

CONCORD CITY COUNCIL  
WORK SESSION MEETING  
FEBRUARY 6, 2024

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 February 6, 2024, at 4:00 p.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

**Members Present:**

Mayor Pro-Tem Jennifer Parsley-Hubbard  
Council Member Andy Langford  
Council Member Lori A. Clay  
Council Member Betty M. Stocks  
Council Member JC McKenzie  
Council Member Terry L. Crawford  
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:

Recognition of the City receiving the designation of Tree City USA for the fifth consecutive year.

Presentation of a Proclamation recognizing the month of February as Black History Month.

**Informational Items:**

Receive the results of the Cabarrus County Arts & Prosperity Survey at the City Council Work Session.

Cabarrus Arts Council Executive Director, Liz Fitzgerald, presented the survey results.

Receive a presentation regarding the Local Government Language Access Collaborative Program at the City Council Work Session.

The Diversity, Equity, and Inclusion Strategist, Jaime Brown, introduced the Language Access Coordinator with the UNC School of Government, Susan Clifford. She also introduced the City's Language Access team members.

Ms. Clifford explained the Language Access Program. She stated City team members have been working to develop a Language Access Plan for the City of Concord.

The Diversity, Equity, and Inclusion Strategist presented the proposed Plan and the proposed Policies and Procedures for the Plan. She also stated the Plan will be in effect in FY2025.

**Departmental Reports:**

Downtown Streetscape update

Planning and Neighborhood Development Services staff and CDDC staff will provide an

update at the Thursday, February 8<sup>th</sup>, City Council meeting.

#### Parks and Recreation Bonds update

Parks and Recreation staff will provide an update at the Thursday, February 8<sup>th</sup>, City Council meeting.

#### **Public Hearings:**

#### Conduct a public hearing and consider adopting the 2024 Revision of the City of Concord Comprehensive Transportation Plan (CTP).

The Transportation Director, Phillip Graham, stated the CTP is a coordinated sub-set of the Cabarrus-Rowan MPO's Comprehensive Transportation Plan (CRMPO-CTP). The Cabarrus-Rowan MPO is the designated planning agency for all transportation projects in Cabarrus and Rowan counties, and the CRMPO-CTP is a financially unconstrained view of the future roadway network in Cabarrus and Rowan counties.

He stated the current City of Concord CTP is evaluated annually by staff to reflect changes to street classifications and future roadway, pedestrian, bicycle, greenway alignments, as well as transit. The 2024 Revision of the CTP's Map, upon adoption by City Council, will be recorded at the Cabarrus County Register of Deeds.

#### **Presentations of Petitions and Requests:**

#### Consider entering into an Agreement with the North Carolina Department of Transportation (NCDOT) covering work to be performed under Project Agreement ID No. 12790, TIP # BL-0087 - WBS Elements 50848.1.1, 50848.2.1, and 50848.3.1 for the Construction of Sidewalks along Elm Ave, Glenn St, Crowell Dr and Cedar Dr.

The Transportation Director stated staff is requesting the City Council enter into an Agreement, ID No. 12790, with the NCDOT to support the Project as outlined in the agreement. He stated this agreement is for the construction of sidewalks on Elm Avenue from Glenn Street to Alexander Street, Glenn Street from Elm Avenue to Academy Avenue, Crowell Drive from Clearwater Arts Center driveway to Cedar Avenue, and Cedar Drive from Georgia Street to Beech Street. The total estimate for this Project is \$1,625,000. NCDOT will participate in 80% of the estimated cost (\$1,300,000). The City of Concord will participate in 20% of the estimated cost (\$325,000). Under this Project Agreement, overpayment will be the responsibility of the City of Concord.

#### Consider authorizing City Manager to execute amendment #2 to the North Apron Access Road, Work Authorization 2204, Project No. 2203-2204.

The Aviation Director stated, in 2023, the General Assembly appropriated \$5.0 million for a new access road for a corporate hangar at Concord Padgett Regional Airport (CPRA). The initial professional services contract did not include utilities as part of the scope work. The total cost for Amendment #2 is \$89,876.

#### Consider awarding two bids in the amount of \$288,029.56 to Siemens and ABB for new 48.3 & 15.5 kV circuit breakers.

The Electric Systems Special Projects Manager, Caleb Greene, stated Delivery 1, located at 801 Florence Ave, is being upgraded to include a new main breaker as well as a replacement feeder breaker.

He explained Siemens was the lowest responsive bidder for the 48.3 & 15.5 kV breakers. He also stated Concord's high voltage substations currently contain Siemens breakers.

ABB was the lowest responsive bidder for Schedule II. ABB is a well-known manufacturer with equipment in many City substations.

Consider adopting a bond order authorizing the issuance of utilities system revenue bonds of the City of Concord.

The Finance Director, Jessica Jones, stated City Council previously adopted a resolution at a meeting held on January 10, 2024 making certain findings of fact and directing the application to the Commission for approval of City of Concord, North Carolina Utilities Systems Revenue Bonds, Series 2024 (the “2024 Bonds”) and hereby further determines to issue 2024 Bonds in an aggregate principal amount not to exceed \$25,000,000 to (1) finance various improvements to the City’s water, wastewater and electric systems, including upgrades and process enhancements to the Hillgrove Water Treatment Plant (the “Projects”) and (2) pay the costs of issuing the 2024 Bonds.

Consider adopting an updated reimbursement resolution declaring the intent of the City of Concord to reimburse itself for capital expenditures incurred in connection with the financing of public safety facilities and communications building from the proceeds of an installment financing contract.

The Finance Director stated City Council previously adopted a reimbursement resolution on June 8, 2023 related to (1) the construction of public safety facilities, including a new fire station, police substation and associated furnishings at Concord-Padgett Regional Airport and (2) the construction of a Communications Building on property behind Fire Station 3 (collectively, the “Projects”). The updated resolution updates the cost, description and timing of the Projects.

Consider adopting an ordinance adding Article X Social Districts to the City of Concord Code of Ordinances, Chapter 50, Streets, Sidewalks, and other Public Places.

The Planning and Neighborhood Development Services Director, Steve Osborne, HB890 was passed in September 2021 and allows local city and county governments to create alcohol social districts (social districts). He explained what is determined to be a Social District. He stated, if approved, the ordinance would be effective August 1, 2024.

He stated City staff conducted extensive research on other NC Cities with Social Districts. Key points of the proposed ordinance were discussed with the downtown merchants who attended an in-person Merchant Meeting held on December 11, 2023.

Council Member Stocks asked who would purchase the special cups to be used in the Social District. The Planning and Neighborhood Development Services Director stated staff is still reviewing that but it is normal practice for the businesses to purchase those.

Council Member Sweat asked if the downtown merchants were aware this is being proposed. The Planning and Neighborhood Development Services Director stated meetings were held with the downtown merchants regarding the proposed amendment. He also stated a merchant can opt out if they do not wish to participate.

Council Member McKenzie asked if the historic courthouse and the new plaza property could be included in the proposed district. The City Manager stated staff could have a conversation with Cabarrus County since that is their property.

Council Member McKenzie also asked if the August 1<sup>st</sup> date would be amended if the streetscape construction is not substantially completed by that date. The Planning and Neighborhood Development Services Director stated staff is confident construction will be substantially completed by August 1<sup>st</sup>, but if something arises that delays construction significantly, staff will request the date to be extended.

Consider approving the Concord Co-Sponsorship applications for annual recurring events in 2024 and January 2025.

The Emergency Management Coordinator, Ian Crane, stated in 2023, City Council

approved multiple co-sponsorship applications, three of which are events that occur annually. In 2024, these events will include the Concord International Festival in October, two Art Walks on Union in April and September, and the MLK Jr. March and Wreath Laying Ceremony in January 2025.

He stated applicants will still be required to submit the required application and supporting documents for review but these applications will only be brought back before City Council if there is a substantial increase in costs to the City for the in-kind services requested.

Consider approving benefit plan rates for the City of Concord for FY25 and authorize the City Manager to negotiate, conclude, and execute contracts with plan providers.

The Human Resources Director, Chantel Thompson, stated the City continues to offer three market competitive medical plans administered by BCBSNC. Coworkers have the flexibility to choose the plan that is best for their families' needs.

Due to favorable plan experience, Gallagher is projecting no increase to the budget on a per coworker per year basis; however, the additional headcount and plan enrollment shifts result in a \$917,000 increase to the gross medical budget (\$14,417,000).

She stated the recommendation is to keep coworker medical contributions the same, for the fifth year in a row.

Consider authorizing the City Manager to negotiate and execute a contract with Double D Construction Services, Inc. for the asbestos abatement and demolition of City owned buildings at 228 and 234-240 McGill Ave.

The Engineering Director, Jackie Deal, stated the buildings located at 228 and 234-240 McGill Ave have a combined area of 8,789 square feet and are in poor structural conditions. The project consists of the abatement of asbestos containing materials, the demolition and disposal of the buildings, and the filling-in of any voids left after the demolition. The project was publicly bid and five (5) bids were received. The lowest responsive bidder was Double D Construction Services, Inc. in the amount of \$132,609.13.

Consider a Preliminary Application from Bonds Real Estate.

The Engineering Director stated Bonds Real Estate submitted a preliminary application to receive water service outside the City limits. The property is located at 2701 Derita Road. It is zoned LI (Limited Industrial). The parcel is contiguous to the City limits and is already served by sewer. The property owner noted the existing well is failing.

#### Consent Agenda

There were no comments regarding the consent agenda.

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A motion was made by Council Member Langford, seconded by Council Member Crawford, and duly carried, 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 and N.C. General Statute 143-318.11(a)(4) to discuss the location or expansion of industries or other businesses in the area served by this public body.—the vote: all aye.

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There being no further business to be discussed, a motion was made by Council Member Sweat, seconded by Council Member McKenzie, 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