

The City will be conducting a rate study in FY2023 and, at that time, rates will be adjusted and the PPA will go back to zero. Alex said the PPA will be reviewed again in October. The Electric Systems Director explained the past savings of the purchase power contract when compared to Duke Power. He stated the City has been able to do many projects with these savings, including the Electric Operations Center.

### 3. Derita Road Project Overages

The Transportation Director, Phillip Graham, presented the overages the NCDOT has provided to staff related to the Derita Road project. According to the contract with DOT, the City is responsible for the overages on these types of projects. He stated the total estimated funding deficit is \$18 million. The NCDOT proposed to cover \$9 million of this deficit which would leave the City of Concord owing the remaining \$9 million.

The Transportation Director stated the remaining \$9 million would be funded as follows: 80% from the MPO for a total of \$7.2 million (this would be the City's only project presented in the upcoming year); and 20% from the City of Concord Transportation Reserves for a total of \$1.8 million.

The Council discussed what can be done to ensure this does not happen again. The Transportation Director explained this project has been in process for a long time. Currently, staff is receiving the project status of NCDOT project's more often so staff can address any overages sooner in the process instead of at the end of the project.

### 4. Funding of non-profits

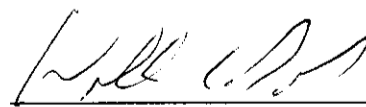
The Council discussed whether the City should continue to spend taxpayer dollars for funding non-profits. A lot of staff and Council time is taken to review the applications and more applications are received each year. Non-profit organizations seem to be over reliant on the City to support their organizations. Organizations are asking for more and more funding.


A suggestion was made to gradually stop the funding over the next 3 years, reduce the funding by 1/3 each year. This will give the organizations time to adjust to not receiving funding from the City.

The City Manager was asked to draft a letter that would go to the non-profits and bring that back to Council. Once Council reviews the letter they can decide whether they would like to move forward with eliminating the funding or continue to fund by reviewing applications each year.

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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.

  
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 William C. Dusch, Mayor

  
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 Kim J. Deason, City Clerk

CONCORD CITY COUNCIL  
WORK SESSION MEETING  
JULY 12, 2022

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3<sup>rd</sup> floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on July 12, 2022, at 4:00 p.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

**Members Present:**

Mayor Pro-Tem Crawford  
Council Member Andy Langford  
Council Member W. Brian King  
Council Member Betty M. Stocks  
Council Member JC McKenzie  
Council Member Jennifer Parsley-Hubbard  
Council Member John A. Sweat, Jr.

**Others Present:**

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

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The following agenda was presented for discussion:

**Public hearings:**

**Conduct a public hearing to approve the submission of the FY2022-23 Action Plan for the US Department of Housing and Urban Development's Community Development Block Grant (CDBG) and HOME Investment Partnership programs.**

The Community Development Manager, Mary Carr, stated an Action Plan is required to be submitted annually. She also stated a virtual public meeting was held to receive comments regarding the proposed Plan and over 100 responses were received.

**Conduct a public hearing and consider adopting a resolution closing the right-of-way of an unopened 10-foot alley running parallel to Hawthorne Street, SW.**

The Planning and Neighborhood Development Services Director, Steve Osborne, stated all NC General Statutes requirements were met for the closing of the right-of-way.

**Conduct a public hearing for case Z(CD)-07-21 and consider adopting an ordinance amending the official zoning map for +/- 54.8519 acres located northeast corner of International Drive and Highway 73 (4208 and 4515 Davidson Hwy) from MX-CC2 (Mixed-Use Commercial Center Large) to I-1-CD (Light Industrial Conditional District) and C-2 (General Commercial)**

The Planning and Neighborhood Development Services Deputy Director, Kevin Ashley, explained the property information and surrounding zoning classifications. He stated the Land Use Plan designates the property as industrial/employment. He explained the concerns the Planning & Zoning Commission had with the request and why they denied the petition.

Council Member King asked what uses would be permitted on the site by right. The

Planning and Neighborhood Development Services Deputy Director stated a 250,000 square feet commercial space and 250,000 square feet of office space is currently permitted by right but the developer would have to submit a site plan for those uses that would be similar to the prior approved site plan.

The Planning and Neighborhood Development Services Director stated staff has been upfront with the applicant and their legal counsel regarding the current sewer allocation issue.

**Presentations of Petitions and Requests:**

**Consider awarding a bid to NC Quality Home Builders, LLC in the amount of \$245,220 to construct a new home at 314 Sycamore Ave, SW.**

The Community Development Manager stated the property was vacant and abandoned. The City purchased the property, demolished the structure, and divided the property into two parcels. Staff is proposing to construct a home on each parcel; 314 and 318 Sycamore Ave, SW.

**Consider awarding a bid to NC Quality Home Builders, LLC in the amount of \$237,120 to construct a new home at 318 Sycamore Ave, SW.**

The Community Development Manager stated the bid for 318 Sycamore is higher due to the structure being constructed on a slab and because it is being built "up" due to the topography of the property.

Council Member Parsley-Hubbard asked what is the amount the homes would be sold for. The Community Development Manager stated that is unknown at this time but in the HOME program the City is allowed to take a loss on the sale of the home. She also stated there will be a 20-year deed restriction on the property and she explained that restriction.

**Consider awarding a bid to Carolina Siteworks, Inc for site-work and grading at 7437 Ruben Linker Rd. for future construction of Substation V.**

The Deputy Electric Systems Director, Scott Chunn, stated three bids were received and the lowest responsible and responsive bidder was Carolina siteworks in the amount of \$523,979.

**Consider awarding the total bid for the City of Concord's annual street preservation program to JT Russell & Sons, Inc and adopt a budget ordinance to appropriate funds from reserve funds.**

The Deputy Transportation Director, Devin Houston, stated this contract is needed to complete streets that were remaining from a prior contract. JT Russell & Sons submitted the lowest bid in the amount of \$1,141,521.98.

**Consider adopting a resolution to convey a 20' water line easement to Cabarrus County.**

The Engineering Director, Sue Hyde, stated Cabarrus County is having to upsize the existing water line for the Frank Liske Park Barn replacement project. The upsize conflicts with an easement that is located across City property on Rubens Road. She stated staff has reviewed the new alignment and has no issues. The approval will be contingent upon the County abandoning the existing easement.

**Consider accepting a preliminary application from Avery Turner.**

The Engineering Director stated the property is located at 1455 Simplicity Road and the applicant is planning one single-family home. She stated sewer is not available to the parcel; therefore, it is staff's recommendation to move forward excluding annexation.

**Consider accepting a preliminary application from Teresa Roberts.**

The Engineering Director stated the property is located at 9560 Poplar Tent Rd and is currently developed with a single-family home. The applicant indicated the water service is for a storage building that is being renovated into a tiny home. Sewer is not available to the parcel; therefore, it is staff's recommendation to move forward excluding annexation.

**Consider accepting a preliminary application from Michael Cipriani.**

The Engineering Director stated the property is located at 903 Silver Fox Rod and the applicant is proposing a single-family home. She stated sewer service is not available to the parcel; therefore, it is staff's recommendation to move forward excluding annexation.

**Consider accepting a preliminary application from Flint McDonald.**

The Engineering Director stated the request is for water service to five (5) lots along Archibald Rd. The proposed development would be five (5) single-family homes. She stated sewer is available to only three (3) lots; however, the request is for water only. Staff's recommendation is to move forward excluding annexation.

The City Attorney explained that if sewer is not available annexation cannot be required.

**Consent Agenda:**

There were no comments regarding the consent agenda.

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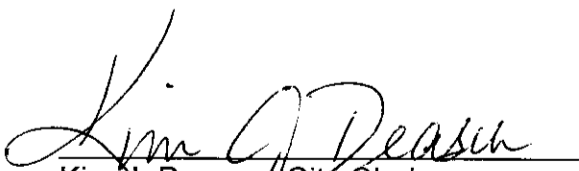
Assistant City Manager, LeDerick Blackburn, introduced the new Fleet Services Director, Douglas Summers.

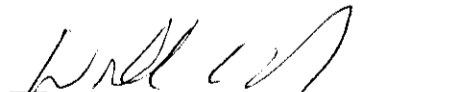
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A motion was made by Council Member Parsley-Hubbard and seconded by Council Member Sweat to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(3) to consult with the Attorney to protect the attorney-client privilege and 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 City of Concord vs. Barber Scotia College; N.C. General Statute 143-318.11(a)(6) to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee—the vote: all aye.

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

  
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Kim J. Deason, City Clerk

  
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William C. Dusch, Mayor