

Residential – Single Family

Gene Court – 3,360 gpd
Weddington Road Site – 26,000 gpd
Cumberland Subdivision Addition – 5,760 gpd
Lakeside – 34,560 gpd
Greenway Village Park – 1,920 gpd

Residential - Townhomes

97 Ring Avenue – 1,680 gpd
Lincoln Street – 6,240 gpd
Howerton Avenue – 720 gpd
11 Powder Street – 960 gpd

Residential - Apartments

300 Spring Street – 6,480 gpd
101 Georgia – 640 gpd
Davidson Hwy Apartments & Retail – 18,760 gpd
Concord Elevation Multifamily – 7,200 gpd
Corban Ave Senior Project – 1,760 gpd
Klutz Ct Triplexes – 2,560 gpd
Old Creamery – 4,320 gpd
Hammon Dr Property – 5,120 gpd

Mixed Use

Climbing Rose of Concord – 2,550 gpd
Hammon Dr Property – 55,370 gpd

Public

R Brown McAllister Elem School – 9,072 gpd
Cox Mill Mobile Unit – 3,750 gpd

A motion was made by Council Member Langford and seconded by Council Member Parsley-Hubbard to approve the allocation totals—the vote: all aye.

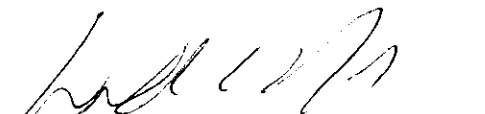
Mayor Pro-Tem Crawford reminded the meeting attendees of the application submittal deadline of June 25th for the September 20th allocation meeting.

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



Kim J. Deason, City Clerk



William C. Dusch, Mayor

CONCORD CITY COUNCIL
WORK SESSION MEETING
AUGUST 9, 2022

The City Council for the City of Concord, North Carolina, held the scheduled City Council Work Session in the 3rd floor City Hall Council Chambers located at 35 Cabarrus Ave, W, on August 9, 2022, at 4:00 p.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

Members Present:

Mayor Pro-Tem Terry L. 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:

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

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The following agenda was presented for discussion:

Presentations:

Recognition of Mr. Chad Oxendine for his 23 years of teaching tennis at Myers Park for the City of Concord Parks & Recreation Department.

Recognition of the City of Concord Finance Department for receiving the Certificate of Achievement for Excellence in Financial Reporting for period ending June 30, 2021.

Unfinished business:

Continue 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, generally addressed as 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 Assistant City Manager stated the applicant had requested that the Council consider tabling this item until the September 9, 2022 meeting.

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Sweat to continue the public hearing until the September 9, 2022 meeting—the vote: all aye

Public hearings:

Cabarrus Economic Development Corporation Project Manager, Samantha Grass, stated Keystone Corp. proposes to develop an approximately 70,000 SF manufacturing plant for construction related products made from steel wire. Their process manufactures welded wire reinforcement products. Keystone's proposed investment represents a total \$10,000,000 - \$12,000,000 investment in real and personal property. The project expects to create 10-15 new full time jobs with average wages of \$48,000.00. The total value of the City's one year grant is estimated to equal \$39,168 dependent on the actual investment.

Conduct a public hearing to consider designating the P.M. Morris Building located at 48-56 Union St S and 41 Market St SW as a local historic landmark.

The Planning and Neighborhood Development Services Senior Planner, Brad Lagano, stated the applicant, Justin Mueller, is requesting local landmark designation for the PM Morris building located at 48-56 Union St, S and 41 Market St. He explained the designation process.

Council Member King asked when the tax deferral would start. The Planning and Neighborhood Development Services Director, Steve Osborne, explained the deferral would take place the year after the revaluation following the completion of all renovations.

Conduct a public hearing for case Z-06-22 and consider adopting an ordinance amending the official zoning map for +/-1.12 acres located at 760 Pitts School Road from C-2 (General Commercial) to I-1 (Light Industrial) and to amend the 2030 Land Use Plan to modify the future land use designation of the parcel from Rural to Industrial Employment.

The Planning and Neighborhood Development Services Senior Planner stated the subject property was annexed by City Council on March 31, 1991. The Planning and Zoning Commission heard the rezoning petition at their July 19, 2022 meeting and unanimously voted to forward the request to City Council with a recommendation that the zoning map be amended from C-2 (General Commercial) to I-1 (Light Industrial) and to amend the 2030 Land Use Plan to designate the parcel as Industrial Employment. The site is proposed to be an expansion of the Meadows Corporate Park across Pitts School Rd. and was allocated sewer on July 19, 2022.

Council Member King asked if there was any opposition from surrounding property owners. The Senior Planner stated he had not heard from any residents in opposition.

Conduct a public hearing and consider approving an ordinance to adopt the George W. Liles Small Area Plan

The Planning and Neighborhood Development Services Senior Planner, Kaylee Canton, stated the draft plan was made available to the public for review through the City's Public Input page from June 23rd through July 14th. Staff received 21 responses from participants and the project page received 1,555 views. The plan was presented to the Planning & Zoning Commission on July 19th where they passed the motion to recommend to City Council that the George W. Liles Pkwy Small Area Plan be adopted.

Conduct a public hearing for case Z(CD)-34-21 and consider adopting an ordinance amending the official zoning map for +/- .507 acres located at p/o 10435 Poplar Tent Rd from Huntersville ETJ Rural (R) to City of Concord Residential Village-Conditional District (RV-CD) and to amend the 2030 Land Use Plan to incorporate the parcel as Suburban Neighborhood.

The Planning and Neighborhood Development Services Planning Manager, Scott Sherrill, explained the request. He stated the applicant is Skybrook, LLC. The Planning and Zoning Commission heard the above referenced petition at their July 19th meeting and unanimously voted to forward the request to City Council with a recommendation that the

zoning map be amended from Huntersville ETJ Rural to City of Concord RV-CD (Residential Village-Conditional District) and concurrently to amend the 2030 Land Use Plan to incorporate the parcel as Suburban Neighborhood.

Conduct a public hearing for case Z(CD)-01-22 and consider adopting an ordinance amending the official zoning map for +/- 2.553 acres located at 7995 Old Holland Rd. from unzoned to City of Concord Residential Compact-Conditional District (RC-CD) and to amend the 2030 Land Use Plan to change the designation from Commercial to Urban Neighborhood.

The Planning and Neighborhood Development Services Planning Manager stated the property was annexed by City Council on March 10, 2022. The Planning and Zoning Commission heard the above referenced petition at their July 19th meeting and unanimously voted to forward the request to City Council with a recommendation that the zoning map be amended from unzoned to City of Concord RC-CD (Residential Compact-Conditional District) and concurrently to amend the 2030 Land Use Plan to modify the future land use designation of the parcel from Commercial to Urban Neighborhood.

Conduct a public hearing for case TA-07-22 and consider adopting an ordinance amending the Concord Development Ordinance (CDO) Section 8.3.4.G.5.

The Planning and Neighborhood Development Services Planning Manager stated the text amendment was generated by a citizen request. David Kossove submitted an application for a text amendment requesting that multi-family and mixed use buildings be added to the list of permitted uses within a 1,000 ft. buffer of the Convention Center.

He stated the Planning and Zoning Commission recommended draft language that includes mixed use buildings but did not feel that multi-family buildings were consistent with the purpose of the supplemental standards: "The purpose and intent of this section is to ensure that future development within close proximity of the convention center will contain uses that are compatible and complimentary, and promote pedestrian as well as tourist activities."

Mr. Kossove is seeking to develop a mixed use building and a standalone multi-family building at 5350 John Q Hammon Dr. NW. Both the mixed use and multi-family components of the project were selected for sewer allocation on July 19, 2022 by City Council. This text amendment would be a prerequisite for the project to proceed.

Conduct a public hearing for case TA-08-22 and consider adopting an ordinance amending the Concord Development Ordinance Article 14 definition of Building, Mixed Use.

The Planning and Neighborhood Development Services Planning Manager stated the text amendment is staff-initiated. Staff's review of the definition Building, Mixed Use determined that the definition in the CDO is not a common typology for mixed use buildings, particularly where it references that they are "similar in appearance to a large single-family detached house." The proposed text amendment would remove this descriptor and the specific example of "bed and breakfast inn".

Petitions and request:

Consider adopting a resolution authorizing an eminent domain action for property located at 2711 Concord Parkway, South.

The City Attorney stated the property is currently owned by JRNC Investments, LLC. Certain easements, both permanent and temporary, are required by the Electric Department in order to construct a 100Kv transmission line to Substation T.

She stated the property owner's representative rejected the City's offer and refused to make a counteroffer. She further stated she will attempt to open negotiations based on appraisal information once acquired; however, having an eminent domain resolution in place will help move the matter forward in the event negotiations are unsuccessful.

Consider awarding bid for sixty-six (66) steel transmission poles, and 795 kcmil wire and hardware to CHM Industries, Inc and WESCO Distribution, Inc.

The Electric Systems Special Projects Manager, Andrea Cline, stated bids were received on July 21, 2022 for sixty-six (66) steel transmission poles, 795 kcmil wire and miscellaneous hardware required for interconnection of Delivery Point #4 (Bootsmead property), Substation W (Eli Lilly Property) and Substation T (Concord Parkway S.) Seven bids were received and evaluated for responsiveness. Electric staff determined that the lowest bidder for the 66 poles outlined in Schedule I, CHM Industries, was responsive and compliant in meeting the required specifications and for wire and hardware outlined in Schedule II, the lowest bidder, WESCO Distribution, Inc, was responsive and compliant.

Consider awarding the City of Concord's annual contract for the Installation of Traffic Signal Equipment and Associated Construction and Maintenance Work to Watson Electrical Construction Co, LLC.

The Transportation Director, Phillip Graham, stated the contract consists of providing traffic signal and associated construction/maintenance work in and adjacent to the City of Concord. Quotes were received on July 14, 2022 with Watson Electrical Construction Co, LLC submitting the lowest unit cost pricing. The contract is not to exceed \$150,000 per the FY 23 approved budget. The contract term is through June 30, 2023.

Consider authorizing the City Manager to negotiate and execute a contract with Barton Contracting for the Province Green Pump Station Elimination.

The Water Resources Deputy Director, Rusty Campbell, stated the project was bid under the formal bidding process and two bids were received on July 20, 2022. The bids were returned unopened to the bidders and the project was re-advertised as required by GS 143-132. Bids were received a second time on July 28, 2022 and again two bids were received. Staff was able to open the bids as allowed by GS 143-132. The lowest responsible bidder was Barton Contracting in the amount of \$1,597,074.33.

Consider authorizing the City Manager to negotiate and approve a contract with Shield Engineering, Inc. for continued environmental assessment activities at the Les Myers Park pre-regulatory landfill site and to approve the attached budget transfer.

The Engineering Director, Sue Hyde, explained the site where Les Myers Park is located was constructed in 1967 above a municipal landfill. The landfill was in operation from the 1940's until the park was constructed in 1967 prior to the State of North Carolina enacting landfill regulations and is considered a Pre-Regulatory Landfill (PRL).

She stated the State has requested an additional assessment that includes the contaminant delineation and media sampling activities needed to continue the remedial investigation (RI) at the site in general accordance with the North Carolina Department of Environmental Quality Inactive Hazardous Sites Program's Guidelines for Addressing Pre-regulatory Landfills and Dumps (NCDEQ Guidelines), as administered by the Pre-regulatory Landfill Unit (PRLU). The estimated cost of this assessment is \$113,822.70.

Consider authorizing the City Manager to negotiate and execute a contract with C Design for architectural and engineering services for the new Fleet Services Facility.

The Engineering Director stated Council previously approved a contract with C Design for pre-design services on the Fleet Services Facility. The predesign work is complete and a

conceptual site plan and building plan developed. The next phase of work includes schematic design, design development, construction documents, cost estimating, permitting & bidding, contract administration, building system commissioning, industrial equipment design and specification, fueling system and equipment design and specification, vehicle wash system and equipment design, security design and specification, audio/visual design and specification, furniture consultation and specification, and closeout. The fee including estimated reimbursable expenses is \$1,763,300.

Consider authorizing the City Manager to negotiate and execute a contract with Edifice General Contractors for preconstruction services on the Fleet Services Facility.

The Engineering Director stated a request for qualifications was posted for CMR services. After interviews were held and references called, the selection committee chose Edifice General Contractors for the project. Edifice has worked on numerous projects with fleet maintenance components. The preconstruction services fee will not exceed \$153,700.

Consider adopting a resolution to convey a temporary grading easement to Lakeshore Corporate Park, LLC.

The Engineering Director stated Lakeshore Corporate Park, LLC is developing Lakeshore Corporate Park on Moose Road in Kannapolis. She explained the City owns the site adjacent to their parcel which is Lake Fisher. Lakeshore Corporate Park, LLC is requesting temporary grading easements in order to construct fill slopes on City property. Staff has reviewed and recommends approval with conditions as listed in the resolution.

Consider accepting a Preliminary Application from Richard Ratcliff.

The Engineering Director stated the property is located at 3999 Stough Road. The parcel is zoned county OI and developed with several buildings. She stated the applicant has indicated that the water service is for a wash down pad. Sewer is not available to the parcel.

Consider accepting a Preliminary Application from Charlotte Water.


The Engineering Director stated Charlotte Water withdrew their application at this time.

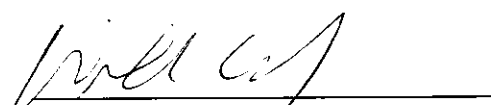
Consent Agenda

There were no comments regarding the consent agenda.

A motion was made by Council Member Sweat, seconded by Council Member Parsley-Hubbard, and duly carried, to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(2) to prevent the premature disclosure of an honorary award or scholarship; and N.C. General Statute 143-318.11(a)(4) to discuss matters relating to the location or expansion of business in the area served by this body—the vote: all aye.

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.


Kim J. Deason, City Clerk


William C. Dusch, Mayor