

CONCORD CITY COUNCIL
WORK SESSION
FEBRUARY 11, 2020

The City Council for the City of Concord, North Carolina, held a work session on February 11, 2020, at 4:00 p.m., in the Council Room of City Hall, with Mayor William C. Dusch presiding. Council members were present as follows:

Members Present:

Mayor Pro-Tem John A. Sweat, Jr.
Council Member Andy Langford
Council Member W. Brian King
Council Member Ella Mae P. Small
Council Member JC McKenzie
Council Member Jennifer H. Parsley

Members Absent:

Council Member Terry L. Crawford

Others Present:

City Manager, Lloyd Wm. Payne, Jr.
City Attorney, Valerie Kolczynski
City Clerk, Kim J. Deason
Department Directors

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The following agenda was presented for discussion:

Unfinished Business:

Consider continuing a public hearing to a date certain concerning annexation of four (4) parcels located on the northeast side of the Rocky River Road and Lower Rocky River Road intersection.

The Planning and Neighborhood Services Director, Steve Osborne, explained the petitioner has not completed a site plan that would meet the intent of the Conservation Subdivision standards that were adopted by the City Council in December 2019. Therefore, the petitioner requested for a continuance until the March 12, 2020 Council meeting.

A motion was made by Council Member McKenzie, seconded by Council Member King, and duly carried, to continue the request until the March 12, 2020 City Council meeting—the vote: all aye.

Informational Items:

Receive an update on the concordnc.gov website update project (Work Session).

Granite Sky Creative Group's project team, Mia Holshouser and Jerod Brown, presented an update on the design process and proposed design elements for the updated website project. It is anticipated the new website will launch in April or May 2020.

Public Hearings:

Conduct a public hearing to consider adopting a resolution to abandon the right-of-way of an unopened portion of Belt Rd between Ruben Linker Rd., NW and Weddington Rd.

The Planning and Neighborhood Development Services Director stated Bonds Family Ltd. Partnership has requested the City abandon the unopened, unimproved right-of-way of Belt

Rd. between Ruben Linker Rd. NW and Weddington Rd. A permanent public utility easement will be granted to the City.

Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider extending the termination date of an agreement by one year between the City of Concord and 4540 Fortune Ave, LLC for a 3-year / 85% tax based Economic Development Incentive Grant to locate at 4540 Fortune Ave in Concord.

The Economic Development Coordinator, Joseph Beasley, explained that in order to meet the grant requirements of three scheduled payments for tax year's (TY's) 20-22, the termination date would need to be extended beyond the current date of October 12, 2022 to allow more time for the new occupant to pay TY 2022 taxes in January 2023 and for the City to process the final payment.

Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a 3-year / 85% tax based Economic Development Incentive Grant to Project Bluebird to locate at Aviation Blvd. in Concord, NC.

Cabarrus Economic Development Existing Industry Director, Page Castrodale, stated Project Bluebird is proposing a \$2.5 million - \$4.4 million investment in personal property. They are expected to create 40 to 70 new jobs with average wages at \$84,000. The total value of the City's 3-year grant is estimated to equal \$28,194.84 - \$48,649.92 depending the project's investment. The City of Concord would collect a 3-year net revenue of \$4,975.56 - \$8,585.28.

Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a 5-year / 85% tax based Economic Development Incentive Grant to Project Grand to locate at 2321 Concord Pkwy S. in Concord, NC.

Cabarrus Economic Development Recruitment Project Manager, Samantha Grass, stated Project Grand specializes in R&D, manufacturing, sales, installation, and services of integrated kitchen cabinets and customized furnishings. The Concord location would include four (4) buildings totaling 700,000 – 800,000 SF. These buildings would be developed over 5 years on a 60-acre site. Project Grand proposes a \$70 million investment in real property and a \$16 million investment in personal property. The company expects to create 256 jobs with average wages of \$42,542. The total value of the City's 5-year grant is estimated to equal \$803,515 dependent on the actual investment. The City of Concord would collect a 5-year net revenue of \$141,797.

Presentations of Petitions and Requests:

Consider adopting an ordinance ordering the demolition of the structure located at 1108 Elrond Dr. (PIN# 4670-84-6990) owned by Bradford B. Clinton and wife Lynette D. Clinton.

Deputy Police Chief, Jimmy Hughes, stated the structure was damaged by fire in 2018. The fire was originally believed to be the result of arson. Samples were taken and sent to the State Lab of which results were inconclusive. Therefore, staff is requesting the structure be demolished.

Consider authorizing the City Manager to negotiate and execute a water purchase contract with Aqua North Carolina, Inc.

The Interim Water Resources Director, Jeff Corley, stated Aqua North Carolina requested emergency water service from the City several months prior to support their water system servicing approximately 70 customers in the Country Acres Neighborhood. The City installed a water meter to temporarily support the service request. Aqua has requested to continue this supplementary water service into the future. The Utilities Commission requires Aqua to enter into water purchase contract. He further stated Aqua will be required to pay all applicable connection fees and will be billed monthly for their water use.

Consider authorizing the City Manager to negotiate and execute a contract with EST Building Systems for the replacement of roofing materials at Academy Recreation Center and Logan Recreation Center.

The Buildings and Grounds Director, Susan Sessler, stated the CIP in place for the installation of air condition in the gymnasiums at Logan, Academy and Hartsell Recreation Centers also funds roof replacement associated with this air conditioning project. The cost is \$120,750 and includes a 20 year warranty.

She stated the City's Electric Systems Department agreed to convert the electrical service to the Hartsell HVAC units from single phase to three phases. This upgrade in service allows for two (2) 15-ton units to be placed on the ground instead of six (6) five-ton units on the roof of the gymnasium.

Consider authorizing the City Manager to negotiate and execute an agreement with Republic Services, Inc. for the disposal of the Coddle Creek Water Treatment Plant Lagoons Sludge.

The Engineering Director, Sue Hyde, stated the price for disposal is \$80.00 per ton. It is estimated that approximately 3,866 tons will be removed at a cost of \$309,333.

Mayor Pro-Tem Sweat asked if there were alternative ways for the sludge removal. The Interim Water Resources Director stated staff is currently reviewing options to try to reduce the cost.

Consider authorizing the City Manager to negotiate and execute a contract with Ike's Construction, Inc. for the installation of a HVAC System at Hartsell, Logan, and Academy Recreation Centers and to adopt a budget amendment. This contract will install a new HVAC system at the gymnasiums at Logan, Hartsell and Academy Recreation Centers.

Engineering Deputy Director, Rick Blat, stated the lowest responsible bidder was Ike's Construction, Inc in the amount of \$619,600. He stated the project is over budget; however, Parks and Recreation has cost savings in the Northwest Park land acquisition account that can be used for this project.

Consider authorizing the City Manager to negotiate and execute a construction contract with Traffic Control Devices, Inc for the construction of the communications cable and conduit for the City's Intelligent Transportation System (ITS) project contingent upon NCDO's concurrence of award.

The Engineering Director stated the work included in this project consisted of three phases; equipment purchase, digital message board installation and communication cable and conduit installation. The first two phases are complete and this is the last part of the grant agreement.

She stated three bids were received on January 30th and the lowest bid was considered non-responsive due to not having the required NCDOT prequalified bidder status. The next lowest responsive and responsible bidder was Traffic Control Devices, Inc in the amount of \$332,007.85 for the primary bid (NC 73 between Stanley Drive and Odell School Road), alternate 1 (Odell School Road and Harris Road between 73 and Poplar Tent Road) and alternate 4 (NC Hwy 49 between General Services Drive and NC Hwy 601).

Consider a Preliminary Application from Journey Capital, LLC.

The Engineering Director stated the City Council previously denied an annexation requests for five parcels. Journey Capital, LLC is now proposing to development the lots with single family homes and is now requesting water and sewer service to the lots.

After some discussion, the Council agreed with staff's recommendation of have the owner proceed to the final application phase including annexation.

Consent Agenda:

There was no discussion regarding the Consent Agenda.

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

William C. Dusch, Mayor

Kim J. Deason, City Clerk

