

/s/ William C. Dusch, Mayor

ATTEST: /s/ Kim Deason, City Clerk

/s/ VaLerie Kolczynski, City Attorney

CONSENT AGENDA ITEM N

The quarterly report on water and wastewater extension permits issued by the Engineering Department for the first quarter of 2022 was received.

CONSENT AGENDA ITEM O

The Tax Office collection reports for the month of March 2022 was accepted.

CONSENT AGENDA ITEM P

The Tax releases/refunds for the month of March 2022 were approved.

CONSENT AGENDA ITEM Q

The monthly report on the status of investments as of March 1, 2022 was received.


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A motion was made by Council Member King and seconded by Mayor Pro-Tem Crawford to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(3) to consult with the Attorney to protect the attorney-client privilege and to consider and give instructions concerning a potential or actual claim, administrative procedure, or judicial action, and to consider and give instructions concerning a judicial action titled Crescent Acquisitions, LLC vs. City of Concord—the vote: all aye.

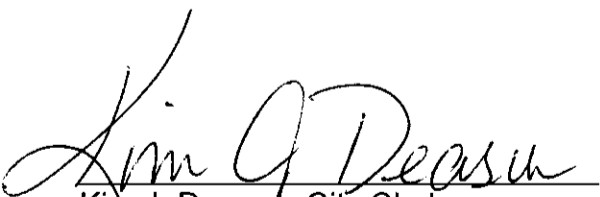
A motion was made by Council Member Sweat, seconded by Council Member McKenzie, and duly carried, to return to regular session—the vote: all aye.

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



William C. Dusch, Mayor



Kim J. Deason, City Clerk

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CONCORD CITY COUNCIL
2ND WORK SESSION MEETING
MAY 24, 2022

The City Council for the City of Concord, North Carolina, held the scheduled City Council 2nd Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on May 24, 2022, at 11:00 a.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

Members Present:

Mayor Pro-Tem Terry L. Crawford
Council Member W. Brian King
Council Member Betty M. Stocks
Council Member JC McKenzie
Council Member Jennifer Parsley-Hubbard

Members Absent:

Council Member Andy Langford
Council Member John A. Sweat, Jr.

Others Present:

Asst. City Manager, Josh Smith
City Attorney, Valerie Kolczynski
City Clerk, Kim J. Deason
Department Directors

Call to Order:

Mayor Dusch called the meeting to order.

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The following items were discussed:

- 1. Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a three year / 85% tax based Economic Development Incentive Grant to Max Solutions, Inc. to locate at 700 Derita Road, Suite 100, Concord, NC.**

Max Solutions, Inc. is a differentiated packaging platform. The new facility would run a smart safe and sustainable packaging product offering. The company would occupy an approximately 150,000 SF space at RiverOaks Corporate Center. Max Solutions, Inc.'s estimated investment represents a total \$27,484,941.00 investment in real and personal property. The company expects to create 150 full time jobs in Concord with an average wage of \$67,253.00. The City's proposed incentive is based on an estimated personal property investment of \$22,307,997.00. The total value of the City's three year grant is estimated to equal \$87,564.00 dependent on the actual investment. The City of Concord would still collect a 3-year net revenue of \$15,452.00 after the incentive payments.

A motion was made by Council Member Parsley-Hubbard and seconded by Mayor Pro-Tem Crawford to open the public hearing—the vote: all aye
There was no one signed in to speak in favor or in opposition to the request. Therefore, a motion was made by Council Member Parsley-Hubbard and seconded by Mayor Pro-Tem Crawford to close the public hearing—the vote: all aye.

A motion was made by Council Member McKenzie and seconded by Council Member Stocks to offer a contract for a three year / 85% tax based Economic Development Incentive Grant to Max Solutions, Inc. to locate at 700 Derita Road, Suite 100, Concord, NC—the vote: all aye.

2. Event policy update

The Planning and Neighborhood Development Services Director, Steve Osborne, stated staff is working to draft a new event policy for the City of Concord. He stated staff anticipates to have it on the August City Council agenda for Council's consideration.

He stated staff has surveyed other cities and their policies. He explained what would be covered in the policy and how city sponsored and non-city sponsored events would be determined.

Council Member Stocks asked if the policy would cover city sponsored events not held in the downtown area. The Planning and Neighborhood Development Services Director stated it would. Council Member Stocks also asked if an application would be required. The Planning and Neighborhood Development Services Director stated an application would be required.

Mayor Pro-Tem Crawford asked who would approve the applications. The Planning and Neighborhood Development Services Director stated the Emergency Management Coordinator will have a large role in the application approval process.

3. Advanced Metering Infrastructure (AMI) update

The Assistant City Manager, LeDerick Blackburn, explained the AMI process, the benefits of AMI, and the communication method used within the system. He stated AMI was sanctioned and supported by Electricities.

He stated the pilot program began FY13-14 with installation in 2016. In 2017, communication issues with water meters began and Nexgrid gave the City 16,000 new modules (8,000 free and 8,000 at a discounted rate). In 2022, an upgrade was completed but has not helped with the communication issues. He explained what efforts have been taken to address these issues. He also explained the financial expenditures from 2015 to present. He stated there is no performance component in the current contract; only repair and replace.

Future considerations:

The Assistant City Manager stated electric meters are currently on a replacement schedule of every 10 years, but staff is researching replacement every 7-8 years.

Water meters; he asked if the Council would want to keep the current meters, which are linked to the electric meters, or have independent water meters. He stated technology companies are no longer developing utility technology; utility companies are developing technology for utility companies.

If the transition to independent water meters is desired, staff will do extensive research to identify a system that will work for the City of Concord.

Council Member King asked if the miscommunication was detected by staff. The Assistant City Manager stated it was. Council Member King suggested manually reading water meters as done in the past.

Mayor Dusch asked if the City moves forward with Nexgen, and still have the mesh network, how will it work. The Assistant City Manager stated staff is researching that.

The Water Resources Director, Jeff Corley, explained how the current water meters work. He stated they only collect data one time per day, whereas the electric meters collect data

all day. He explained the challenges for the Water Resources Department.

Mayor Dusch suggested staff do site visits with 3-4 cities with similar terrain and review their systems. If another system is found that works then why not switch.

The Council all agreed that if a new vendor is utilized, the contract wording should be addressed.

It was the consensus of the Council to have staff begin site visits and report those findings back to the Council.

The Assistant City Manager stated it will be important for staff to utilize a utility consultant to develop an RFQ process.

4. Retention schedule for videos

The City Clerk presented the retention schedule for City Council meetings and videos per the NC Department of Natural and Cultural Resources.

After some discussion, it was the consensus of the Council to retain video recordings of the Council meetings on YouTube indefinitely and to direct the City Clerk to review other cities and towns retention of meeting videos.

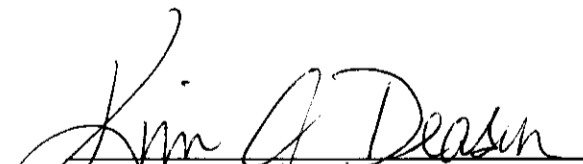
5. Barber Scotia College – litigation update


The City Attorney stated Barber Scotia College representatives have requested public relations information between the College, the Council, and Nexen Pruitt. She asked the Council if they wanted to release public relations information.

It was the consensus of the Council to release the information.

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


Kim J. Deason / City Clerk


William C. Dusch, Mayor