



City Council Agenda

Thursday, May 11, 2023

6:00 PM

3rd floor Council Chambers at City Hall

Cell phones are to be turned off or placed on vibrate during the meeting. Please exit the Council Chambers before using your cell phone.

The agenda is prepared and distributed on Friday preceding the meeting to Council and news media. A work session is then held on the Tuesday preceding the regular meeting at 4:00 pm.

I. Call to Order

II. Pledge of Allegiance and Moment of Silent Prayer

III. Approval of Minutes

March 21, April 11, and April 13, 2023.

IV. Presentations

- 1. Presentation of a retirement plaque to Travis Wilmot recognizing over 31 years of faithful, loyal and dedicated service to the City of Concord Buildings and Grounds Department.**
- 2. Presentation of a Proclamation recognizing May 21 - 27, 2023 as National Public Works Week.** National Public Works Week (NPWW) is a celebration of the tens of thousands of women and men in North America who provide, administer, and maintain the infrastructure collectively known as public works. Instituted as a public education campaign by the American Public Works Association in 1960, NPWW calls attention to the importance of public works in community life and to enhance the prestige of those who serve the public good every day with their dedication. NPWW is observed during the third full week of May.
- 3. Presentation of a Proclamation recognizing May 6, 2023 as Social Action Day in honor of the Concord Alumnae Chapter of Delta Sigma Theta Sorority, Inc.**
- 4. Presentation of a Proclamation recognizing the month of May as Asian Pacific American Heritage Month.**

V. Unfinished Business

VI. New Business

A. Informational Items

B. Departmental Reports

- 1. Downtown Streetscape update**

C. Recognition of persons requesting to be heard

D. Public Hearings

- 1. Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a one-year/85% tax-based economic development grant to Old Dominion Freight, Inc., to locate at 2980 New Town Way SW, Concord, North Carolina 28027 and having an investment of approximately \$18,000,000 in real and personal property.**

Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector expansion of new facilities. Old Dominion Freight, Inc., proposes to develop an approximately 60,000 SF Interstate Motor Freight Terminal to allow for a Less Than Truckload one and two-day deliveries of goods and commodities needed to support local and interstate commerce. These are items consumers need and expect to find at their local grocery, department, retail, home improvement, construction supply, or other types businesses involved in everyday life. Old Dominion Freight, Inc., proposes to invest

approximately \$18,000,000 in real and personal property. The facility will include approximately 102 dock doors with trailer, tractor, and employee parking and will be constructed on an approximately 40-acre site. The project expects to create approximately 100 new jobs with full-time average wages of approximately \$ 80,000 for salary workers and hourly wages of approximately \$25-\$30 per hour. The total value of the City's one-year grant is estimated to equal \$73,440 depending on the actual investment. The City would still collect a one-year net revenue of \$12,960 after the incentive payment. Please see attached grant analysis for additional details.

Recommendation: Motion to approve offering a contract for a one-year/85% tax-based Economic Development Incentive Grant to Old Dominion Freight, Inc., to locate at 2980 New Town Way SW, Concord, North Carolina 28027.

2. Conduct a public hearing pursuant to North Carolina General Statutes Sec. 158-7.1 to consider granting a three -year/85% tax -based center city economic development grant to Norstein Properties, LLC, to redevelop two properties located at 69 and 75 Corban Avenue SE, Concord, North Carolina 28025 and having an investment of approximately \$4,200,000 in real and personal property.

Under the North Carolina General Statutes, City Council may offer incentives to stimulate private sector redevelopment. Norstein Properties, LLC, proposes to develop an approximately 18,192 SF mixed-use development. The first floor will feature five street-level commercial spaces while the second and third floors will feature a combined ten, one and two-bedroom apartments. Norstein Properties, LLC, proposes to invest approximately \$4,200,000 in real and personal property.

The project will add housing and commercial space options to our growing downtown by combining and redeveloping a vacant lot and an empty residential property. This will help to increase and diversify the local property tax base. The location will provide residents with access to the Harold B. McEachern Greenway and the JW McGee Park while the commercial units will provide new spaces for small businesses. The total value of the City's three-year grant is estimated to equal \$51,408 depending on the actual investment. The City would still collect a three-year net revenue of \$9,072 after the incentive payments. Please see attached grant analysis and renderings for additional details.

Recommendation: Motion to approve a contract for a three-year /85% tax- based Economic Development Incentive Grant to Norstein Properties, LLC, to redevelop property located at 69 and 75 Corban Ave. SE, Concord, NC 28025.

3. Conduct a public hearing to approve the submission of the FY2023-24 Action Plan for the US Department of Housing and Urban Development's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program.

The City of Concord is required to submit an Action Plan to the US Department of Housing and Urban Development (HUD) outlining proposed projects to be accomplished using the allocated funding. The Action Plan includes CDBG and HOME activities planned for the City of Concord, as well as HOME activities for the members of the HOME consortium. As lead entity, Concord is tasked to complete all reporting for the Consortium members. The City's FY23-24 total CDBG program budget is \$605,948 which includes the CDBG allocation of \$663,654 and \$9,000 in estimated program income. The FY23-24 HOME Consortium allocation is \$1,315,523. Concord is projected to generate \$131,006 in program income. As a result, the total Consortium budget is projected to be \$1,446,529. Of this amount the City's proposed allocation of HOME will be \$440,303.55 which includes; the city's allocation of \$223,529.55 of the project funds, \$85,768 for program administration and lead entity administration, and \$131,006 in estimated program income. The remaining funds will be allocated to other members of the HOME Consortium. Items given in the Action Plan match those in the budget for FY 23-24.

A virtual public hearing was held from April 3rd – May 5th to receive comments on the proposed 2023/2024 CDBG and HOME program budget/activities. The public hearing notice was advertised in *The Independent Tribune* on April 2nd, 5th, and 9th along with the link being provided on the City website. Staff

has received 1,424 responses and noted those within the plan. The Action Plan budget matches what was submitted in the City's budget.

Recommendation: Motion to approve the submission of the FY2023-24 Action Plan for the US Department of Housing and Urban Development's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program.

4. Conduct a public hearing and consider adopting an ordinance annexing +/- 278.58 acres on Breezy Ln, PINs 5547-06-4548, 5537-98-3213, 5537-98-7403, 5537-98-2315, 5537-99-6094, 5537-88- 5456, 5547- 17-5193, 5537-98-1655, 5547-17-5388, owned by the Water and Sewer Authority of Cabarrus County (WSACC).

The petition is for voluntary annexation of +/- 278.58 acres of property located on Breezy Ln. The property, the Rocky River Regional Wastewater Treatment Plant, is currently zoned LDR (Low Density Residential) in Cabarrus County. Staff has coordinated with WSACC to proceed with zoning the property to O-I (Office Institutional) after annexation. The subject parcels are located within the Civic-Institutional (CI) Land Use Category of the 2030 Land Use Plan where O-I is listed as a corresponding zoning district.

Recommendation: Consider making a motion to adopt an annexation ordinance and set the effective date for May 11, 2023.

5. Conduct a public hearing and consider adopting an ordinance annexing +/- 22.40 acres at 226 Burrage Rd, PIN 5631-14-9836, owned by Eugene F. Brown III, Denise P. Brown, Phyllis Anne Brown, and John Christian Brown, for construction of twenty-five (25) single-family homes.

The petition is for voluntary annexation of +/- 22.40 acres of property on Burrage Rd. The property is currently zoned RM-1 (Residential Medium Density) in the City of Concord ETJ. The developer has proposed to construct twenty-five (25) single-family detached homes on the site where RM-1 design standards will be utilized. The project was allocated sewer on September 20, 2022.

Recommendation: Consider making a motion to adopt an annexation ordinance and set the effective date for May 11, 2023.

6. Conduct a public hearing to consider adopting an ordinance amending Article 7 "Base Zoning Districts", Article 7.8.2 ("Multifamily Design Standards") to amend the minimum spacing requirements for single story structures within multifamily developments.

This amendment was a companion change to accompany the "tiny home" standards, which have been referred back to staff for further refinement. At the April 18th work session, Council stated that this portion of the amendment is reasonable and should be considered. This amendment reduces the multifamily building spacing from 20 feet to 10 feet (for single story structures only) and corrects a cross-reference regarding to unit threshold for the multifamily standards. At their February 21st meeting, Planning and Zoning Commission recommended this amendment to Council.

Recommendation: Motion to adopt an ordinance amending Article 7.8.2 ("Multifamily Design Standards") of the Concord Development Ordinance (CDO) to adopt regulations to amend the minimum spacing requirements for single story structures within multifamily developments.

7. Conduct a public hearing to consider adopting an ordinance amending Article 8 ("Use Regulations"), Sections 8.4.2 ("Location) and 8.4.3 ("Height"), to clarify maximum height requirements for accessory structures.

Staff has been responding to numerous requests from citizens regarding the CDO's restriction on accessory structures. The provisions are not particularly clear but the CDO appears to limit the structures to a maximum of fifteen (15) feet regardless of where the structure is placed within the yard. The height restriction impairs the development of accessory dwelling units (ADUs) located above a garage, which

are permitted in residential zoning districts. The proposed changes are to keep the fifteen foot height restriction when the structure is located at the smaller accessory structure setback, and to allow two (2) story structures to be constructed at the larger principal structure setback.

At their April 18 meeting, Planning and Zoning Commission discussed some minor language changes to make this section of the CDO clearer. The Commission unanimously recommended the amendment to Council, with the minor changes. A staff report explaining the proposed amendment in detail is attached.

Recommendation: Motion to adopt an ordinance amending Article 8 (“Use Regulations”), Sections 8.4.2 (“Location) and 8.4.3 (“Height”), to clarify maximum height requirements for accessory structures.

E. Presentations of Petitions and Requests

1. Consider adopting a resolution of intent on the matter of closing the right -of-way of an unopened+/- 15-foot wide alley running parallel to Corban Ave SE, including the abandonment of the right-of-way for a +/- 225-foot long alley that runs behind 125 Corban Ave SE.

This alley was originally part of the M.L. Widenhouse subdivision, which was platted in 1914. The alley was never opened and is unimproved. Charles Stapleton and Stephanie Stapleton are the applicants and owners/developers of Greenway Village Park, an eight-unit single family development proposed on adjacent land at 164 Wilkinson Court, SE. The applicants own a majority of the property adjacent of the alley and each property owner adjacent to the alley will receive half of the portion of the alley being abandoned. However, the General Statutes has a provision to alter the division of the abandoned right-of-way by the filing of a plat signed by all adjacent owners.

The General Statutes require that the City post signs in two (2) places along the right-of-way, send copies of the approved resolution of intent to all neighboring owners after adoption, and advertise in the newspaper once a week for four (4) successive weeks. The notice requirement would allow the hearing to be conducted at the June 8, 2023 meeting.

Recommendation: Consider adopting a resolution of intent to set a public hearing for June 8th, 2023.

2. Consider amending the allocation of \$385,000 in HOME funds to Jim Sari and Company to \$770,000 to Strategic TC Properties, LLC for the rehabilitation of Coleman Mills which will have a total of 152 units of affordable housing.

In June of 2020, Council approved the allocation of \$385,000 in HOME funds to Jim Sari & Company for the rehabilitation of the historic Coleman Mill into affordable rental housing units. This allocation would account for seven (7) floating HOME units within the complex. Since that time, COVID related delays and delays from Federal and State agencies have limited movement on the site. As a result, the original investor backed out of the project at the end of 2022. However, a new investment was secured the beginning of 2023. This new investor is the result of partnership changes with the project organization. Caryn Winters, the managing lead for Aventurine One, is now the majority owner and point person for the completion of the project.

With the rise in material costs from the original allocation to now, Strategic TC Properties, LLC have requested to increase the HOME allocation from \$385,000 to \$770,000. This increase will also raise the number of HOME units from seven (7) units to eleven (11) units designated as floating low-rent units by HUD. The eleven (11) units will consist of three (3) studio units, three (3) one-bedroom units, four (4) two-bedroom units, and one (1) three-bedroom unit. Repayment of the funds will be amended to a minimum payment of \$20,000 each year for 15 years and a balloon payment at the end of year 15 for the remainder.

The current time frame is to close the purchase of the property and bond portion in June. Construction would begin within a few weeks of closing. HOME funds would be requested in late 2023 and 2024.

Staff has evaluated the impact of the request on funds and determined the request could be provided from program income generated from the sale of the two (2) homes under construction on Sycamore Drive. Thus, there would be no impact to the current funding or proposed use of FY 23/24 funds presented in the budget.

Recommendation: Motion to amend the allocation of \$385,000 in HOME funds to Jim Sari and Company to \$770,000 to Strategic TC Properties, LLC for the rehabilitation of Coleman Mills, which will have a total of 152 units of affordable housing.

3. Consider authorizing the City Manager to negotiate and execute a contract with Bolton & Menk, Inc. in the amount of \$158,870 to complete the Concord Mills/Bruton Smith Blvd Mixed-Use Corridor Plan.

The 2030 Land Use Implementation Work Plan calls for a Mixed-Use Corridor Plan along Concord Mills/Bruton Smith Blvd (LU-29). It states that the corridor plan should address local land use changes necessary for retail and other uses to remain viable; multi-modal connectivity along the corridor and other challenges identified within the Land Use Plan.

An RFQ for the Corridor Plan was posted on January 9, 2023 with submissions due by February 10, 2023. The City of Concord received five submissions which were reviewed by a selection committee made up of Planning, Transit, Parks & Recreation and Transportation staff and a representative from the Cabarrus Visitors Bureau. Four of the five submissions were invited for interviews and Bolton & Menk, Inc. (formerly Cole Jenest & Stone) was selected from these four firms.

Recommendation: Motion to authorize the City Manager to negotiate and execute a Bolton & Menk, Inc. in the amount of \$158,870 to complete the Concord Mills/Bruton Smith Blvd Mixed-Use Corridor Plan.

4. Consider adopting a resolution authorizing eminent domain actions for permanent easements for six parcels located along Zion Church Road.

The following permanent easements are required by the Water Resources Department in order to construct the Zion Church Road waterline.

Parcel 1. This property is currently owned by Rodney Barrell. The total appraised tax value of the property is listed at \$244,800.00. The Engineering department calculated the value of the 11,658 square foot easements to be \$3368.44. The property owner has executed the deed of easement; however, he has not returned additional required paperwork and the consent of the mortgage lender has not been returned.

Parcel 2. This property is currently owned by Christal T. Layton. The total appraised tax value of the property is listed at \$128,580.00. The Engineering department calculated the value of the 3,502 square foot easements to be \$1808.88. The property owner has executed the deed of easement; however, the consent of the mortgage lender has not been returned.

Parcel 3. This property, consisting of 2 parcels, is currently owned by Brenda Deese. The total appraised tax value of the property is listed at \$19,860.00 for a vacant parcel and \$31,470.00 for an improved parcel. The Engineering department calculated the value of the 3,501 square foot easement and the 10,946 square foot easement combined to be \$4,679.21. The property owner has not engaged in negotiations with city staff.

Parcel 4. This property, consisting of 2 parcels, is currently owned by William Gerald Harvell and wife, Carolyn M. Harvell. The total appraised tax value of the property is listed at \$14,290.00 for a vacant parcel and \$ 121,920.00 for an improved parcel. The Engineering department calculated the value of the 3,388 square foot easement and the 2,416 square foot easement combined to be \$ 2,347.60. The property owner has not responded to any correspondence from city staff.

Recommendation: Consider making a motion to adopt four resolutions authorizing eminent domain actions for permanent easements for six parcels located on Zion Church Road.

5. Consider approving the Concord Co-Sponsorship application for the Concord-Cabarrus Juneteenth Celebration Festival on June 24th, 2023 at Marvin Caldwell Park.

The Concord- Cabarrus Juneteenth Committee is requesting the use of Marvin Caldwell Park facilities (Dan Pharr Building, Robert Mathis Amphitheater area, and Logan Optimist Shelter, Police Officer(s) to be periodically conduct patrols throughout the time of the event, and the preparation of grounds for the event (Adequate trash containers, access to power).

Recommendation: Motion to approve the Concord Co-Sponsorship application for the Concord-Cabarrus Juneteenth Celebration Festival on June 24th, 2023 at Marvin Caldwell Park.

6. Consider recognizing the Overbrook Manor Home Owners Association in the City's Partnership for Stronger Neighborhoods program.

Overbrook Manor is a 21-acre community with 19 homes located in northwest Concord. The first homes within the neighborhood were built in 2017 and the neighborhood was completed in 2020. They are an active neighborhood with various annual social events and community activities. Officers for the Association are President Janet Smith; Vice President Jenny Gettings; and Treasurer Julie Roberts. They have submitted all the required documentation for recognition. By approving their inclusion in the program, the City would have a total of 76 recognized neighborhoods in the Partnership for Stronger Neighborhoods since the program's foundation in 2000.

Recommendation: Motion to approve the acceptance of Overbrook Manor as a recognized neighborhood in the Partnership for Stronger Neighborhoods Program.

7. Consider authorizing the City Manager to negotiate and execute a contract addendum with Woolpert North Carolina PLLC to provide survey and design work for roadway improvements on Cox Mill Road to facilitate an NCDOT-approved entrance into the JE 'Jim' Ramseur Park property.

The J.E. 'Jim' Ramseur Park located at 1252 Cox Mill Road in Concord, which totals approximately 28.6 acres and is adjacent to Cox Mill Elementary School was purchased by the City in 2020 to serve as the site of Concord's first community park in the northwestern portion of the city. The City of Concord Parks and Recreation selected Woolpert North Carolina, PLLC through the RFQ process to be the design consulting firm for the park, approved by City Council and contract executed in June 2020. The Traffic Impact Analysis was completed during the latter phases of design. The TIA was approved by City Transportation and NCDOT in March, 2023; Woolpert proposes subcontracts with Henson Folie Design Inc.—Dunbar Geomatics Group, PLLC and STV Inc. for surveying and design of the improvements, which include utility coordination and roadway improvements creating a park driveway entrance, median modifications and turn lane allowing unrestricted egress into and out of the park.

Recommendation: Motion to authorize the City Manager to negotiate and execute a contract addendum with Woolpert North Carolina, PLLC in the amount of \$76,857 for surveying and design services associated with road improvements to Cox Mill Road for the future JE 'Jim' Ramseur Park.

8. Consider authorizing the City Manager to negotiate and execute a contract with Piedmont Asphalt Paving Co., Inc. for the resurfacing of 6 tennis courts at Les Myers Park.

Tennis courts 3 through 8 (Six courts) of Les Myers Park have developed severe cracks and have become difficult for tennis play and a safety trip hazard. This project will demolish and reconstruct six (6) tennis courts. The project was bid under the informal bidding process and bids were to be open on April 13, 2023, but none were received. As required by NC GS 143-132 the project was re-bid and bids were received on April 24, 2023. This time one bid was received from Piedmont Asphalt Paving Co., Inc. in the amount of \$494,670.

Recommendation: Motion authorizing the City Manager to negotiate and execute a contract with Piedmont Asphalt Paving Co., Inc. in the amount of \$494,670 for the replacement of courts 3 through 8 at Les Myers Park.

9. Consider authorizing the City Manager to execute a contract with Creative Bus Sales, utilizing the State of Oklahoma transit vehicle contract for the purchase of three replacement and one new ADA-accessible Ford Transit Lift-Equipped Vans for the Rider Transit ADA Paratransit program.

Significant supply chain challenges for public transit systems across the United States exist, particularly limiting the availability of new vehicles for purchase in the van and LTV categories. The Community Transportation Association of America estimates that nationwide, more than 25,000 vehicles of this type are well past their useful life and overdue for replacement, with that number increasing constantly. The estimate for normalization of the small transit vehicle supply is currently five to seven years. The three Ford Transit vans Rider Transit currently utilizes are well past their useful life, a burden for maintenance and operations staff, and are eligible for replacement. With the continued growth of Rider Transit's ADA Paratransit program and the maintenance challenges with two other LTV Paratransit vehicles that are not quite ready for replacement, staff is requesting approval for the purchase of one new van in addition to the three replacements, to ensure a safe, reliable, and fully-functional vehicle fleet for service delivery to our passengers.

Recently, Rider staff was made aware of the availability of 100 ADA-accessible, lift-equipped Ford Transit vehicles. They've been built and delivered to Creative Bus Sales, and are awaiting purchase on a first come, first served basis.

Per vehicle cost is not to exceed \$91,550. FTA grant funding in the amount of \$311,270 has been secured in a project fund for these four vehicles and would cover 85% of the cost. The remaining 15% (\$54,930) would be split 50/50 between Concord and Kannapolis at \$27,465 each. The Concord Kannapolis Transit Commission will consider this recommendation at their 5/9/2023 meeting.

Recommendation: Motion to authorize the City Manager to execute a contract with Creative Bus Sales for the purchase of three replacement and one new ADA-accessible Ford Transit Lift-Equipped Vans for the Rider Transit ADA Paratransit program with a not-to-exceed cost per vehicle of \$91,550/van.

10. Consider awarding a bid in the amount of \$1,178,293 to Carolina Power and Signalization for construction of Substation W at 1420 Concord Parkway South.

Substation W will feed the new Lilly manufacturing facility on Concord Parkway. Bid specifications for construction of the concrete foundations and all above ground facilities were developed and a formal bid process was held on April 18, 2023. Eight construction firms submitted bids, which were evaluated by staff for adherence to specifications. The lowest responsive bidder, at \$1,178,293, was Carolina Power and Signalization. Carolina Power and Signalization was deemed to be a responsive and responsible bidder. Upon a Notice to Proceed letter, Carolina Power and Signalization will have 185 days to perform the work. Substation W remains on schedule for commissioning in the first quarter of 2024. Funding will be derived from existing Substation W project account.

Recommendation: Motion to award a bid for \$1,178,293 to Carolina Power and Signalization for construction of Substation W at 1420 Concord Parkway South.

11. Consider approving a modification to the Interlocal Agreement with Cabarrus County administering the Central Area Plan.

The City entered into an Interlocal Agreement with Cabarrus County administering the Central Area Plan. Under the Agreement, the City agreed not to extend utilities into certain areas east of the then exiting City limits except under certain limited circumstances. Allen Montgomery has requested an exception to the Agreement in order to obtain water service for a proposed single-family home at 3868 Hwy 200 (PIN 5547-87-8632).

Recommendation: Motion to approve a modification of the Interlocal Agreement regarding the Central Area Plan to allow the provision of water to 3868 Hwy 200.

12. Consider approving a modification to the Interlocal Agreement with Cabarrus County administering the Central Area Plan.

The City entered into an Interlocal Agreement with Cabarrus County administering the Central Area Plan. Under the Agreement, the City agreed not to extend utilities into certain areas east of the then existing City limits except under certain limited circumstances. Casey Honeycutt has requested an exception to the Agreement in order to obtain water service for a proposed single-family home at 4040 Mills Circle (PIN 5651-14-2940).

Recommendation: Motion to approve a modification of the Interlocal Agreement regarding the Central Area Plan to allow the provision of water to 4040 Mills Circle.

VII. Consent Agenda

A. Consider approving a contribution in the amount of \$2,000 from the Mayor's Golf Tournament Fund to support the Cabarrus Arts Council's Art on the Go initiative for the Logan Recreation Center and to adopt a budget ordinance appropriating the funds.

The workshops are scheduled to meet students in afterschool hours or summer as well as when participants from What Matters Most come to the recreation center, extending the program's support to people with disabilities. Every workshop welcomes the neighborhood's youth and is featured in newsletters, e-blasts and social media sites to encourage new participation from residents across Concord. Expenses for each workshop range between \$150-\$250 for materials, artist facilitation fees, marketing and preparation.

Recommendation: Motion to approve a contribution in the amount of \$2,000 from the Mayor's Golf Tournament Fund to support the Cabarrus Arts Council's Art on the Go initiative for the Logan Recreation Center and to adopt a budget ordinance appropriating the funds.

B. Consider authorizing the City Manager to negotiate and execute a contract with the Houston Galveston Area Cooperative Purchasing Program for the purchase of an Oshkosh Striker 6x6 ARFF unit.

By using the government to government purchasing cooperative for the purchase of fire apparatus, the city is able to purchase apparatus for a total cost of \$1,090,687 while providing a chassis with the latest safety features available. By using the pre-paid method and being a fleet customer, the City will receive a total discount of \$214,210 for the apparatus. The Concord Padgett-Airport will be contributing \$46,875 utilizing Retained Earnings to assist with the purchase. The requested amount is in the approved funds in the vehicle capital account approved in the FY 22-23 budget.

Recommendation: Motion to authorize the City Manager to negotiate and sign a contract for the purchase of the Oshkosh Striker apparatus using the Houston Galveston Area purchasing cooperative.

C. Consider approving the donation of three (3) bike repair stations and benches, approximate value of \$15,000, from the Concord Rotary Club to City of Concord Parks & Recreation Department.

The donation of three (3) bike repair stations and benches will be placed along the McEachern Greenway, Brown Mill Mountain Bike Trail and a section of Hector Henry Greenway. The objective of the project from the Concord Rotary Club is to enhance the City of Concord greenways and provide a safe place for citizens to repair their bikes while on the greenways or trails. Parks & Recreation will partner with Concord Rotary Club on location and installation. Once completed, Parks & Recreation will maintain the stations.

Recommendation: Motion to approve and accept the donation from the Concord Rotary Club.

D. Consider accepting an offer of infrastructure at Ramsgate Subdivision Phase 3.

In accordance with CDO Article 5, improvements have been constructed in accordance with the City's regulations and specifications. The following is being offered for acceptance: 1,703 LF of Roadway.

Recommendation: Motion to accept an offer of infrasture at Ramsgate Subdivision Phase 3.

E. Consider Accepting an Offer of Dedication of an access easement and approval of the maintenance agreement.

In accordance with the CDO Article 4, the following access easements and maintenance agreements are now ready for approval: Skybrook, LLC (PIN's 4671 -73-1211 and 4671-73-0620) Poplar Tent Road. Access easements and SCM maintenance agreements are being offered by the owners.

Recommendation: Motion to approve the maintenance agreements and accept the offers of dedication on the following properties: Skybrook, LLC.

F. Consider Accepting an Offer of Dedication of utility easements and public rights-of-ways in various subdivisions.

In accordance with CDO Article 5, the following final plats and easements are now ready for approval: Sherwood Hills Revised and Concord Retail Investment Group, LLC. Various utility easements and public rights-of-ways are offered by the owners.

Recommendation: Motion to accept the offer of dedication on the following plat and easements: Sherwood Hills Revised and Concord Retail Investment Group, LLC.

G. Consider amending the City's Personnel Policies and Procedures manual to add Article 3.14 Standby Pay Policy.

Staff recommends an update to the City's Personnel Policies and Procedures manual to establish a consistent policy and procedure as it relates to compensating non-exempt employees who are scheduled for standby duty.

Recommendation: Motion to amend the City's Personnel Policies and Procedures manual to add Article 3.14 Standby Pay Policy to the City's Personnel Policies and Procedures manual.

H. Consider approving a change to the classification/compensation system to include the following classification: Parks & Recreation Program Manager.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Parks & Recreation Program Manager (Grade 111) with a salary range of \$65,952.75 (minimum) - \$87,387.40 (midpoint) - \$108,822.06 (maximum).

I. Consider approving a change to the classification/compensation system to include the following classification: Senior Server Engineer.

The addition of this new classification will increase the ability to attract and retain employees and provide enhanced expertise for the City of Concord.

Recommendation: Motion to approve the addition of the Senior Server Engineer (Grade IT06) with a salary range of \$72,696.97 (minimum) - \$95,960.00 (midpoint) - \$119,950.00 (maximum).

J. Receive quarterly report on water and wastewater extension permits issued by the Engineering Department in the first quarter of 2023.

In accordance with City Code Chapter 62, attached is a report outlining the water and wastewater extension permits that were issued between January 1, 2023 and March 31, 2023.

Recommendation: Motion to receive the first quarter water and wastewater extension report for 2023.

K. Consider accepting the Tax Office reports for the month of March 2023.

The Tax Collector is responsible for periodic reporting of revenue collections for the Tax Collection Office.

Recommendation: Motion to accept the Tax Office collection reports for the month of March 2023.

L. Consider approving the Tax Releases/Refunds from the Tax Collection Office for the month of March 2023.

G.S. 105-381 allows for the refund and/or release of tax liability due to various reasons by the governing body. A listing of various refund/release requests is presented for your approval, primarily due to overpayments, situs errors and/or valuation changes.

Recommendation: Motion to approve the Tax releases/refunds for the month of March 2023.

M. Receive monthly report on status of investments as of March 31, 2023.

A resolution adopted by the governing body on 12/9/1991 directs the Finance Director to report on the status of investments each month.

Recommendation: Motion to accept the monthly report on investments.

VIII. Matters not on the Agenda

- Transportation Advisory Committee (TAC)
- Metropolitan Transit Committee (MTC)
- Centralina Regional Council
- Concord/Kannapolis Transit Commission
- Water Sewer Authority of Cabarrus County (WSACC)
- WeBuild Concord
- Public Art Commission
- Concord United Committee

IX. General Comments by Council of Non-Business Nature

X. Closed Session (If Needed)

XI. Adjournment

*IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE CITY CLERK AT (704) 920-5205 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE MEETING.