

CONCORD CITY COUNCIL
WORK SESSION MEETING
JANUARY 10, 2023

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 January 10, 2023, at 4:00 p.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

Members Present:

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

Members Absent:

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 Richard V Bergeron II for over 28 years of service with the City of Concord Fire Department.

Mayor Dusch presented a Proclamation recognizing 2023 as the "Year of the Trail".

Presentation of the Distinguished Budget Award from the Government Finance Officers Association of the United States and Canada.

Informational Items:

Presentation by Cooperative Christian Ministries (CCM) Executive Director ,Ed Hosack.

Mr. Hosack presented information on a proposed project CCM is currently working on; Brown Mill Commons. He presented the financial assistance that is needed to complete the project. He stated Cabarrus County Commissioners have agreed to provide \$2 million in funding for the project. He asked the City Council to also consider investing \$2 million toward the project so that the project can move forward.

Mr. Hosack stated it is CCM's intent to purchase the property and immediately make improvements to the streetscape of the building. Two apartments and an operational building will be located on the back side of the building.

Council Member Stocks asked if CCM has provided any information to the Brown Mill Community regarding the project. Mr. Hosack stated it is CCM's intent to honor the Brown Mill Community. He stated CCM does not have ownership of the property yet; therefore, information has not been provided to the community yet. He further stated community involvement is important to CCM.

Council Member Crawford stated the proposed is a great project and a need for the community. He asked how the operational expenses would be funded. Mr. Hosack stated some revenue will be generated from the residents paying a small portion of rent after phase 1 of housing is complete. He stated additional revenue will be generated following the completion of phases 4 and 5.

Council Member Crawford asked if AARPA funds could be used for the investment amount. The City Manager stated City staff is reviewing that option.

Council Member Langford stated, in his opinion, the proposed is a very nice project, but he is concerned with the amount of investment being requested.

Following the discussion, the City Manager requested the Council allow him and the Finance Director to meet with Mr. Hosack to determine the total investment being requested and to review the AARPA fund guidelines to see if AARPA funds can be utilized for the investment. He stated staff will bring a recommendation back to Council for their consideration.

It was the consensus of the Council to accept the City Manager's request.

Public Hearings:

Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a three-year/85% tax based economic development grant to HSREI, LLC (Hendrick Motorsports Manufacturing) to located at 5301 Stowe Lane, Charlotte, NC (Concord City limits) having an investment of approximately \$14,900,000 in real and personal property.

Cabarrus EDC Project Manager, Samantha Grass, stated HSREI, LLC, proposes to develop an approximately 155,000 SF advanced manufacturing facility to allow for the expansion of the existing manufacturing operations and specifically for the fabrication of metal structures, prototyping, and assembly. HSREI, LLC, proposes to invest approximately \$14,900,000 in real and personal property. The project expects to create approximately 50 new full-time jobs (in addition to retaining 75 existing jobs) with average wages of \$62,000.

She stated the total value of the City's three-year grant is estimated to equal \$176,868 depending on the actual investment. The City of Concord would still collect a three-year net revenue of \$31,212 after the incentive payments.

Conduct a public hearing for case Z-21-22 and consider adopting an ordinance amending the official zoning map for +/- 3.125 acres located at 494 Corban Ave, SE from RM-1 to C-2 and to amend the 2030 Land Use Plan to modify the future land use designation of the parcel from Suburban Neighborhood to Commercial.

The Planning and Neighborhood Development Services Planning Manager, Scott Sherrill, stated the Planning and Zoning Commission heard the petition at their December 20, 2022, meeting and unanimously voted to forward the request to City Council with a recommendation that the zoning map be amended from RM- 1 (Residential Medium Density) to C -2 (General Commercial) and to amend the 2030 Land Use Plan to designate the parcel as "Commercial". He stated the property is the site of the Berry Auto Clinic and has been in use as an auto repair facility by the applicant since 1989

Conduct a public hearing for case TA-10-22 and consider adopting an ordinance amending the Concord Development Ordinance (CDO)

The Planning and Neighborhood Development Services Director, Steve Osborne, stated the proposed text amendment is administrative in nature to correct an omission from TA-06-22, which raised height limits for multi-family to four stories for multi-family in the RV and RC zoning districts. He stated the Planning and Zoning Commission recommended the amendment and the statement of reasonableness and consistency as depicted in the staff presentation on December 20, 2022.

Presentations of Petitions and Requests:

Consider authorizing the City Manager to negotiate and execute a contract with WithersRavenel for full design services for the Academy Gibson Area adjacent to the Clearwater Arts Center & Studio.

The Parks and Recreation Deputy Director, Sheila Lowry, stated the services will include the space identified in the adopted master plan for a Pump Track, Skate Park and Community Space in the amount of \$513,800. She explained the Academy Gibson area part of Phase I development includes the open space at the corner of Kerr and Cedar adjacent to the existing Village Greenway and the open space area adjacent to Clearwater. Also, the area at the corner of Kerr and Academy for redevelopment for community space with a parking area.

Parks and Recreation selected the firm, WithersRavenel through an RFQ process for professional design services for the park. This design phase will include Schematic Design, Design Development Plans, Construction Documents at 50%, 95% and 100% level, Geotechnical site work and investigations, architectural services for existing and proposed buildings on the property, cost estimation services, and allowances for surveying and additional mapping. Full turn-key development of Phase I for the Academy Gibson Park Area is identified in the General Obligation Bond funded project.

Consider approving the Public Art Master Plan for Concord to serve as a guide to implementing public art throughout the City of Concord.

Clearwater Arts Center & Studio Director, Sarah Gay, introduced the Master Plan consultants, Todd Bressi, Anita Cooper, and Francine Green. Mr. Bressi joined the meeting via zoom.

Council Member Parsley-Hubbard entered the meeting.

Mr. Bressi provided detailed information of the proposed Public Art Master Plan.

Following the presentation, Council Member Stocks thanked Council Member Langford, the consultants and staff for their work and contributions on the development of the Plan.

Council Member Langford expressed his gratitude for everyone's contributions to the Plan.

Council Member King thanked everyone for their work on the Plan, but stated, in his opinion, the Council needed time to review the Plan in depth. Other Council Members agreed.

A motion was made by Council Member Crawford and seconded by Council Member King to table the request until the February 9, 2023 City Council meeting—the vote: all aye.

Consider adopting bylaws for the newly created Public Art Commission.

Council Member Langford explained with the approval of the Master Plan, the Council would be asked to create a Public Art Commission.

Due to the Master Plan being tabled, the request cannot be considered; therefore, a motion was made by Council Member Crawford and seconded by Mayor Pro-Tem McKenzie to table the request until the February 9, 2023 City Council meeting—the vote: all aye.

Consider authorizing Rider Transit to enter into a MOU with the Cabarrus Reentry Program for pilot project to provide participants program related trips as needed.

The Transit Director, LJ Weslowski, the Cabarrus Reentry Program is to provide transportation support for society reentry participants facing transportation challenges. He introduced the Program Director, Dennis Brown.

Mr. Brown explained the pilot program would involve 6 individuals that have been working with the Reentry Program to receive training, certification and job placement in the logistics industry prior to their reentry in early February. Rider Transit would provide program related trips for participants, particularly work-related trips.

The Transit Director stated the Concord Kannapolis Transit Commission unanimously approved entering into the partnership as a pilot project at their 11/30/22 meeting, which will be monitored, data compiled, and revisited 6 months after initial implementation to determine next steps.

Consider amending a sewer right-of-way across property at 308 Concord Parkway, N (PIN 5620-05-5851).

The Engineering Director, Sue Hyde, stated there is a sewer right-of-way recorded in Deed Book 625 Page 655 to the City of Concord. As this property has developed, this right-of-way is not necessary.

Consider appointing a single voting delegate to cast the City of Concord's vote on the proposed legislative goals from the North Carolina League of Municipalities (NCLM).

NCLM has proposed 16 advocacy goals. Each municipality has been asked to review the goals and cast a single online vote by selecting 10 of the 16 proposed goals. The ballot must be submitted by January 13, 2023.


A motion was made by Council Member Crawford and seconded by Council member King to appoint Council Member Parsley-Hubbard as the voting delegate—the vote: all aye.

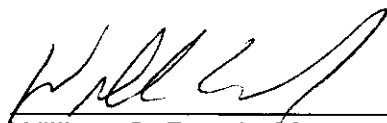
Consent Agenda

There were no comments regarding the consent agenda.

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


Kim J. Deason, City Clerk


William C. Dusch, Mayor