

CONCORD CITY COUNCIL
WORK SESSION
SEPTEMBER 8, 2020

The City Council for the City of Concord, North Carolina, held a work session on September 8, 2020, at 4:00 p.m. with Mayor William C. Dusch presiding.

In order to maintain the safety of City residents, City Council, and staff, this meeting was conducted electronically via Zoom.

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 Terry L. Crawford
Council Member Jennifer H. Parsley

Others Present:

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

* * * * *

The following agenda was presented for discussion:

Presentations:

Recognition of outgoing Board of Adjustment Members Tim Andexler, Virginia Moore, and Ford Craven and Historic Preservation Commission Member Casey Killough for 6 years of service to the City of Concord.

Presentation of a Proclamation recognizing the week of October 4-10 as Public Power Week.

Public Hearings: – the public hearings were opened at the September 8, 2020 Work Session and continued to the September 10, 2020 City Council meeting to allow for the required 24 hour written comment period for virtual hearings:

Conduct a public hearing to consider amending the Master Development Agreement with Concord Master Venture, LLC for the development of three mixed use structures at 30 Market St, SW; 26 Union St, S; and 25 Barbrick Ave, SW.

A motion was made by Council Member Crawford and seconded by Council Member Small to open the public hearing—the roll call vote: Aye – Langford, King, Small, McKenzie, Crawford, Parsley and Sweat; Nay – none.

The Planning and Neighborhood Economic Development Coordinator, Joseph Beasley, explained the amendment will expand the project beyond 30 Market St to include the sale of 26 Union St, S and 25 Barbrick Ave, SW. Concord Master Venture, LLC, aka Lansing Melbourne Group (LMG) is proposing to develop three mixed use structures across the three parcels.

Per the amendment, the City agrees to negotiate a separate Parking Lease Agreement to provide additional parking in the Barbrick Ave/Spring St Parking Deck. The City would also agree to negotiate a separate property tax incentive agreement for a 10-year period to be

calculated based on a gradually reducing percentage as well as a one time \$500,000 payment to LMG for covering the asbestos abatement and demolition of 26 Union St, S.

Peter Flotz, managing member of LMG, spoke in favor of the request. He stated LMG is also developing the City of Kannapolis' downtown area.

Barbi Jones, Executive Director Cabarrus Regional Chamber of Commerce, spoke in favor of the request on behalf of the Chamber's Board.

There were no further speakers signed up to speak in favor or in opposition to the public hearing. Therefore, a motion was made by Mayor Pro-Tem Sweat and seconded by Council Member Crawford to table the public hearing for further consideration until September 10, 2020 at 6:00 p.m.—the roll call vote: Aye – Langford, King, Small, McKenzie, Crawford, Parsley and Sweat; Nay – none.

Presentations of Petitions and Requests:

Consider approving revisions to the HOME Investment Partnerships Program (HOME) Consortium policies and procedures manual.

The Community Development Manager, Mary Carr, stated during the most recent HUD monitoring, it was recommended the City update and improve the HOME Consortium Operations Manual to detail the requirements of the Community Housing Development Organizations (CHDO) and the City's oversight of their activities. She further stated all changes were guided by the Consortium HUD representative.

Consider applying for \$10,000 in funding from the Cabarrus Arts Council under the Project Assistance Grant for expanded marketing efforts at ClearWater Arts Center and Studios.

The Community Development Manager stated, if awarded, these funds could be used for a variety of projects to increase programming, including marketing.

Consider approving a change order for environmental remediation at 208 Kerr Street, NW, in the amount of \$120,843 using Community Development Block Grant (CDBG) funding.

The Community Development Manager stated staff contacted CESI to create a remediation plan for the removal of three (3) tanks on the property. The initial estimate was \$31,135. A total of five (5) tanks were discovered upon removal of the concrete parking area and at least one of the tanks had been compromised. Five tanks were removed, 900 tons of contaminated dirt were removed and 30,000 gallons of water pumped from the hole due to stormwater filling the open hole. The additional cost totals \$120,843. CDBG funds will be used to cover the additional cost.

Consider approving the purchase of 172 and 174 Corban Avenue, SE from Martha and Dan Matthews using City Affordable Housing finds and to adopt a project ordinance amendment for the Revolving Fund.

The Community Development Manager stated the property is the Moore House and noted in the 2019 Historic Architectural Survey and Preservation Plan as a "representative example of a historic resources in Corban East". Staff has reviewed the property and found the house to be in very good condition but would require minor renovation. Once all work is completed, the ownership of the house will be transferred to the Concord Family Enrichment Association. An offer of \$113,000 has been accepted by the owners, contingent upon Council approval. The City's affordable housing allocation would be used for the purchase.

Consider approving Neighborhood Matching Grant requests submitted by Recognized Neighborhoods.

The Community Outreach Coordinator, Cherie Jzar, stated it is recommended to award the following: \$2,816 to Cannon Crossing Homeowner's Association and \$2,816 to Brookvue Homeowner's Association.

Consider approving the selection of Talbert, Bright & Ellington, Inc (TBE) as the selected firm for professional Airport Architect/Engineering (A/E) consulting services for development projects and special services at Concord-Padgett Regional Airport as required for Federal Aviation Administration (FAA) compliance for a five-year period and to authorize the City Manager to negotiate and execute the contract with TBE.

The Aviation Director, Dirks Vanderlest, stated seven (7) proposals were received and six (6) were evaluated. A Committee consisting of the Aviation Director, Assistant Aviation Director, and Airport Safety Coordinator met and ranked the proposals. The Committee recommended the selection of Talbert, Bright & Ellington, Inc. He further stated the FAA Airport District Office has concurred with the recommendation.

Consider accepting the conveyance of existing W.W. Flowe Park property (PIN #5528-78-3964), the undeveloped property (PIN #5528-67-2976 and 5528-58-3651) for future park development.

The Parks and Recreation Deputy Director, Sheila Lowry, stated the City of Concord has operated and maintained the park since it opened in 2002. The City of Concord Parks and Recreation Department has been working with the Cabarrus County Active Living and Parks Department for park development on the existing property and park development opportunities on the South side of Central Heights Drive to expand the existing park as identified in the approved Comprehensive Master Plan.

If the conveyance is approved by City Council, the City of Concord in partnership with Cabarrus County Active Living and Parks Department will send a letter to the NC Division of Parks and Recreation requesting the transfer of the park property from Cabarrus County to the City of Concord to maintain as a park, to renovate amenities, and future development. The Cabarrus County Commissioners approved the conveyance on August 17, 2020.

Consider adopting the Master Plan and Conceptual Design for the James Dorton Park located at 5790 Poplar Tent Road.

The Parks and Recreation Senior Planner, Jason Pauling, stated the City plans to develop a greenway along Coddle Creek and Afton Run Branch to provide connectivity to the West Cabarrus YMCA, Poplar Crossing, and Weddington Road.

He stated Parks and Recreation staff contracted with the Dobb Studio to develop the Master Plan and a conceptual drawing. Two public workshops were held on April 8, 2019 and November 23, 2019.

He stated the consultant will share the conceptual design to the Council at the Thursday, September 10, 2020 meeting.

Consider approving a Master Plan and Conceptual Design to develop the 10.4 acres at the David Phillips Activity Center as a neighborhood park.

The Parks and Recreation Senior Planner stated the Comprehensive Parks and Recreation master Plan and the Open Space Connectivity Analysis recommends the entire property, beyond the facilities that currently exist, would serve as a unique neighborhood park along the greenway and allow for connectivity.

He stated the consultant will share the conceptual design to the Council at the Thursday, September 10, 2020 meeting.

Consider awarding a bid for one replacement Substation Power Transformer for the Brookwood Ave. Substation B and two replacement Circuit Switchers for the Ivey Cline Dr. Substation O.

Electric Systems Director, Bob Pate, stated staff received bids on August 12, 2020 for electric equipment and materials required for the replacement of one (1) 27 MVA power transformer for our substation B and two (2) 115KV circuit switchers for our substation O. He stated the most lowest responsive bidder for Schedule 1 was Virginia Transformer Corp

in the amount of \$527,314 and the lowest responsive bidder for Schedule 2 was S&C Electric Company in the amount of \$106,516.

Consider authorizing the City of Concord Transportation Department to update the name of Concord-Padgett Regional Airport on wayfinding signs.

The Transportation Director, Phillip Graham, stated in April 2018, the City Council unanimously voted to change the name of Concord Regional Airport to Concord-Padgett Regional Airport. In January 2019, the FAA approved the naming making this update official. In August 2020, NCDOT updated the signs along I-85 to reflect the name change. The City currently has 17 locations to be updated along US 29, Poplar Tent Rd, Pitts School Rd, Derita Rd, and Concord Mills Blvd/Bruton Smith Blvd.

Consider awarding the total bid for the City of Concord's Spring and Chestnut Roundabout project to Performance Managed Construction, INC and adopt a budget ordinance to appropriate project funding.

The Transportation Director stated this contract consists of the selected Contractor to perform all necessary work to convert the Spring St., Chestnut Dr., and Broad St. intersection into a Mini Roundabout teardrop intersection, and replace the water main, including installation of new water main and associated laterals and devices, removal of existing pavement, curb and gutter and sidewalk and rebuilding road base with asphalt while constructing new curb and gutter and sidewalk and performing other associated work.

He stated Transportation and Water Project Funds are being used to fund this project. Two formal bids were received, and not opened, on August 11, 2020. The work was re-advertised and two formal bids were again received on August 20, 2020 with Performance Managed Construction, INC submitting the lowest bid in the amount of \$1,048,814. He further stated the contract final completion date is 180 days from the Notice to Proceed.

Consider accepting a Preliminary Application from Sharon L. Minderlein.

The City Attorney stated Sharon L. Minderlein has submitted a preliminary application to receive sewer service outside the City limits. The property is located at 150 Scalybark Trail. The parcel developed with an existing single family residence. Sewer is currently not available and water is not available.

The City Attorney explained the City is building a sewer line across Ms. Minderlein's property and as part of the compensation for this property right, Ms. Minderlein has requested to be allowed to connect to the sewer line.

The City Attorney requested it be included in the record of this meeting that Ms. Minderlein has a period of one-year from the time the line is constructed to connect to said sewer line.

* * * * *

Following a 10 minute recess, the meeting was reconvened for the purpose of conducting the Project Update Meeting.

* * * * *

City of Concord Project Update Meeting

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

1. Public Affairs

The Public Affairs and Projects Manager, Peter Franzese, introduced Jared Brown, with Granite Sky. Mr. Brown presented an update regarding the new City website.

2. Transit

The Transit Manager, Andy Christy, provided updates on the following plans and projects:

- CAD/AVL, APCs and Wifi Implementation
- Far Beacon Technology
- Touch Pass Digital Fare Payment System
- Bus Stop Amenity Program
- CONNECT Beyond Regional Transit Plan
- Transit Upfits and Vehicle Fleet/COVID-19
- STBG Expansion Vehicle (Bus)
- On-Board Video Surveillance upgrades
- Grants update (5339b/BUILD) for fleet expansion

3. Finance

The Finance Director, Pam Hinson, provided an updates on the following projects:

- City Hall Lobby Kiosk
- City Hall Lobby Self-Help
- Customer Care Conference Rooms
- Customer Care Chat

4. Electric

Electric Systems Director, Bob Pate, provided updates on the following projects:

- New Delivery 4 and Substation Q
- Delivery 5
- Delivery 6 and Substation P
- Substations T, R, S, and N - acquisition

5. Aviation

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

- Air Field Capital Improvement Program
- Remote Tower Project
- Allegiant Airlines Domicile Base
- FBO ISBAH State 2 Certification

6. Water Resources

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

- Coddle Creek WTP
 - Plate Settlers Replacement Project
 - Switchgear Replacement Project
 - 36" Parallel Raw Line Project
- Hillgrove WTP
 - Basin Upgrades
 - Granular Activated Carbon (GAC) Filter Installation
- Pressure Zone Improvements
 - Tank Construction
 - Poplar Tent (Tank hydraulic connection)
 - Pitts School (Hydraulic improvements)
- Hwy 49 Transmission Main Project
- Emergency Response Plan/Risk and Resilience Study
- Grounds at Concord Sewer Extension Project

7. Housing

Housing Director, Angela Graham, provided updates on the following projects:

- PSNC Gas Conversion Project
- FS 10 Modular
- New Maintenance Building
- CFEA Update

8. Planning

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

- Union Street Streetscape Design
- Downtown Master Plan
- Historic Expansion Study
- Weddington Road Corridor Plan

9. Police

The Police Chief, Gary Gacek, provided an update on CALEA.

10. Fire

Fire Chief, Jake Williams, provided an update on the Joint Public Safety Training Center and on Fire Stations 10 and 12.

11. Parks and Recreation

Parks and Recreation Director, Bob Dowless, provided updates on the following projects:

- McEachern Greenway
- NW Park
- Connectivity Efforts
- Mountain Bike Trail
- Recreation Center HVAC Projects
- David Phillips Open Air Learning Center
- Master Plan updates (Dorton, Caldwell, and Wilson Street)

12. Transportation

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

- Poplar Tent Rd. / US 29 CMAQ Project (C-4918-A) – completed 2019
- NE Subset Sidewalk Extension Project - completed
- US 29 Bridge at Rocky River – completed
- Union Street Sidewalks Extension
- I-85 Widening Project
- Virginia Street Concrete Rehabilitation Project
- Spring/Broad Street Roundabout
- Downtown Pedestrian Signal Project
- Downtown Signal Restoration Project
- Derita Road Project
- US 29/601 Bridge Replacement Project
- Concord Mills Flyover
- Brookwood Avenue Project (NC-3 - Church Street)
- Old Charlotte Road/Swink Street Sidewalk
- US 29 Bridge/Irish Buffalo
- Old Airport Road Bridge/Cold Water Creek
- Stough Road (Roberta Rd to Hwy 49)
- NC 73 (US 29 to Mecklenburg County Line)
- Stough Road (NC49 to Roberta Road)
- Poplar Tent Road (Derita Rd to NC 73)
- I-85 Gateway Monuments
- Project On Hold
 - Weddington Road and Bruton Smith
 - US 601 (Flowers Store Rd)
 - Derita Road Widening Project
 - Rockhill Church Road and Union Cemetery Realignment
 - Poplar Tent/Rockhill Church Intersection Improvement
 - Bruton Smith Blvd Pedestrian Projects

- Poplar Tent (Gable Oaks to SW Liles) Widening Project
- Poplar Tent (GW Liles to US 29) Widening


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

* * * * *

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



Kim J. Deason, City Clerk



William C. Dusch, Mayor

