

CONCORD CITY COUNCIL
WORK SESSION MEETING
AUGUST 6, 2019

The City Council for the City of Concord, North Carolina, held a work session on August 6, 2019, at 4:00 p.m., in the Council Room of City Hall, with Mayor William C. Dusch presiding. Council members were present as follows:

Members Present:

Mayor Pro-Tem W. Brian King
Council Member Ella Mae P. Small
Council Member JC McKenzie
Council Member Terry L. Crawford
Council Member Jennifer H. Parsley
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:

1. Presentation of retirement plaque to James E. "Jim" Sells for over 33 years of loyal and dedicated service with the City of Concord.

Unfinished Business:

1. Continue a public hearing and consider renaming a portion (approximately half) of the public street named Melrose Dr, SW to Balknight Dr, SW.

The City Manager explained the applicant requested the request be tabled to the September 12th meeting to allow additional time to acquire the 80% signature total required for street renaming requests.

A motion was made by Council Member Crawford, seconded by Council Member Small, and duly carried, to table the request to the September 12, 2019 City Council meeting—the vote: all aye.

Public Hearings

1. Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a three-year / 85% tax based Economic Development Incentive Grant with a commitment to creating 304 full time jobs with an average wage of \$40,560 to Project Wavy to locate at 2321 Concord Pkwy, S.

Cabarrus Economic Development Recruitment Project Manager, Samantha Grass, stated Carvana, LLC (aka Project Wavy), is an online only dealership that can offer next day delivery. Sales and financing offers are only made online. The site located at 2321 Concord Pkwy, S would act as the southeaster inspection and recommissioning facility. The company is proposing a \$35 million investment in real and personal property. They are committed to providing 304 jobs with average wages of \$19.50 per hour (\$40,560 annually) within three years and a total of 469 jobs with the same average wage within five years.

2. Conduct a public hearing pursuant to NC General Statutes Sec. 158.7-1 and consider offering a contract for a three year / 85% tax based Economic Development Incentive Grant to Project Cylinder to locate at 4495 Global Avenue, NW.

Ms. Grass stated The Keith Corporation (TKC CCLXXVIII,LLC) will construct a speculative building for lease to Sonoco-Trident. The building will consist of approximately 80,713 square feet and is estimated at \$7.2 - \$8.5 million investment in real property.

3. Conduct a public hearing pursuant to NC General Statutes Sec 158.7-1 and consider offering a contract for a three year / 85% tax based Economic Development Incentive Grant to Project Cylinder to locate at 4495 Global Avenue, NW.

Ms. Grass stated Sonoco-Trident (Trident Graphics NA, LLC) manufactures rotogravure tooling. They opened their Charlotte facility in 1997. Due to the age of the equipment, they are faced with end of life of their existing manufacturing equipment and considering new greenfield sites. The company is proposing a \$10 million investment in personal property and expects to bring 45 full-time jobs to the area with an average wage of \$27 per hour (\$56,160 annually).

4. Conduct a public hearing and consider adopting an ordinance annexing one parcel located at 656 Shellbark owned by Corey Barr.

The Planning Manager, Starla Rogers, stated the subject property is located within the Hallstead Subdivision. The property is a satellite annexation for the purpose of the property owner to receive access to City of Concord Water, Sewer and Solid Waste Services. She stated if annexation is approved, staff intends to administratively petition to rezone the property from Cabarrus County MDR (Medium Density Residential) to R-CO (Residential County Originated), which is consistent with the 2030 Land Use Plan.

5. Conduct a public hearing and consider adopting an ordinance for annexation of three parcels located to the southeast of the Fountainview Ave and Roberta Road intersection.

The Planning Manager stated the subject property consists of 2.0 acres and owned by Journey Capital, LLC. It is contiguous to the City of Concord's primary corporate limits. If approved, the petitioner intends to pursue a rezoning to RV-CD (Residential Village Conditional District) for the purpose of constructing a 16 single-family attached (townhome) development.

She explained the proposed site plan. She stated the 2030 Land Use Plan (LUP) stated "single-family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers." Staff's interpretation is that this request is not consistent with the LUP because the proposed townhomes are not in close proximity to the suburban commercial.

She stated there are several developers interested in this site and this is the only developer that has proposed townhomes.

Mayor Dusch asked the location of the nearest commercial site. The Planning Manager stated Walmart is 8,000 linear feet from the proposed and there are some restaurants located 6,000 linear feet from the proposed as well.

Presentations of Petitions and Requests

1. Consider adopting a resolution to receive an offer to acquire approximately 0.2065

acres of City property located at 66 Union Street, S (PIN 5620-97-2509) from Sherwood Development Group, LLC for \$470,000 and direct the City Clerk to advertise for upset bids pursuant to NC General Statutes 160A-269.

The Planning and Neighborhood Development Director, Steve Osborne, stated Sherwood Development submitted a Letter of Interest detailing their plans for the property. They are proposing a \$680,000 investment in the property.

Sherwood Development proposes the following: façade improvements, which will match the character of the downtown; Class A office space; elevator to be in working order; renovation of the basement at \$35 per square foot; and mural on the rear wall nearest the surface parking spaces. The mural will be based on a coordinated design with the City and Cabarrus Arts Council.

He stated Sherwood Development has also agreed to lease the entirety of the basement to the City of Concord with the following conditions: City must lease the 4,800 sf of offices exclusively to non-profit organizations for a period of 10 years (with two 5 year options to renew) for the amount of \$6.90 per sf Modified Gross with the City paying its share of utilities; The City has the option to pay the 10 year lease upfront; City has first right of refusal with 10 year lease expires and the City will manage the leases with the non-profits. Sherwood Development will manage the property and lease to for-profits on the first and second floors.

2. Consider authorizing the City to negotiate and execute a contract with Ike's Construction, Inc for the construction of the 1.3 mile Hector Henry Greenway, Riverwalk Phase and to adopt a budget amendment to appropriate the funds.

The Parks and Recreation Director, Bob Dowless, stated the lowest bid received exceeded the budgeted amount for this project, but staff identified cost savings in several accounts that can be used to fund the project.

3. Consider authorizing the City Manager to negotiate and execute a contract with Signet Golf Associates II, Inc for bunker renovations at the Rocky River Golf Club.

The Public Affairs and Projects Manager, Peter Franzese, explained the project. He stated the lowest bidder has completed work at the Golf Course previously. He also stated the bid is a little over the budgeted amount but the overage will be covered by the RRGCC operational budget.

4. Consider adopting an ordinance to amend City Ordinances 18-100, 18-101, 18-102, Pawnshops; 18-281 and 18-282, Precious Metals Dealers; and to create a new Chapter 18-104, Currency Converters.

Police Chief, Gary Gacek, stated the NC General Statutes regulates Pawn Shop businesses and provides local government with the authority to adopt further rules and regulations. He stated the current City ordinances are insufficient, particularly in terms of their record keeping and how such businesses report their records to law enforcement.

NC General Statutes require Pawn Shops, Currency Converters, and Precious Metal Dealers to record and submit transaction records to law enforcement via a hardcopy Pawn Ticket. Such businesses may submit such records electronically.

He stated LeadsOnline is a digital, web-based platform used across NC with close to 300 law enforcement agencies in the state subscribing to LeadsOnline. Concord Police Department currently subscribes to LeadsOnline and has since 2010.

He stated the proposed amendment requires such businesses 48 hours to upload the required information.

5. Consider making an appointment pursuant to NC General Statutes 160A-63 to fill the unexpired term of District 1 Council Member until December 12, 2019.

Mayor Dusch stated the Council has discussed the vacancy and due to the upcoming election, it was the consensus of the Council to appoint a former elected official to temporarily fill the vacancy of District 1 until December 12, 2019 when the newly elected official will be sworn into office.

Mayor Dusch stated former Council Member Dave Phillips has agreed to fill the vacancy until December 12th.

A motion was made by Council Member Crawford, seconded by Mayor Pro-Tem King, and duly carried, to appoint former elected official, David W. Phillips, to fill the vacant District 1 until December 12, 2019—the vote: all aye.

6. Consider making an appointment to the Fireman's Relief Fund Board and consider appointing two members to serve on the Centralina Council of Governments (CCOG) Board of Delegates (1 Board Member and 1 Alternate).

Council Member Parsley volunteered to serve on the Fireman's Relief Board.

7. Consider adopting an amendment to the Mayor Pro-Tem Rotation Schedule and to amend Section D, Office of Mayor Pro-Tem, of the City Council Rules of Procedure to incorporate the newly adopted Schedule.

Mayor Dusch stated the proposed amendment will clarify the term of Mayor Pro-Tem in the case of a vacancy.

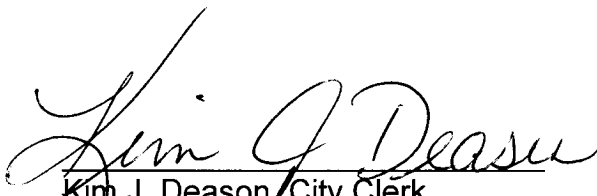
Consent Agenda


Consent Agenda Item D, Consider adopting a reimbursement resolution for expenditures associated with a planned 2021 utility improvements revenue bond, was removed from the Consent Agenda and added under Presentations of Petitions and Requests.

The Finance Director, Pam Hinson, stated the City has not issued debt recently. This request is to prepare the City for the 2021 expenditure.

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


 Kim J. Deason, City Clerk


 William C. Dusch, Mayor