



City Council Agenda

Thursday, June 13, 2019

6:00 PM

35 Cabarrus Avenue, W, Concord NC 28025

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:

May 7 and May 9, 2019

IV. Presentations

- 1. Presentation of a Certificate of Appreciation to former Fire Chief, Ray Allen.
- 2. Presentation of SWANA (Solid Waste Association of North America - North Carolina Chapter) Second Place Finish in the Roll-Off Competition to Greg Spears with the City of Concord - Solid Waste Services department.
- 3. Presentation of a Plaque to Concord-Padgett Regional Airport for IS-BAH Stage 1 Certification.

V. Unfinished Business

VI. New Business

A. Informational Items

- 1. Presentation by reigning Miss Cabarrus County, Déja Grant. (Work Session)
- 2. Presentation by Centralina Council of Governments (COG) Executive Director, Geraldine Gardner. (Work Session)

B. Departmental Reports

C. Recognition of persons requesting to be heard

D. Public Hearings

- 1. Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a ten year / 50% tax based Downtown MSD Economic Development Incentive Grant to Concord Master Venture, LLC (Lansing Melbourne Group) for the development of a mixed use structure located at 30 Market St. SW.
- 2. Conduct a public hearing and consider approving the submission of the FY2019-20 Action Plan for the US Department of Housing and Urban Development Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs.
- 3. Conduct a public hearing to consider designating Bell and Harris - Maxwell Brothers and Collins - Maxwell Brothers Furniture Store (29 Cabarrus Ave. E) as a local historic landmark.

4. Conduct a public hearing to consider designating the Hotel Concord and Concord Telephone Exchange Building (4-18 Union St. N and 11-15 Cabarrus Ave. E) as a local historic landmark.
 5. Conduct a public hearing and consider adopting an ordinance to annex +/- 0.408 acres of property, located at 7601 Rocky River Road, and owned by Rocky River Project, LLC.
 6. Conduct a public hearing to consider adopting an ordinance amending the official zoning map for property located on the southeast corner of the George Liles Parkway, NW and Coddle Market Dr, NW intersection from C-1 (Light Commercial) to C2-CD (General Commercial Conditional District).
 7. Conduct a public hearing pursuant to N.C. General Statute 159-12 to consider public comments relative to the proposed FY 2019-2020 budget for the City of Concord.
- E. Presentations of Petitions and Requests**
1. Consider renewing a nine year three hundred sixty four day lease with Darwin Sports, Inc. for property located at 124 Church Street North (PIN # 5620-89-3818) for the continued operation of a private athletic training field.
 2. Consider adopting a resolution requesting the Cabarrus County Board of Elections place a proposition "to permit the on-premises and off-premises sale of malt beverages" on the November 5, 2019 ballot.
 3. Consider adopting a resolution accepting an offer of \$175,000 for the sale of 12 Hawthorne Street, SW.
 4. Consider awarding a bid to N.C. Quality Home Builders, LLC in the amount of \$118,650 to construct a new home at 524 Allison Street.
 5. Consider authorizing the City Manager to execute an agreement with PSNC/DE to install, operate, own and maintain a new gas distribution system at Logan, Mary Chapman and Wilkinson Homes.
 6. Consider authorizing the City Manager to negotiate and execute a contract addendum with Waste Pro USA, Inc. for the collection of garbage, recycling, and bulky waste.
 7. Consider authorizing the City Manager to negotiate and execute a contract with Ratzlaff Construction Company for the construction of the Open Air Learning Center on David Phillips Center property.
 8. Consider declaring four (4) Caterpillar diesel Peak Shaving Generator units as surplus and accepting a bid to purchase from D.H. Griffin, Inc.
 9. Consider making appointments / reappointments to various City of Concord Boards and Commissions and making a reappointment to the CDDC Board of Directors.
 10. Consider authorizing the City Manager to negotiate and execute a contract with J.S. Haren Company to install Plate Settlers at Coddle Creek Water Treatment Plant.

11. Consider authorizing the City Manager to negotiate and execute a development agreement with Laureldale, LLC. for upsized of a water line for the Villages at Skybrook Phase 3-2 project.
12. Consider authorizing the City Manager to negotiate and execute a contract with United of Carolinas, Inc. for the replacement of the culverts on Chelwood Dr NW and Chadbourne AVE. NW.
13. Consider a preliminary application from Sharlene Kirk.
14. Consider a preliminary application from Niblock Homes.

VII. Consent Agenda

- A. Consider approving an interlocal agreement for access and cost sharing of mass notification services with Cabarrus County and the municipalities located within.
- B. Consider authorizing the City Manager to negotiate and execute a three-year contract with Technologies Edge, Inc. to continue providing technology services for the City of Concord.
- C. Consider adopting a change in the permitted use of Premises for Pirate Aire Aviation LLC Hangar Lease Agreement.
- D. Consider approving the assignment of a ground lease for Lot CB-6, located at the Concord - Padgett Regional Airport to FlyCarolina LLC.
- E. Consider approving an ordinance to amend the Precious Metal Dealer Permit charges contained in the Fees, Rates & Charges schedule for fiscal year ending June, 2019.
- F. Consider accepting an Offer of Dedication of an access easement and approval of the maintenance agreement.
- G. Consider accepting an Offer of Dedication of utility easements and public rights-of-ways in various subdivisions
- H. Consider accepting an Offer of Infrastructure at Ifly and Pendleton Phase 2 Map 1.
- I. Consider authorizing the Housing Department to apply for the 2019 Emergency Safety and Security Grant.
- J. Consider adopting two ordinances to amend the airport operating budget ordinance to adjust year end budgets to anticipated actuals.
- K. Consider adopting two general fund operating ordinances to adjust year end budgets to estimated actual numbers.
- L. Consider adopting ordinances to amend the general capital reserve ordinance and the general operating fund ordinance for a transfer to the capital reserve fund.

- M. Consider adopting an amendment to the Capital Grant Fund project budget to adjust year end budgets to anticipated actual year end numbers.**
- N. Consider adopting an ordinance to amend the Internal Service fund budget to adjust year end budgets to estimated year end actuals.**
- O. Consider adopting a budget ordinance amendment for the Municipal Service District to adjust budgets to year end actuals.**
- P. Consider adopting an electric operating budget ordinance amendment to adjust year end budgets to actual estimates.**
- Q. Consider adopting an electric project budget ordinance for the Sub S Hwy 601 project.**
- R. Consider adopting an amendment to the 2014 Home Consortium budget ordinance to adjust year end budgets to estimated actual.**
- S. Consider adopting a project ordinance amendment for the Community Development Block grant.**
- T. Consider adopting an amendment to the Home budget ordinance to adjust budgets to year end actual estimates.**
- U. Consider adopting a budget ordinance for the Public Housing fund to recognize insurance proceeds.**
- V. Consider adopting an ordinance to amend the Section 108/BEDI grant budget ordinance to reflect current year activity.**
- W. Consider adopting a budget ordinance to amend the Voucher Program to adjust year end budgets to actual.**
- X. Consider adopting a general fund operating budget ordinance amendment to reappropriate salary budgets from Streets to Powell Bill.**
- Y. Consider adopting an amendment to the additional vehicle tax fund budget ordinance to adjust year end budgets to actual estimates.**
- Z. Consider adopting a stormwater operating budget ordinance amendment to adjust year end budgets to actual estimates.**
- AA. Consider adopting an ordinance to amend the wastewater operating budget to adjust year end budgets to estimated actuals.**
- BB. Consider adopting a water operating budget amendment to adjust budgets to year end actual estimates.**
- CC. Consider approval of the transfer of delinquent miscellaneous receivables and delinquent airport receivables to collections losses.**
- DD. Consider adopting a resolution transferring delinquent accounts to collection loss.**

- EE. Consider adopting an update to Article 8.4, Grievance Policy in the Personnel Policies and Procedures manual.**
- FF. Consider adopting an amendment to Article 8.15 of the Personnel Policies and Procedures Manual.**
- GG. Consider approving a change to the classification/compensation system to include the following classification: Communications Specialist (Grade 210) with a salary range of \$47,106.89 (minimum) - \$62,416.64 (midpoint) - \$77,726.39 (maximum).**
- HH. Consider adopting the 3% adjustment to the Compensation Plan Grade Assignments, effective in the fourth quarter of FY20.**
- II. Consider adopting FY20 Compensation Plan Grade Assignments.**
- JJ. Receive quarterly report on water and wastewater extension permits issued by the Engineering Department in the first quarter of 2019.**
- KK. Receive the semi-annual current debt status report.**
- LL. Receive monthly report on status of investments as of April 30, 2019.**
- MM. Consider acceptance of the Tax Office reports for the month of April 2019.**
- NN. Consider approval of Tax Releases/Refunds from the Tax Collection Office for the month of April 2019.**
- VIII. Matters not on the agenda**
- 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.**