125.00	11/23/2021	0.150	1.36	N/A	99.9225	84
CP BARCLAYS US CCP FUNDING LLC 0 12/7/2021	067425XMG9	5,000,000.00	4,998,000.00	12/7/2021	0.120	1.36	N/A	99.96	98
CP COLLAT V CO LLC 0 12/22/2021	19424HZN3	5,000,000.00	4,996,966.67	12/22/2021	0.120	1.36	N/A	99.939333	113
CP LMA S A DISC CP 0 1/19/2022	53944RAK4	5,000,000.00	4,997,450.00	1/19/2022	0.120	1.36	N/A	99.949	141
CP ING US FUNDING 0 2/14/2022	4497W1BE5	5,000,000.00	4,994,022.22	2/14/2022	0.160	1.36	N/A	99.880444	167
CP CHESHAM 0 2/25/2022	16536JBR7	5,000,000.00	4,996,081.95	2/25/2022	0.130	1.36	N/A	99.921639	178
CP CREDIT SUISSE 0 3/25/2022	2254EBCR0	5,000,000.00	4,993,672.22	3/25/2022	0.170	1.36	N/A	99.873444	206
Sub Total / Average Commercial Paper		65,000,000.00	64,945,133.34		0.153	17.72		99.9156	97
<b>FFCB Bond</b>									
FFCB 1.7 9/27/2022-21	3133EKS31	5,000,000.00	5,000,000.00	9/27/2022	1.700	1.36	N/A	100	392
FFCB 0.14 5/18/2023-21	3133EMZP0	5,000,000.00	4,997,000.00	5/18/2023	0.170	1.36	N/A	99.94	625
FFCB 0.32 8/10/2023-21	3133EL3E2	5,000,000.00	5,000,000.00	8/10/2023	0.320	1.36	N/A	100	709
FFCB 0.19 9/22/2023-21	3133EMLE0	5,000,000.00	5,000,000.00	9/22/2023	0.190	1.36	N/A	100	752
FFCB 0.31 11/30/2023-21	3133EMHL9	5,000,000.00	5,000,000.00	11/30/2023	0.310	1.36	N/A	100	821
FFCB 0.23 1/19/2024	3133EMNG3	5,000,000.00	4,997,850.00	1/19/2024	0.244	1.36	N/A	99.957	871
FFCB 0.25 3/1/2024-21	3133EMSD5	5,000,000.00	4,990,000.00	3/1/2024	0.317	1.36	N/A	99.8	913
FFCB 0.46 8/19/2024-21	3133EM2U5	5,000,000.00	5,000,000.00	8/19/2024	0.460	1.36	N/A	100	1,084
FFCB 0.43 9/10/2024-20	3133EL6V1	5,000,000.00	5,000,000.00	9/10/2024	0.430	1.36	N/A	100	1,106
FFCB 1.89 9/27/2024-21	3133EKU20	5,000,000.00	5,000,000.00	9/27/2024	1.890	1.36	N/A	100	1,123
FFCB 0.71 4/21/2025-22	3133EMWH1	5,000,000.00	5,000,000.00	4/21/2025	0.710	1.36	N/A	100	1,329
FFCB 0.53 9/29/2025-21	3133EMBH4	5,000,000.00	5,000,000.00	9/29/2025	0.530	1.36	N/A	100	1,490
FFCB 0.625 6/16/2026-21	3133EMKV3	5,000,000.00	5,000,000.00	6/16/2026	0.625	1.36	N/A	100	1,750
FFCB 1.55 3/30/2027-23	3133ELUN2	5,000,000.00	5,000,000.00	3/30/2027	1.550	1.36	N/A	100	2,037
FFCB 1.4 3/10/2028-22	3133EMSW3	5,000,000.00	5,000,000.00	3/10/2028	1.400	1.36	N/A	100	2,383
FFCB 1.5 3/23/2028-22	3133EMUB6	5,000,000.00	5,000,000.00	3/23/2028	1.500	1.36	N/A	100	2,396
FFCB 1.04 1/25/2029-22	3133EMNL2	5,000,000.00	4,986,250.00	1/25/2029	1.076	1.36	N/A	99.725	2,704
FFCB 1.55 3/15/2029-22	3133EMX1	5,000,000.00	4,960,000.00	3/15/2029	1.658	1.35	N/A	99.2	2,753
Sub Total / Average FFCB Bond		90,000,000.00	89,931,100.00		0.838	24.54		99.923809	1,401
<b>FHLB Bond</b>									
FHLB 0.3 9/29/2023-21	3130AK3S3	5,000,000.00	5,000,000.00	9/29/2023	0.300	1.36	N/A	100	759
FHLB 0.22 10/5/2023-21	3130AKAF3	5,000,000.00	4,992,500.00	10/5/2023	0.270	1.36	N/A	99.85	765
FHLB 0.3 11/27/2023-21	3130AKGL4	5,000,000.00	5,000,000.00	11/27/2023	0.300	1.36	N/A	100	818
FHLB 0.3 2/9/2024-21	3130AMHP0	5,000,000.00	5,000,000.00	2/9/2024	0.300	1.36	N/A	100	892
FHLB 2.5 2/13/2024	3130AFW94	520,000.00	554,662.30	2/13/2024	0.225	0.15	N/A	106.665827	896
FHLB 0.45 4/29/2024-21	3130ALYE8	5,000,000.00	5,000,000.00	4/29/2024	0.450	1.36	N/A	100	972
FHLB 0.375 5/24/2024-21	3130AMPB2	5,000,000.00	5,000,000.00	5/24/2024	0.375	1.36	N/A	100	997
FHLB 0.4 5/24/2024-21	3130AMEP3	5,000,000.00	5,000,000.00	5/24/2024	0.400	1.36	N/A	100	997
FHLB 0.4 6/7/2024-21	3130AMKX9	5,000,000.00	5,000,000.00	6/7/2024	0.400	1.36	N/A	100	1,011
FHLB 0.5 7/15/2024-21	3130AMXL1	5,000,000.00	5,000,000.00	7/15/2024	0.500	1.36	N/A	100	1,049
FHLB 0.5 7/29/2024-21	3130ANCU2	5,000,000.00	5,000,000.00	7/29/2024	0.500	1.36	N/A	100	1,063
FHLB 0.45 8/27/2024-20	3130AJZH5	5,000,000.00	5,000,000.00	8/27/2024	0.450	1.36	N/A	100	1,092
FHLB 0.4 7/15/2025-21	3130AKM29	5,000,000.00	4,999,000.00	7/15/2025	0.405	1.36	N/A	99.98	1,414

FHLB 0.5 10/20/2025-21	3130AKNK8	5,000,000.00	4,999,000.00	10/20/2025	0.504	1.36	N/A	99.98	1,511	
FHLB Step 12/30/2025-21	3130AKLH7	5,000,000.00	5,000,000.00	12/30/2025	0.764	1.36	N/A	100	1,582	
FHLB Step 1/29/2026-21	3130AKRA6	5,000,000.00	5,000,000.00	1/29/2026	1.002	1.36	N/A	100	1,612	
FHLB 0.53 2/17/2026-21	3130AKWS1	5,000,000.00	4,995,000.00	2/17/2026	0.550	1.36	N/A	99.9	1,631	
FHLB 0.8 3/10/2026-21	3130ALFS8	5,000,000.00	5,000,000.00	3/10/2026	0.800	1.36	N/A	100	1,652	
FHLB 1.02 3/30/2026-21	3130ALSX3	5,000,000.00	5,000,000.00	3/30/2026	1.020	1.36	N/A	100	1,672	
FHLB Step 4/29/2026-21	3130ALZA5	5,000,000.00	5,000,000.00	4/29/2026	1.432	1.36	N/A	100	1,702	
FHLB 0.825 8/17/2027-21	3130AJXH7	5,000,000.00	4,986,250.00	8/17/2027	0.866	1.36	N/A	99.725	2,177	
FHLB 2.32 11/1/2029-22	3130AHEU3	5,000,000.00	5,000,000.00	11/1/2029	2.320	1.36	N/A	100	2,984	
Sub Total / Average FHLB Bond		105,520,000.00	105,526,412.30		0.660	28.79		100.008318	1,348	
FHLMC Bond										
FHLMC 0.19 11/16/2022-21	3134GXAX2	5,000,000.00	5,000,000.00	11/16/2022	0.190	1.36	N/A	100	442	
FHLMC 0.375 4/20/2023	3137EAEQ8	1,290,000.00	1,291,301.24	4/20/2023	0.341	0.35	N/A	100.100871	597	
FHLMC 2.75 6/19/2023	3137EAEN5	1,225,000.00	1,317,965.25	6/19/2023	0.244	0.36	N/A	107.589	657	
FHLMC 0.25 6/26/2023	3137EAES4	3,220,000.00	3,219,567.60	6/26/2023	0.254	0.88	N/A	99.986726	664	
FHLMC 0.25 9/8/2023	3137EAEW5	2,120,000.00	2,120,844.05	9/8/2023	0.236	0.58	N/A	100.039854	738	
FHLMC 0.3 9/28/2023-21	3134GWTLO	5,000,000.00	5,003,190.00	9/28/2023	0.273	1.37	N/A	100.0638	758	
FHLMC 0.3 12/14/2023-21	3134GXEW0	5,000,000.00	5,000,000.00	12/14/2023	0.300	1.36	N/A	100	835	
FHLMC 0.8 7/14/2026-21	3134GV5T1	5,000,000.00	5,000,000.00	7/14/2026	0.800	1.36	N/A	100	1,778	
Sub Total / Average FHLMC Bond		27,855,000.00	27,952,868.14		0.354	7.63		100.375392	873	
FNMA Bond										
FNMA 2.25 4/12/2022	3135G0V59	960,000.00	969,734.40	4/12/2022	1.871	0.26	N/A	101.014	224	
FNMA 1.375 9/6/2022	3135G0W33	300,000.00	298,497.00	9/6/2022	1.568	0.08	N/A	99.499	371	
FNMA 2 10/5/2022	3135G0T78	3,805,000.00	3,857,482.35	10/5/2022	1.511	1.05	N/A	101.379763	400	
FNMA 2.375 1/19/2023	3135G0T94	1,820,000.00	1,884,180.01	1/19/2023	1.134	0.51	N/A	103.531596	506	
FNMA 0.31 8/17/2023-22	3136G4K51	5,000,000.00	5,000,000.00	8/17/2023	0.310	1.36	N/A	100	716	
FNMA 2.875 9/12/2023	3135G0U43	1,170,000.00	1,263,483.00	9/12/2023	0.221	0.34	N/A	107.99	742	
FNMA 0.3 10/27/2023-21	3136G46A6	5,000,000.00	5,000,000.00	10/27/2023	0.300	1.36	N/A	100	787	
FNMA 0.25 11/27/2023	3135G06H1	3,705,000.00	3,707,833.90	11/27/2023	0.223	1.01	N/A	100.076557	818	
FNMA 0.28 12/29/2023-21	3135GABN0	5,000,000.00	5,000,000.00	12/29/2023	0.280	1.36	N/A	100	850	
FNMA 2.5 2/5/2024	3135G0V34	1,500,000.00	1,590,870.00	2/5/2024	0.225	0.43	N/A	106.058	888	
FNMA 1.75 7/2/2024	3135G0V75	1,510,000.00	1,571,618.47	7/2/2024	0.361	0.43	N/A	104.080727	1,036	
FNMA 0.455 8/27/2024-21	3136G4Y72	5,000,000.00	5,000,000.00	8/27/2024	0.455	1.36	N/A	100	1,092	
FNMA 0.5 12/16/2024-21	3135G06M0	5,000,000.00	4,989,850.00	12/16/2024	0.560	1.36	N/A	99.797	1,203	
FNMA 0.7 7/14/2025-21	3136G4YH0	5,000,000.00	5,000,000.00	7/14/2025	0.700	1.36	N/A	100	1,413	
FNMA 0.55 8/19/2025-22	3136G4H63	5,000,000.00	5,000,000.00	8/19/2025	0.550	1.36	N/A	100	1,449	
FNMA 0.58 8/25/2025-22	3136G4J20	5,000,000.00	5,000,000.00	8/25/2025	0.580	1.36	N/A	100	1,455	
FNMA 0.73 10/29/2026-21	3136G46F5	5,000,000.00	5,000,000.00	10/29/2026	0.730	1.36	N/A	100	1,885	
FNMA 0.8 11/4/2027-22	3135GA2L4	5,000,000.00	5,000,000.00	11/4/2027	0.800	1.36	N/A	100	2,256	
Sub Total / Average FNMA Bond		64,770,000.00	65,133,549.13		0.593	17.77		100.586907	1,157	
Local Government Investment Pool										
NCCMT LGIP	NCCMT599	54,135.50	54,135.50	N/A	0.010	0.01	N/A	100	1	
NCCMT LGIP	NCCMT481	2,647,233.24	2,647,233.24	N/A	0.010	0.72	N/A	100	1	
NCCMT LGIP	NCCMT271	100,880.22	100,880.22	N/A	0.010	0.03	N/A	100	1	
Sub Total / Average Local Government Investment Pool		2,802,248.96	2,802,248.96		0.010	0.76		100	1	
Money Market										
PINNACLE BANK MM	PINNACLE	10,196,289.82	10,196,289.82	N/A	0.100	2.78	N/A	100	1	
Sub Total / Average Money Market		10,196,289.82	10,196,289.82		0.100	2.78		100	1	
Total / Average		366,143,538.78	366,487,601.69		0.558	100		100.101682	1,021	