



A motion was made by Council Member Parsley and seconded by Council Member McKenzie to conduct a closed session in accordance with N.C. General Statute 143-318.11(a) (6) to consider the qualifications, competence, performance, character, fitness, and conditions of appointment of an individual public employee—the vote: all aye.

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

  
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Kim J. Deason, City Clerk

  
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William C. Dusch, Mayor

CONCORD CITY COUNCIL  
WORK SESSION  
JUNE 8, 2021

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session on June 8, 2021, beginning at 4:00 p.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

**Members Present:**

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

**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:

**Presentations:**

**Mayor Dusch presented a Retirement Plaque to Danny Williamson recognizing his 38 years of loyal and dedicated service to the City of Concord Water Resources Department.**

**Presentation of a Proclamation recognizing June 19, 2021 as Juneteenth Day.**

**Presentation of a Proclamation recognizing June 21-27, 2021 as National Pollinator Week.**

**Unfinished Business:**

**Continue a public hearing, tabled on May 13th, and consider adopting an ordinance annexing +/- 3.366 acres located at 2183 Heglar Rd., owned by Randy and Sherry Walter.**

The Planning Manager, Starla Rogers, explained the location of the property. She stated the request was tabled at the May 13<sup>th</sup> City Council meeting per the applicant's request. She further stated the applicant amended the petition to exclude the request to annex 2315 Heglar Rd (1.391 acres).

**Public Hearings:**

**Conduct a public hearing pursuant to N.C. General Statute 159-12 to consider public comments relative to the proposed FY 2021-2022 budget for the City of Concord.**

The City Manager stated the proposed budget has been on file in the City Clerk's office as required by the NC General Statutes. No comments or calls from the public were received as of the time of the meeting.

**Conduct a public hearing for the second reading and consider granting a franchise to US Tire Recycling Partners, L.P. for a Scrap Tire Collection & Processing Operation and Scrap Tire Disposal Facility.**

The City Attorney stated this is the second reading as required by the NC General Statutes.

**Conduct a public hearing to consider adopting a resolution abandoning 2' of an 8' public right of way easement for an alley between Spring St. SW and Market St. SW.**

The Planning Neighborhood Development Services Director, Steve Osborne, explained the reason for the closure request. He stated all NC General Statutes requirements have been met.

**Conduct a public hearing and consider adopting an ordinance annexing +/- 16.596 acres at 505 Alfred Brown Jr. Ct. SW., owned by the City of Concord.**

The Planning Manager stated the request is for voluntary annexation of +/- 16.596 acres in order to develop the property as the new City of Concord Electric Systems Operations Center. The property is within the City's ETJ (Extraterritorial Jurisdiction) and was recently rezoned (5/18/21) by the Planning and Zoning Commission from C-2 (General Commercial) and I-1 (Light Industrial) to I-2 (General Industrial).

**Conduct a public hearing and consider adopting an ordinance annexing +/- 0.4009 acres located east of Copperfield Blvd. and west of Amalia St. NE., owned by Copperfield INC.**

The Planning Manager stated the request is for voluntary annexation of +/- 0.4009 acres in order to expand the Charlotte Eye Ear Nose and Throat (CEENTA) parking lot. The property is located within the City's ETJ (Extraterritorial Jurisdiction) and is zoned C-2 (General Commercial).

**Conduct a public hearing to consider adopting an ordinance amending Articles 1-14 of the Concord Development Ordinance (CDO) relative to changes required by General Statutes 160D.**

The Deputy Planning and Neighborhood Development Services Director, Kevin Ashley, explained the proposed amendments.

**Presentations of Petitions and Requests:**

**Consider adopting a resolution to sell 524 Allison Street NW to homebuyer, Marquita Macon for \$163,000.**

The Community Development Manager, Mary Carr, stated the home was constructed using City Affordable Housing funds. Staff received an offer to purchase for the full asking price of \$163,000.

**Consider authorizing the Concord ABC Board to retain extra Distribution of Funds.**

The ABC Board Chair, Dr. Wanda White-Cook, provided some brief history of the Concord ABC and the different locations of the existing ABC stores. She also explained why the Board is requesting to retain extra funds remaining after the required distribution.

**Consider awarding a sole source purchase order in the amount of \$320,877.36 to Reinhausen Manufacturing Inc. for purchase of two (2) On-Load Tap Changers.**

The Electric Systems Director, Alex Burris, stated the City currently has four (4) substation power transformers that have need of a replacement OLTC due to normal end of life cycle. Staff is requesting approval to purchase two (2) units in June 2021 and the additional two (2) units to be purchased at a later date.

**Consider adopting a resolution to authorize the City Manager and City Attorney to**

**take any necessary steps to comply with the terms of the Memorandum of Agreement (MOA) between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation.**

The City Attorney stated 76 North Carolina counties and 8 municipalities are engaged in litigation related to the opioid abuse epidemic. She stated Concord and other local governments now have the opportunity to participate in the settlement of that litigation. The MOA will govern the use of the proceeds of any future national settlement or other resolution with the opioid manufacturers and distributors Cardinal, McKesson, AmerisourceBergen, Johnson and Johnson and Purdue Pharma.

She stated the specific amount of the settlement is not yet known, but it is anticipated to be as much as \$850 million for North Carolina as a whole over 18 years. The funds will be used for specific purposes to combat the opioid epidemic and that will likely result in partnerships with Cabarrus County since most of the types of allowable uses will fall under the County's authority.

**Consider authorizing the City Manager to execute a contract with Musco Sports Lighting, LLC (Sourcewell #071619-MSL) for the purchase and installation of Green Generation Light fixtures on the new poles at Hartsell Ballfield Complex (Liles Field and Broome Field) not to exceed \$225,000.**

The Deputy Parks and Recreation Director, Sheila Lowry, stated the poles are being replaced due to safety concerns identified in staff's pole inspections. The lights will work with the existing Remote Equipment Controllers. The onfield Performance-Light levels are guaranteed for 25 years with the LED solution. She also stated the City maintains 9 facilities with sports lighting and all have Musco lighting.

**Consider approving a modification to the Interlocal Agreement with Cabarrus County administering the Central Area Plan.**

The Engineering Director, Sue Hyde, Michael Dayton has requested an exception to the Agreement in order to obtain water service for a proposed single-family home at 6550 Hwy 601S (PIN 5547-77-9595-0000).

**Consider a Preliminary Application from Meredith Smith.**

The Engineering Director stated the property is located at 20 Search Drive. The lot size is approximately 1.1 acres, zoned LDR, and developed with a single-family house. Sewer service is not available to the parcel. She stated the applicant noted bad water quality from the existing well as reason for request.

**Consider making appointments / reappointments to various City of Concord Boards and Commissions and making a reappointment to the CDDC Board of Directors.**

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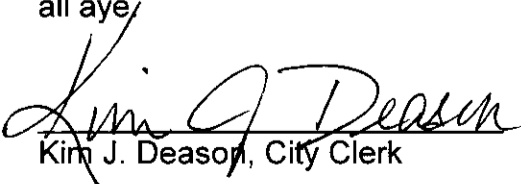
**Consent Agenda:**


There were no comments regarding the Consent Agenda.

A motion was made by Council Member McKenzie and seconded by Council Member Langford to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by this body—the vote: all aye.

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

  
Kim J. Deason, City Clerk

  
William C. Dusch, Mayor