



**WORK SESSION
REVISED AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY,
KANNAPOLIS NC
MAY 8, 2023 4:30 PM**

Please Turn off Cell Phones or Place on Silent Mode.

CALL TO ORDER AND WELCOME

PROCLAMATIONS

- A. Professional Municipal Clerk Week (Mayor Hinnant)
- B. Police Officers Memorial and Police Week (Mayor Hinnant)

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- C. 04-03-2023 Special Meeting Minutes (Bridgette Bell, City Clerk)
- D. 04-24-2023 Business Meeting Minutes (Bridgette Bell, City Clerk)
- E. 04-24-2023 Closed Session Minutes (Bridgette Bell, City Clerk)
- F. Budget Amendment #23-21 Appropriate Cash Reserves for Contract Work for Tap Installation (Kristin Jones, Assistant to the City Manager)
- G. Voluntary annexation of approximately 176.034 +/- combined non-contiguous property located at Kannapolis Crossing (Richard Smith, Planning Director)

BUSINESS AGENDA

- H. Presentation and Discussion of Draft Imagine Kannapolis Strategic Plan Projects and Initiatives (Mike Legg, City Manager)
- I. ADA-Accessible Ford Transit Van Purchase for Rider Transit (Wilmer Melton, Assistant City Manager)

CLOSED SESSION - GS. 143-318.11 (a) (3) to consult with an attorney in order to preserve the attorney client privilege and G.S. 143.318.11 (a) (4) for discussing matters relating to the location or expansion of industries or businesses in the area (Mayor Pro tem Kincaid)

MOTION TO ADJOURN

ADA Notice and Hearing Impaired Provisions

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), anyone who requires auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director by phone at 704-920-4302 or email at tcline@kannapolisnc.gov as soon as possible, but no later than forty-eight (48) hours before the scheduled event.



Office of the Mayor
KANNAPOLIS, NORTH CAROLINA
Proclamation Recognizing
Professional Municipal Clerks Week
April 30 – May 6, 2023

WHEREAS, The Office of the Professional Municipal Clerk, a time honored and vital part of local Government exists throughout the world, and

WHEREAS, the Office of the Municipal Clerk is the hub of government, maintaining the official Council Minutes, Ordinance Books, records, and documents; processes contracts and agreements and acts as a key liaison between local government and its citizens, and

WHEREAS, Municipal Clerks are tasked with functions that are clerical in nature, but a strong positive professional relationship between the Clerk, Mayor, City Council, City Manager, City Attorney, and all Administrative Departments; without exception, is important for effective service delivery to residents. All of them call upon the Office of the Clerk almost daily, for some service or information. The work is not spectacular, but it demands versatility, alertness, accuracy, and no end of patience, and

WHEREAS, it is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

NOW THEREFORE, BE IT RESOLVED that the Kannapolis City Council and by virtue of the authority vested in me as Mayor recognize the week of April 30 through May 6 as Municipal Clerks Week and further extend appreciation to our Master Municipal Clerk, Bridgette Bell for her 35 years of service as Municipal Clerk and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the community they represent.



IN WITNESS WHEREOF I have set my hand and caused the Great Seal of the City of Kannapolis to be affixed this 8th day of May 2023.

Melton D. Hinman



***Office of the Mayor
KANNAPOLIS, NORTH CAROLINA
PROCLAMATION***

***Honoring the Service and Sacrifice of
Our Kannapolis Law Enforcement Officers &
Proclaiming Peace Officers Memorial and Police Week***

WHEREAS, in 1962, President Kennedy proclaimed May 15th as National Peace Officers Memorial Day and the calendar week in which May 15 falls, as National Police Week; and

WHEREAS, National Police Week is a collaborative effort of many organizations dedicated to honoring America's law enforcement community and give special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others, including our own Officer Roger Dale Carter, who was killed in the line of duty on December 31, 1993, and

WHEREAS, law enforcement officers strive to maintain a safe environment for all, often while facing significant challenges and dangers, and our community recognizes the important work and sacrifices officers make each day to protect the citizens of the City of Kannapolis, and

WHEREAS, the Kannapolis Police Department has grown to be a progressive and professional law enforcement agency which continuously provide a vital public service in safeguarding the rights and freedoms of the citizens of Kannapolis, often working long hours in dangerous situations to protect our lives, liberty, and property. Unfortunately, our law enforcement officers do not always receive the respect they deserve; regardless, we have incredible appreciation for their public service and selflessness.

NOW, THEREFORE, BE IT RESOLVED that I, Milton D. Hinnant, Mayor and the Kannapolis City Council do hereby proclaim May 15, 2023 as Peace Officers Memorial Day and May 14 through May 20, 2023 as National Police Week in the City of Kannapolis and encourage all citizens to initiate, support and embrace new ways of honoring these critical public servants as they perform their duties in an especially challenging time. We publicly salute the service of law enforcement officers in our community and in communities across the nation. We dedicate these seven days annually to recognize these great public servants, but we should not hesitate to make every day an opportunity to honor and show appreciation to those men and women serving daily in law enforcement to keep our communities safe.



IN WITNESS THEREFORE, I have set my hand and caused the Great Seal of the City of Kannapolis to be affixed this 8th day of May, 2023.

Milton D. Hinnant

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING
SPECIAL MEETING MINUTES
April 03, 2023**

A special called meeting of the City Council of the City of Kannapolis was held on Monday, April 03, 2023, at 4:30 PM at the Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

Mayor: Milton D. Hinnant

Council Members: Jeanne Dixon
Doug Wilson
Tom Kincaid
Darrell Jackson
Ryan Dayvault
Dianne Berry

Council Members Absent: None

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant to the City Manager: Kristin Jones

Assistant City Manager: Wilmer Melton

Assistant City Manager: Eric Davis

City Clerk: Bridgette Bell

City Attorney: Walter M. Safrit

Staff Present: Richard Smith Irene Sacks

CALL TO ORDER AND WELCOME:

Mayor Hinnant called the meeting to order and welcomed all in attendance. Mayor Pro tem Kincaid led a moment of silent prayer and gave the Pledge of Allegiance.

Mayor Hinnant noted there will not be a closed session.

APPROVAL OF AGENDA

Council Member Dayvault made a motion to approve the revised agenda. Motion was seconded by Council Member Dixon and approved by unanimous vote.

1 **BUSINESS AGENDA**

2 **Downtown Development Project Agreement - Ballpark Concessions Building (Mike Legg,**
3 **City Manager, Walter Safrit, City Attorney) (Copy included as Exhibit A)**

4 Mr. Legg stated that since the last meeting, added to the agreement was additional provisions. This
5 project will serve multiple purposes: 1) to increase food service capacity in the Ballpark which has
6 been one of the few significant operational concerns in the first few seasons of the Ballpark's life,
7 2) to serve as a private support function for the new Towel City Tavern restaurant to be located in
8 the first floor of the Stadium Lofts mixed use project adjacent to the Ballpark, and 3) to create
9 more convent restroom access in this part of the Ballpark.

10 After discussions with the owners and partners, it is estimated that between 10% and 47% of the
11 building will be used for ballpark operations, 10% for the BBQ smokers and work area with the
12 other 53% of the building will be serving counters, refrigeration, etc. Additional provisions
13 added: the City will reimburse Temerity for construction cost 41% or \$251,499 which includes
14 the cost of the additional restroom. The City will pay no more than 50% of the building
15 construction and Temerity will pay 100% of all upfits and equipment. The City will own the
16 facility upon its completion. No additional lease charges will be added.

17
18 The proposed public-private partnership for this project provides a financial responsibility split
19 between Temerity (59%) and the City (41%) on the construction of the project. The City's
20 responsibility will be for the restrooms and part of the concessions building. Temerity's
21 responsibility will be for part of the concessions building and all the upfits and equipment for
22 the building. To ensure that the building serves its intended function for increased food and
23 beverage service in the Ballpark, the following requirements are in the agreement.

- 24 1. The concessions building must have customer-facing features like the other Ballpark
25 concessions stands including a service counter, condiment station, napkin and drinking
26 straw dispensers, and electronic point-of-sale equipment.
27 2. Concession and restroom signage will be materially like the information and
28 directional signage elsewhere on the concourse.
29 3. The Concession building must operate for traditional concessions purposes for at least
30 75% of home baseball game days each baseball season. Failure to do so in any one year
31 will result in a fine (liquidated damages) of \$6,000.00.
32

33 Temerity will advance the entire project cost for the building, estimated to be \$615,877. The City
34 will reimburse Temerity for construction costs not to exceed the lesser of (i) forty-one percent of
35 such costs; or (ii) \$251,499.00, which includes the costs for the two (2) family restrooms.
36 Additionally, Temerity will be responsible for 100% of the furniture, fixtures, and equipment,
37 estimated to cost \$180,000.
38

39 It is recommended that funding for the City's portion comes from a General Fund fund balance
40 transfer. This is a separate City Council action.
41
42

1 Following general discussion, Mayor Pro tem Kincaid made a motion to adopt a Resolution
2 approving Downtown Development Project Agreement with Temerity Baseball, LLC, related to
3 the construction of a concessions building and restrooms at Atrium Health Ballpark. Motion was
4 seconded by Council Member Dixon. The motion was approved by a four to three vote with Council
5 Members Berry, Dayvault, and Wilson voting no.

6
7 **Budget Amendment #23-19 Appropriating Fund Balance to fund City's Portion of**
8 **Concession Building Project (Kristin Jones, Assistant to the City Manager) (Copy included**
9 **as Exhibit B)**

10 This budget amendment appropriates General Fund fund balance to pay for the City's portion of
11 the construction of a new concession building and restrooms at Atrium Health Ballpark per the
12 Downtown Development Agreement between the City and Cannon Ballers ownership group
13 Temerity Baseball.

14
15 This budget amendment appropriates \$251,499 in fund balance to pay for the City's portion (41%)
16 of the construction of a new concessions building and restrooms at Atrium Health Ballpark.
17 Temerity will fund \$364,378 (59%) of the estimated \$615,877 project.

18
19 Council Member Jackson made a motion to approve the budget amendment to fund a portion of
20 the concession building project. Motion was seconded by Council Member Dixon. The motion was
21 approved by a four to three vote with Council Members Berry, Dayvault, and Wilson voting no.

22
23 **Resolution Authorizing the execution of Opioid Settlements and approving Settlement**
24 **Agreement for Additional Funds. (Mike Legg, City Manager) (Copy included as Exhibit C)**

25 \$21 billion in national opioid lawsuit settlements were released in November and December 2022
26 with CVS, Walgreens, Walmart, Allergan, and Teva (“Wave Two Settlements”). These Wave Two
27 Settlements have the potential to bring significantly greater resources across North Carolina to
28 address the opioid epidemic. North Carolina’s state and local governments stand to receive more
29 than \$600 million over 15 years from the Wave Two Settlements, in addition to the more than
30 \$750 million they will already receive from the Wave One Settlements.

31
32 North Carolina counties and municipalities have until April 18, 2023, to agree to participate in
33 these new settlements. As with the Wave One Settlements, North Carolina will receive its full
34 share of payments from the Wave Two Settlements only if all eligible governments sign onto each
35 settlement. As with the Wave One Settlements, the defendants will finalize the Wave Two
36 Settlements only if most local governments across the nation sign onto them. If North Carolina
37 achieves the same 100% participation by counties and larger municipalities, funds from the Wave
38 Two Settlement should start arriving in North Carolina during the second half of 2023.

39
40 The Supplemental Agreement for Additional Funds from Additional Settlements of Opioid
41 Litigation (“SAAF”) provides that the bulk of the money from the Wave Two Settlements will go
42 to counties and municipalities to address the opioid crisis. The SAAF extends to the Wave Two
43 Settlements the basic terms of the MOA that governs the Wave One settlements. Like the MOA,
44 the SAAF has the support of the North Carolina Department of Justice, the North Carolina

1 Association of County Commissioners (NCACC), and the North Carolina League of
2 Municipalities (NCLM).

3
4 As with the Wave One settlement, these funds will flow to the counties and the larger cities.
5 Kannapolis and most other municipalities will work with their county partners to craft plans for
6 the use of the funds.

7
8 Following general discussion, Council Member Wilson made a motion to approve Resolution
9 authorizing the execution of Opioid Settlements and approving Settlement Agreement for
10 additional Funds. Motion was seconded by Council Member Dayvault and approved by
11 unanimous vote.

12
13 **GS. 143-318.11 (a) (3) to consult with an attorney in order to preserve the attorney client**
14 **privilege and G.S. 143.318.11 (a) (4) for discussing matters relating to the location or**
15 **expansion of industries or businesses in the area.**

16 No Closed Session was held.

17
18 There being no further business to discuss, Council Member Wilson made a motion to adjourn.
19 Motion was seconded by Council Member Dayvault and approved by unanimous vote.

20
21 The meeting adjourned at 5:15 PM on Monday, April 3, 2023.

22
23
24
25
26
27

Milton D. Hinnant, Mayor

28
29

Bridgette Bell, MMC, NCCMC
30 City Clerk

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING
BUSINESS MEETING MINUTES
April 24, 2023**

A regular business meeting of the City Council of the City of Kannapolis was held on Monday, April 24, 2023, at 6:30 PM at the Kannapolis City Hall located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

Mayor: Milton D. Hinnant

Council Members: Jeanne Dixon
Dianne Berry
Doug Wilson
Tom Kincaid
Darrell Jackson
Ryan Dayvault

Council Members Absent: None

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant to the City Manager: Kristin Jones

Assistant City Manager: Wilmer Melton

Assistant City Manager: Eric Davis

City Clerk: Bridgette Bell

City Attorney: Walter M. Safrit

Staff Present:	Michael Dodge	Terry Spry
	Richard Smith	Kirk Beard
	Michael Rattler	Irene Sacks
	Sherry Gordon	Tony Eury
	David Jordan	Scott Kaufhold
	Alex Anderson	Annette Privette-Keller

Others Present:	Oscar Hopkins	Wendell Long
	Joe Hatley	Violet Elaine Mitchell
	Ron Byrd	Kay Leeper McClorey
	Mark Spitzer	Joseph McKinley
	Moir Hunter	Paige Gaskins
	Joe Hall	Kim Hall
	Laure Gray	Fisher Gray

Sam Moore	Sophia Wilkerson
Derek Moore	Chris Mullis
Pam Smith	Jim Grotha
Diane Grotha	Taylor Tapp
Kevin Safrit	Kristina Salas
Traci Ashbaugh	Jeff Ashbaugh
Aaliyah Hunter	Allison Gordon
Ron Haithcock	Craig Clinard
Bob Doty	Jack McKinley

CALL TO ORDER AND WELCOME:

Mayor Hinnant called the meeting to order and welcomed all in attendance. Mayor Hinnant led a moment of silent prayer and gave the Pledge of Allegiance.

Mayor Hinnant noted a revised Agenda adding Business Agenda Item “D” a Resolution to amend the 2023 City Council Meeting Schedule.

Council Member Jackson made a motion to approve the revised agenda. Motion was seconded by Council Member Wilson and approved by unanimous vote.

PROCLAMATIONS:

Mayor Hinnant read a Proclamation proclaiming April as Autism Month and National Public Safety Telecommunicators Week.

CONSENT AGENDA:

Council Member Berry made a motion to approve the Consent Agenda. Motion was seconded by Council Member Dixon and approved by unanimous vote.

1. HOME Project Budget Ordinance FY2022-2023 (Sherry Gordon, Community Development Program Administrator) (Copy Included as Exhibit A)
2. Resolution appointing Julie Long as Acting City Clerk (Bridgette Bell) (Copy included as Exhibit B)
3. Resolution Adopting Ordinance Amending Kannapolis Code (Walter Safrit, City Attorney) (Copy included as Exhibit C)
4. Bid Award Design Build Contract for River Pointe Subdivision emergency access bridge (Scott Kaufhold, Director of Engineering) (Copy included as Exhibit D)
5. Bid Award Ruth Avenue Sidewalk Project. (Beth Hassenfritz) (Copy included as Exhibit E)

1 “Neighborhood Transition 1” Character Area which is consistent with future/intended uses.
2 Provides development suitable to the area.
3

4 The proposed residential use is compatible with surrounding zoning, not anticipated to have
5 adverse effects on capacity or safety of adjacent road network, parking problems, or any adverse
6 impact on the environment. Sanitary sewer service subject to allocation based on treatment
7 capacity.
8

9 At the March 13, 2023, City Council meeting, the applicant had submitted a site plan that combined
10 two lots and decreased to number of lots from 56 to 55 including with a cul-de-sac and stubbing
11 to the adjacent properties.
12

13 City Council may choose to approve or deny the petition as presented.
14

15 If Council deems this request to be consistent with the Move Kannapolis Forward 2030
16 Comprehensive Plan, staff recommends, and the applicant has agreed to, approval with the
17 following conditions for Conditional Zoning Map Amendment Case #CZ-2022-08:
18

19 The permitted uses allowed by this rezoning shall only include the single-family detached
20 residential densities as shown on the conceptual site plan approved with this rezoning. NCDOT
21 driveway permits shall be obtained for both proposed access points.
22

23 A Final Site Plan, in compliance with all applicable KDO standards, shall be submitted to and
24 approved by City Staff prior to issuance of a Zoning Clearance Permit and comply with current
25 Land Development Standards Manual.
26

27 As shown on the subdivision plan, full-movement access is being provided on both Stirewalt Road
28 and Trinity Church Road, both of which are NCDOT maintained. Both proposed points of access
29 have received conceptual approval by NCDOT and the City. A Traffic Impact Analysis (TIA) is
30 not warranted for the number of daily/hourly trips provided for this number of lots.
31

32 If Council deems this request to be consistent with the Move Kannapolis Forward 2030
33 Comprehensive Plan, staff recommends, and the applicant has agreed to, approval with the
34 following conditions for Conditional Zoning Map Amendment Case #CZ-2022-08:
35

36 As proposed on the subdivision plan, the minimum lot size is 15,000 square feet, with the largest
37 lot being shown as 39,239 square feet. The minimum lot dimensions are shown as 75’X125’ for
38 width and depth minimums, but the overall lot area would be required to meet the 15,000 square
39 foot minimum.
40

41 Two detention/water quality ponds are shown on the southern property boundary along with areas
42 set aside for landscaped buffering/berms along both road frontages.
43
44

1 Although the applicant intends to connect to City water and sanitary sewer, information has been
2 provided to staff and was also presented at the neighborhood meeting held on November 2, 2022,
3 regarding alternative individual septic systems. The applicant has indicated that they fully intend
4 to utilize City sewer but given the timing and uncertainty of wastewater allocation and capacity in
5 the short-term, individual septic systems were being proposed as a practical alternative.

6
7 Additional concerns brought up at the neighborhood meeting by area residents included the
8 proposed lot size, buffering/screening, well contamination (assuming septic alternative) and
9 consistency with the character of surrounding neighborhoods.

10
11 Although the applicant is requesting the R4-CZ zoning designation, which allows for a density of
12 up to four units per acre, the overall density being requested is 1.56 dwelling units per acre. This
13 density calculation assumes the total acreage divided by the total number of lots and includes
14 common open space, landscaped buffers, and natural areas. Since this request is for conditional
15 rezoning, the requested density of 1.5 units per acre is all that would be permitted if approved.
16 Under the current AG zoning, the maximum density is one unit per acre with a 1-acre minimum
17 lot size. All surrounding properties are zoned City of Kannapolis AG or Cabarrus County AO
18 (Agriculture/Open Space).

19
20 If Council deems this request to be consistent with the Move Kannapolis Forward 2030
21 Comprehensive Plan, staff recommends, and the applicant has agreed to, approval with the
22 following conditions for Conditional Zoning Map Amendment Case #CZ-2022-08:

- 23
24 1. The permitted uses allowed by this rezoning shall only include the single-family detached
25 residential densities as shown on the conceptual site plan approved with this rezoning.
26 2. NCDOT driveway permits shall be obtained for both proposed access points.
27 3. A Final Site Plan, in compliance with all applicable KDO standards, shall be submitted to
28 and approved by City Staff prior to issuance of a Zoning Clearance Permit.
29 4. Comply with current Land Development Standards Manual.
30 5. The alternative individual septic/wastewater system shall only be considered if
31 capacity/allocation are not available at the time of development.

32
33 City Council may take any of the following actions:

34
35 Approve with conditions and consistency: City Council finds that the proposed R4-CZ zoning
36 district is consistent with the "Neighborhood Transition 1" Character Area as designated in the
37 Move Kannapolis Forward 2030 Comprehensive Plan. [a separate Statement of Consistency is
38 provided as an attachment]

39
40 Motion 1- Move to adopt the Statement of Consistency

41 Motion 2- Move to adopt rezoning of the property to R4-CZ
42
43

1 Deny and not consistent: City Council finds that the proposed zoning district is not consistent with
2 the Comprehensive Plan and does not consider the action to be reasonable and in the public
3 interest. [a separate Statement of Inconsistency is provided as an attachment]
4

5 Motion 1- Move to adopt the Statement of Inconsistency

6 Motion 2- Move to Deny rezoning of the property to R4-CZ
7

8 Mayor Hinnant asked Mr. Smith if there had been any comments or anything new added since the
9 last meeting. Mr. Smith responded no.
10

11 Council Member Wilson stated he cannot support the R4-CZ zoning and requested that the
12 Planning and Zoning Commission bring back a recommendation of R-2 zoning.
13

14 Mayor Hinnant asked City Attorney Safrit if a motion is needed now, or do we need to have Staff
15 provide Council with any other information. Mr. Safrit responded if given a moment, can provide
16 Mr. Wilson with a motion.
17

18 City Manager Legg asked Mr. Smith to remind Council of the differences between an R4-CZ and
19 R2 zoning district. Basically, is the density, the actual lot widths, and the setbacks. The density of
20 an R-4 district is four units per acre as opposed to two units per area for R-2. The set back for an
21 R-2 is thirty-five feet versus an R-4 with twenty-five feet. With a side set back with R-2 of 15 feet
22 with R-4 a setback of ten feet, The side lot widths and density have no differences between R-2
23 and R-4. The district primarily allows for single-family residential detached and not attached. The
24 lot width of an R-4 is seventy-five feet and R-2 is one hundred feet.
25

26 Council Member Dayvault asked Mr. Smith about the change to the number of lots being proposed
27 now which is a R-2 zoning, versus the number of lot sizes with a R-2 zoning.
28

29 Mr. Smith clarified if Council decided on a R-2 zoning, there is a possibility that the applicant
30 could lose three lots with the original layout or could lose two lots with the 55-lot size plan.
31

32 City Attorney stated Council has two options: Motion to continue matter to the May 22nd meeting.
33 and request that Staff bring back a recommendation of a R-2 zoning, or Council could move
34 forward to hold a public hearing on this subject matter as an R-2 zoning.
35

36 Mr. Wilson made a motion to continue this matter to the May 22nd meeting and hold a public
37 hearing on the issue of a R-2 zoning district. Mr. Wilson said it should be noted also the change in
38 the City Council meeting dates. Mr. Legg stated that item is on the agenda for Council's
39 consideration of a revised meeting calendar. The first meeting, which is the 2nd Monday of each
40 month, will be a work session for Council. The fourth Monday will be a business meeting to
41 conduct business.
42

43 Motion was seconded by Mayor Pro tem Kincaid and approved by unanimous vote.

Public Hearing for Use of CDBG & HOME program funds FY 2023-2024 (July 1, 2023 - June 30, 2024) (Sherry Gordon, Community Development Program Administrator) (Copy included as Exhibit H)

Each year the City must present within its Annual Action Plan submittal to HUD a defined work program for the funding level being sought. The City will submit its action plan to HUD by May 15. The plan was made available to the public for a 30-day period which will end on May 3, 2023. The City is a member of the Cabarrus/Rowan/Iredell HOME Consortium and is required to submit an Annual Action Plan to the City of Concord, the Consortium Lead Entity.

The City anticipates receiving \$397,437 in CDBG funds and \$188,593 in HOME funds from the Cabarrus/Iredell/Rowan HOME Consortium in fiscal year 2023-2024 (July 1, 2023 - June 30, 2024). This public hearing allows the City to receive citizens' comments or questions on the use of fiscal year 2023-2024 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds. The Community Improvement Commission reviewed the draft Annual Action Plan at its April 18th meeting.

We are recommending that \$259,950 be allocated for urgent repairs for homeowners. With urgent repairs we can repair roofs, replace inoperable HVAC systems, handicap ramps and repairs deemed as urgent repair. As you know we partner with Habitat and use their contractors for repairs. We did not apply for URP grant w/NCHFA so that we do not compete w/Habitat for those funds but plan to apply next year if Habitat is awarded funds this year.

We have not received official notice of total HOME allocation but have been advised to use the total allocation received last year. We are proposing to allocate \$179,022 for homeowner rehab with plans to rehab (2) homes currently on waiting list. When using HOME funds, we test for lead paint and bring whole house up to code. \$58,000 for nonprofit grant for public services – applications were due Mar. 31st, and we are reviewing and will make recommendations at the June Council meeting. \$79,487 – General Admin/Fair Housing (HUD allows us to budget 20% of total allocation for administering program

General admin which is automatically determined by HUD - \$9,571 to administer the HOME program. It is recommended that the following activities be undertaken:

CDBG Proposed Expenditures:

Urgent Repairs	\$259,950.00
Non-profit partnerships	58,000.00
General Admin/Fair Housing	<u>79,487.00</u>
	\$397,437.00

HOME Proposed Expenditures:

Homeowner Rehab	\$179,022.00
General Admin	<u>9,571.00</u>
	\$188,593.00

1 There being no questions or comments, Mayor Hinnant opened the public hearing to those in
2 attendance for an opportunity to speak.

3
4 Violet Elaine Mitchell of 415 Lyndon Street requested that funds from the CDBG be used for
5 sidewalks on Little Texas Road.

6
7 There being no further speakers, Mayor Hinnant closed the public hearing.

8
9 Council Member Dayvault made a motion to approve the FY 2023-2024 Annual Action Plan for
10 Community Development. Motion was seconded by Council Member Berry and approved by
11 unanimous vote.

12
13 **Appoint a member of City Council as designated voting delegate for the NCLM Annual**
14 **Business Meeting (Mike Legg, City Manager)**

15 The City of Kannapolis is a member of the North Carolina League of Municipalities (NCLM).
16 During the NCLM Annual City Vision Conference, held April 25-27 in Concord, League members
17 will attend the annual business meeting where the 2023-2024 electronic Board of Directors election
18 results will be announced. Each member municipality shall *designate one voting delegate* who is
19 eligible to cast a single vote for the 2023-2024 League Board of Directors in advance of the annual
20 business meeting. Mayor Pro tem Kincaid made a motion to appoint Mrs. Jeanne Dixon as the
21 City's voting delegate. Motion was seconded by Council Member Wilson and approved by
22 unanimous vote.

23
24 **Resolution adopting a revised City Council Meeting Schedule (Mike Legg, City Manager)**
25 **(Copy included as Exhibit I)**

26 City Council will be making significant decisions related to our Strategic Plan and other work
27 session topics. To better facilitate the discussions, the following revised meeting schedule is being
28 proposed.

29
30 2nd Monday of each month beginning at 4:30 PM in the Laureate Room, a Work Session.
31 The 4th Monday of each month beginning at 6:00 PM in the Laureate Room, a Business Meeting.

32
33 There will be only two meetings per month, the 2nd and 4th Mondays of each month. It is
34 recommended that Council approve a Resolution to reflect the revised meeting schedule previously
35 adopted by City Council.

36
37 Council Member Jackson made a motion to adopt a Resolution revising the 2023 City Council
38 Meeting Schedule. Motion was seconded by Council Member Dayvault and approved by
39 unanimous vote.

40
41 **CITY MANAGER REPORT:** Mr. Legg reminded Council of the upcoming North Carolina
42 League of Municipalities Conference April 26-April 29. He added as a part of the conference,
43 there will be a tour of downtown Concord and Kannapolis on Wednesday and Thursday.

1 Congress Woman Adams indicated she was supportive of the City's \$1.2 billion earmark for the
2 western Cabarrus Communications tower and agreed to submit to the NC House Leadership.

3
4 **CITY COUNCIL COMMENTS:** Council Member Dayvault stated as he was uptown recently,
5 and noticed a number of skateboarders on the wooden platforms and immediately made a call into
6 the Police Headquarters requesting that an Officer go and speak with the skateboarders. He said
7 the City just spent a lot of money surfacing the platforms last week and this week they are getting
8 torn up by skateboarders. Downtown is the largest investment the City has made and feels there is
9 a need to have a Police Officer always dedicated within the Loop Road area. He also was told by
10 a citizen of someone spinning tires this past weekend on West Avenue, losing control and ending
11 up on the sidewalk. He also mentioned that the greenway coming out into the Loop Road, on the
12 north side of the campus. Staff needs to look at putting a sidewalk crosswalk. He has had several
13 people tell him they were hit.

14
15 Mr. Legg noted that the Police Chief and his Command Staff has been discussing this problem the
16 past several weeks and do recognize the problem of skateboarders. He wanted to let Council know
17 that this issue is in the works.

18
19 Council Member Jackson added the only complaint he has heard is from the residents of VIDA of
20 the skateboarders flying up and the sidewalks.

21
22 **SPEAKERS FROM THE FLOOR:**

23 Violet Elaine Mitchell of 415 Lyndon Street stated she has sent Council Member Dayvault several
24 messages of near misses on Little Texas Road. Every time she almost hits somebody, sends a
25 message to Ryan. She further stated that she almost hit someone Saturday night walking on the
26 shoulder. She said that would be as bad as the man who invented the Segway, who ran off a cliff.
27 She has been told that the project will start in 2024 but does not think the acquisition of property
28 process has begun for the right-of-way. If the acquisition process has not been started, then it will
29 be next year 2024, and the project will put off until 2025. Before you know it will be 2026. Just
30 like when she had her cane used in her skit, by that time, she will be able to only walk half-way,
31 see or talk. She wants to see this project completed as they say, "as the blood in running red in my
32 veins." As hard as she has worked on the sidewalk project, wants to see it, hear it and to know it
33 has been done. Ms. Mitchell added, if she passes away, she wants it to be named the Violet Elaine
34 Mitchell Memorial Sidewalk. She submitted a picture of a father and his children dodging a yellow
35 dump truck while walking on Little Texas Road. Ms. Mitchell said she was told that the project
36 will be done in phases. She would be satisfied if you connect the sidewalk that is at the Center
37 Grove Cemetery and connect down the bridge. Because there are already sidewalks that the
38 housing development had put. The entire area from the cemetery on down to the bridge is
39 downright dangerous she added.

40
41 Mr. Legg reported that the design sidewalk is complete enough that within the next 30 days, the
42 NCDOT could give an approval. At that point, the process of acquisition of property can start. He
43 noted that is the most time-consuming part of the project. It is the hope that acquisition will begin

1 this summer and will be a six-nine-month period. If all goes well by early 2024, will be able to bid
2 the project and start in the summer of 2023. Mr. Legg said they would explore Ms. Mitchell's
3 suggestion of phasing.

4
5 Wendall Long of 1123 Blair Road of Mt. Hill, stated the main reason for coming is to meet
6 Council. They have the property located 2865 N. Cannon Boulevard, which is the old EI building
7 and have under contract to purchase. They are under an extreme timeline of a week to decide to
8 either stay with the project or abort to flight as he calls it. His company does all kinds of space for
9 manufacturing warehouses and storage and office space. The challenge with this project is there is
10 a three-acre maximum parcel size they are having to deal with. He said if anyone had ideas on how
11 they can decide in a very short time would be appreciated. He is a part of an organization called
12 King City Masterminds, a group of business real estate investors out of Charlotte. One of the things
13 they do is help charities. He stated there was \$250,000 requested of them from local charities, they
14 were only able to fund \$60,000. He has been working with people in his organization to raise
15 money for help charities.

16
17 Bob Doty of 6325 Stirewalt Road, thanked City Council members, the Mayor and City Attorney
18 and knows the business that was addressed earlier tonight, there has been a lot of lost sleep. One
19 thing he wants to do is to salute the efforts of each one is that they have driven the neighborhood
20 and seen what they have in trying to protect while promoting responsible growth. The one thing
21 that did not get much air play and would like to put back on the table is the hybrid septic system
22 proposal. If it is pursued and somewhere down the road, turns south and fails, the City will be the
23 first person to be called. He thanked Council for the due diligence and appreciate everything that
24 has been done.

25
26 Sophia Wilkerson of 314 Ester Circle, which is right off Little Texas Road. She thanked Violet
27 Mitchell for what she said and that she concurs with everything she has said. They continually
28 have a business, heavy traffic area, and bet there are over fifteen new houses which means there
29 are more people trying to get to Little Texas Road. She has a terrible time trying to go south
30 because of speeders, going 55 and 60 MPH. If there is anything that can be done to expedite
31 sidewalks on Little Texas would be appreciated. She thanked City Council for their service.

32
33 **Closed Session pursuant to NCGS 143.318.11 (a) (3) to consult with an Attorney to preserve**
34 **the Attorney client privilege and G.S. 143.318.11 (a) (4) for discussing matters relating to the**
35 **location or expansion of industries or businesses in the area.**

36 Mayor Pro tem Kincaid made a motion to close the session pursuant to NCGS 143.318.11 (a) (3)
37 to consult with an Attorney to preserve the Attorney client privilege and G.S. 143.318.11 (a) (4)
38 for discussing matters relating to the location or expansion of industries or businesses in the area.
39 Council Member Berry seconded motion seconded the motion and it was approved by unanimous
40 vote.

41
42 Council Member Dixon made a motion to come out of closed session. Motion was seconded by
43 Council Member Wilson and approved by unanimous vote.

1 Council resumed regular session at 8:50 PM.

2
3 There being no further business brought before Council, Council Member Dayvault made a motion
4 to adjourn. Council Member Dixon seconded the motion, and it was approved by unanimous vote.
5

6 The meeting adjourned at 8:50 PM on Monday, April 24, 2023.
7
8
9

10
11 Milton D. Hinnant, Mayor
12

13
14 Bridgette Bell, MMC, NCCMC
15 City Clerk



Kannapolis
Agenda Staff Report
May 8, 2023

To: Mayor and City Council
From: Bridgette Bell, City Clerk
Subject: 04-24-2023 Closed Session Minutes

Action Requested by City Council

Required Votes to Pass Required Action

Background

Fiscal Implications

Policy Issues

Legal Issues

Recommendations and Alternate Courses of Action

Attachments

None



Kannapolis
Agenda Staff Report
May 8, 2023

To: Mayor and City Council
From: Kristin Jones, Assistant to the City Manager
Subject: Budget Amendment #23-21 Appropriate Cash Reserves for Contract Work for Tap Installation

Action Requested by City Council

Motion to adopt budget amendment #23-21 that appropriates cash reserves of \$145,000 to fund contracted services for tap installation due to a high number of vacancies in the water resources department (the breakdown is \$130,000 for contracted services and \$15,000 for materials).

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Water Resources currently has 23 taps in the system and there are not enough funds to cover installation. Due to the high number of vacancies in this department, staff is unable to keep up with the current demand and tap installation is being contracted out.

Fiscal Implications

This budget amendment appropriates cash reserves of \$145,000 to fund contracted services for tap installation due to a high number of vacancies in the water resources department (the breakdown is \$130,000 for contracted services and \$15,000 for materials).

Policy Issues

None.

Legal Issues

None.

Recommendations and Alternate Courses of Action

1. **Motion to adopt the budget amendment (Recommended).**
2. Do not approve the budget amendment.
3. Table to a future meeting

Attachments

1. Cash Reserves BA for WS Tap Install

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2022
AND ENDING JUNE 30, 2023
Amendment # 23-21**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 8th day of May 2023, that the following amendment to the Budget Ordinance for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2022, and ending June 30, 2023, is hereby adopted:

Description: This budget amendment appropriates cash reserves of \$145,000 to fund contracted services for tap installation due to a high number of vacancies in the water resources department (the breakdown is \$130,000 for contracted services and \$15,000 for materials).

SECTION I– WATER AND SEWER FUND

Revenue:	Increase – Fund Balance Appropriated Revenue: 39900-39900	\$145,000
Expenditure:	Increase – Contracted Services Expenditure: 36100-48000	\$130,000
Expenditure:	Increase – Materials- WS Expenditure: 36100-46850	\$15,000

This ordinance is approved and adopted this 8th day of May 2023.

Milton D. Hinnant, Mayor

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk



Kannapolis
 Agenda Staff Report
 May 8, 2023

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: Voluntary annexation of approximately 176.034 +/- combined non-contiguous property located at Kannapolis Crossing

Action Requested by City Council

1. Motion to adopt a Resolution directing the Clerk to investigate an Intent to Annex and Certify the Sufficiency of the Petition to Annex;
2. Motion to adopt a Resolution of Intent to Annex and Fix Date of Public Hearing on Question of Annexation for May 22, 2023

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicant, HCP Kannapolis Crossing Land Ventures, LLC, has submitted a voluntary non-contiguous annexation of twenty-seven (27) properties which are approximately 176.034 +/- combined acres located south of Old Beatty Ford Road and further identified as Rowan County Parcel Identification Numbers 139 047, 139 021, 139 072, 139 052, 139 060, 138 009, 139 022, 139 028, 139 020, 139 057, 139 054, 139 026, 139 005, 139 004, 139 078, 139 048, 139 070, 139 036, 139 073, 139 01201, 139 083, 139 044, 139 059, 138 068, 139 050, 139 069 and 138 007. The property is currently located in an unincorporated area of Rowan County within an area designated as "Future Kannapolis Growth Area".

Fiscal Implications

None

Policy Issues

The property is located in an unincorporated area of Rowan County that is currently zoned RA (Rural Agricultural). This property is located within an area designated as a future growth area for the City of Kannapolis. Further, this annexation is consistent with the annexation agreement between the City of Kannapolis and the Town of Landis.

Legal Issues

Prior to considering the Annexation Ordinance, pursuant to NCGS Chapter 160A-58 et seq., City Council must first direct the City Clerk to investigate an intent to annex and to certify the sufficiency of the petition. City Council must also fix a public hearing date for consideration of the petition.

It is requested that City Council set the public hearing date for May 22, 2023. As is required by the North Carolina General Statutes, an initial City of Kannapolis zoning designation will be applied to the property by the Planning and Zoning Commission within 60 days of the effective date of the annexation.

Recommendations and Alternate Courses of Action

1. **Motion to approve Resolution Directing the Clerk to investigate an intent to Annex under Chapter 160A-58 et seq., and to Certify the Sufficiency of the petition (Recommended) and;**
2. **Motion to approve Resolution of Intent to Annex and Fix Date of Public Hearing for May 22, 2023 on question of annexation (Recommended).**
3. Do not approve Resolutions
4. Table action to a future meeting

Attachments

1. HCP Executed Annexation Application-4-27-23
2. a-2023-04-bw
3. a-2023-04
4. 021.905.007 Kannapolis Crossing Annexation Plat
5. Resolution Directing the Clerk to investigate an intent to annex
6. Certificate of Sufficiency
7. Resolution of Intent to Annex and to set a public hearing
8. Metes and Bounds Legal Description HCP Kannapolis Crossing Additional Parcels revised 4-14-23



Petition for Non-Contiguous Annexation

So that we may efficiently review your request in a timely manner, it is important that all required documents are submitted with your application. Submit digitals and 1 hard copy of applications and accompanying documents to the Planning Department at the address above.

ANNEXATION REQUEST

Approval authority – City Council.

Property Address: See attachment A.

Applicant: HCP Kannapolis Crossing Land Ventures, LLC

Address: 4350 Lassiter at North Hills Ave. Suite 280 City: Raleigh State: NC Zip: 27609

Contact number: 919-260-6310 Email: mlinden@hudsoncp.com

SUBMITTAL CHECKLIST

- ☒ Pre-Application Meeting – send an email to planreviewappointment@kannapolisnc.gov
- ☒ Annexation Checklist and Application – Complete with all required property owner signatures
- ☒ Stamped, signed black and white 18 x 24" survey of subject property prepared by a registered engineer or surveyor (not preliminary)
- ☒ Metes and Bounds description of subject property

PROCESS INFORMATION

Annexation involves two (2) separate City Council meetings:

First meeting: The City Clerk will certify the sufficiency of the annexation and City Council will set a date for the public meeting.

Second meeting: City Council will review the petition and either approve or decline the annexation request:

1. Newspaper notification at least ten (10) days prior to the second Council meeting
2. Notification to the County or municipality from which the subject property is being annexed
3. Public Hearing
4. State recordation of the Resolution to Extend the Corporate City Limits, the signed/stamped 18X24" survey (can not be stamped as preliminary) and the Metes and Bounds Description.

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if incomplete.

Applicant's Signature:  Date: 4/27/23



PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Approval authority – City of Kannapolis City Council

DATE: April 27, 2023

To the City Council of the City of Kannapolis, North Carolina:

1. We, the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the City of Kannapolis.
2. The area to be annexed, located at See attachment A., further identified as See attachment A. County Parcel Identification Number See attachment A., is non-contiguous to the primary limits of the City of Kannapolis, is approximately 176 acres, and the boundaries of such territory are as follows:

See Attached Signed, Stamped Survey Map and Metes and Bounds Description

3. This petition is signed by all property owners of the area to be annexed.
4. ☒ The undersigned owners acknowledge that the following City service(s) is (are) not presently available for immediate taps upon annexation: water ☐ sewer ☐; and, subsequently agree that the City shall not provide water and sewer service to the area to be annexed except in accordance with the City's standard water and sewer policy. SEE ATTACHMENT A.
5. Please check ONE box below: SEE ATTACHMENT A.
☐ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160D-108 or G.S. 160D-108.1 and provide proof of such rights by attachment hereto.
☒ The undersigned owners hereby declare that no such vested rights have been established and that any vested rights previously acquired are hereby terminated.

<u>Name</u> (print or type)	<u>Address</u>	<u>Signature*</u>
1. <u>Mathias G. Linden</u>	<u>4350 Lassiter at North Hills Ave. Suite 280 Raleigh, NC 27609</u>	<u></u>
2. <u>Authorized Signatory</u>	<u></u>	<u></u>
3. <u>for HCP Kannapolis Crossing Land Ventures, LLC</u>	<u></u>	<u></u>
4. <u></u>	<u></u>	<u></u>

**Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.*

Attachment A

HCP Kannapolis Crossing Land Ventures, LLC Petition for Annexation

1. Address and Parcel ID for Property to be Annexed.

PIN	PARCEL ID	ADDRESS	ACRES
5635-03-20-3371	139 047	120 IVORY LANE	1.028
5635-03-21-6072	139 021	0 OLD BEATTY FORD ROAD	18.559
5635-03-20-2777	139 072	160 IVORY LANE	1.852
5635-03-30-6004	139 052	0 SERENITY RIDGE ROAD	0.471
5635-03-21-2131	139 060	230 IVORY LANE	0.840
5634-01-49-1675	138 009	1550 CHALK MAPLE ROAD	26.997
5635-03-30-8880	139 022	323 SERENITY RIDGE ROAD	3.070
5635-03-41-0371	139 028	347 SERENITY RIDGE ROAD	10.046
5635-03-21-2598	139 020	0 IVORY LANE	7.397
5635-03-20-4359	139 057	0 IVORY LANE	0.026
5635-03-30-4163	139 054	1640 CHALK MAPLE ROAD	0.512
5635-03-30-7486	139 026	217 SERENITY RIDGE ROAD	1.996
5635-03-30-5328	139 005	150 KENWORTH LANE	2.133
5635-03-30-0771	139 004	260 KENWORTH LANE	33.345
5635-03-31-0251	139 078	280 KENWORTH LANE	4.001
5635-03-20-3448	139 048	130 IVORY LANE	1.005
5635-03-41-6418	139 070	342 SERENITY RIDGE ROAD	2.566
5635-03-41-5136	139 036	336 SERENITY RIDGE ROAD	5.885
5635-03-20-4801	139 073	165 IVORY LANE	0.998
5634-01-39-9172	139 01201	0 OLD BEATTY FORD ROAD	3.461
5635-03-40-8775	139 083	0 CHERISH LANE	21.218
5635-03-40-2119	139 044	174 SERENITY RIDGE ROAD	4.007
5635-03-40-0335	139 059	192 SERENITY RIDGE ROAD	1.357
5634-02-59-4088	138 068	0 OLD BEATTY FORD ROAD	6.864
5635-03-40-3516	139 050	0 SERENITY RIDGE ROAD	1.861
5635-03-40-1634	139 069	260 SERENITY RIDGE ROAD	1.733
5634-02-59-4700	138 007	1020 CHALK MAPLE ROAD	12.806
		TOTAL ACRES	176.034

See next page.

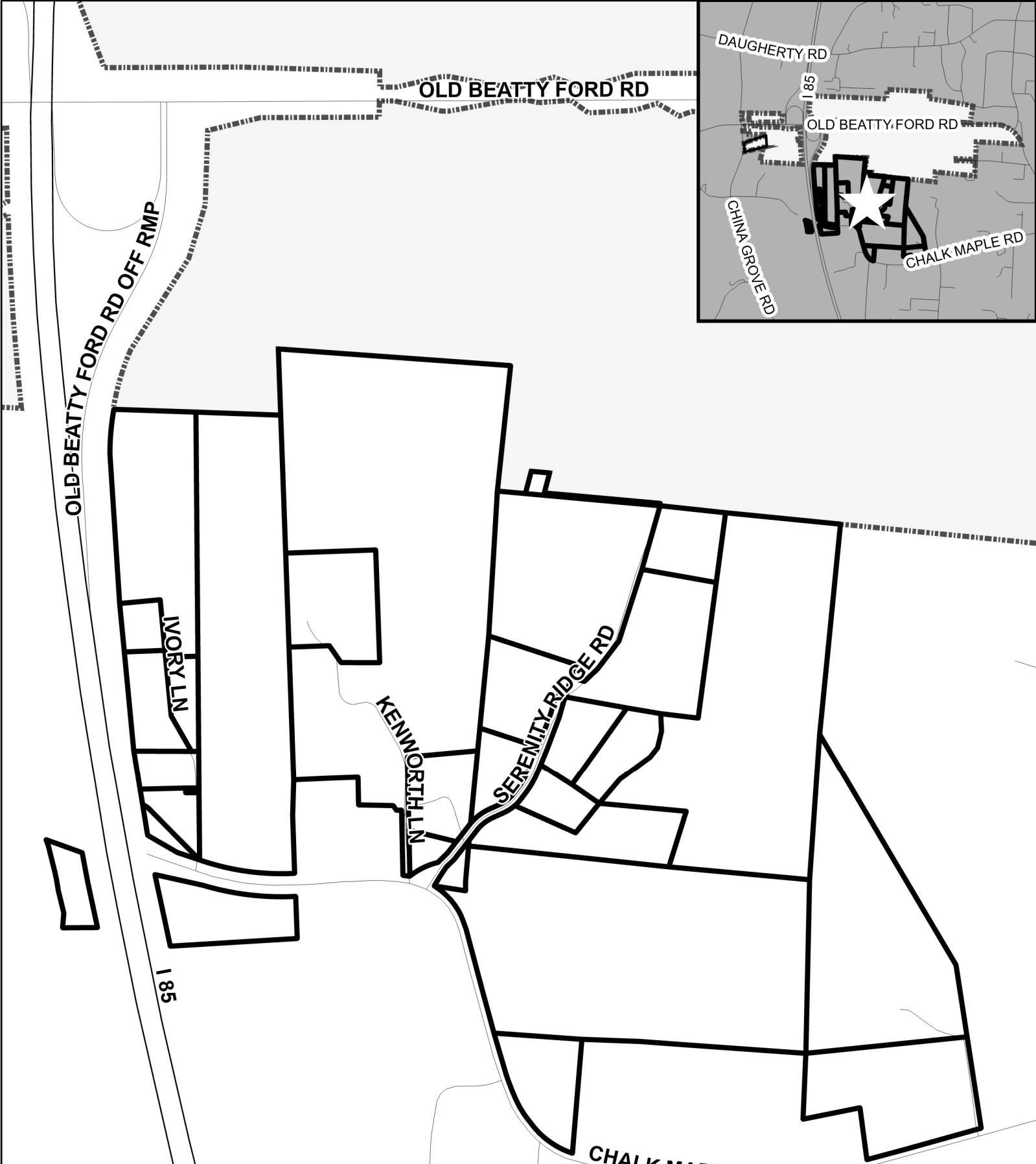
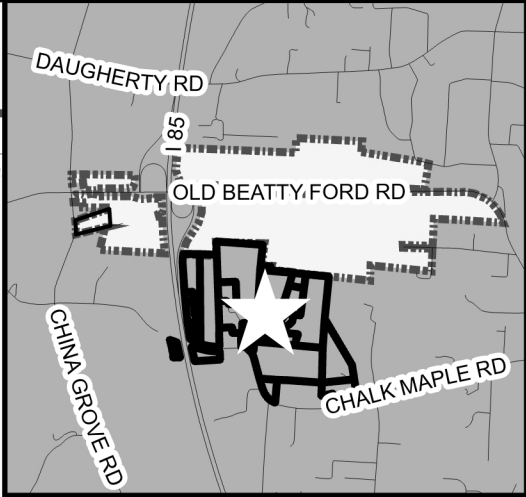
Attachment A Cont'd

HCP Kannapolis Crossing Land Ventures, LLC
Petition for Annexation

4. Response to Paragraph 4 of the Annexation Petition. See answer to paragraph 5 below. If the annexed Property is added to the Development Agreement, HCP anticipates that provisions of city services would be addressed in an amendment to the Development Agreement.

5. Response to Paragraph 5 of the Annexation Petition. HCP Kannapolis Crossing Land Ventures, LLC ("HCP") owns property that is subject to the development agreement between the City of Kannapolis (the "City") and Kannapolis Crossing, LP dated May 24, 2021, recorded in the Rowan County Register of Deeds in book 1381, page 533 (the "Development Agreement"). This property is contiguous to the land described in this Annexation Petition. This Development Agreement vests a right in HCP seek to add the land described in the Annexation Petition to the Development Agreement. See, N.C. Gen. Stat. §160D-108(c)(5) ("a vested right established by the terms of a development agreement.").

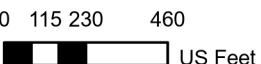
Out of caution, HCP respectfully describes this vested right in its Annexation Petition.





Vicinity Map

Case Number: A-2023-04
Applicant: Hudson Corp
Kannapolis Crossing



Streets



Voluntary Annexations



City of Kannapolis



Boundaries (Inset)



City of Kannapolis



Cabarrus



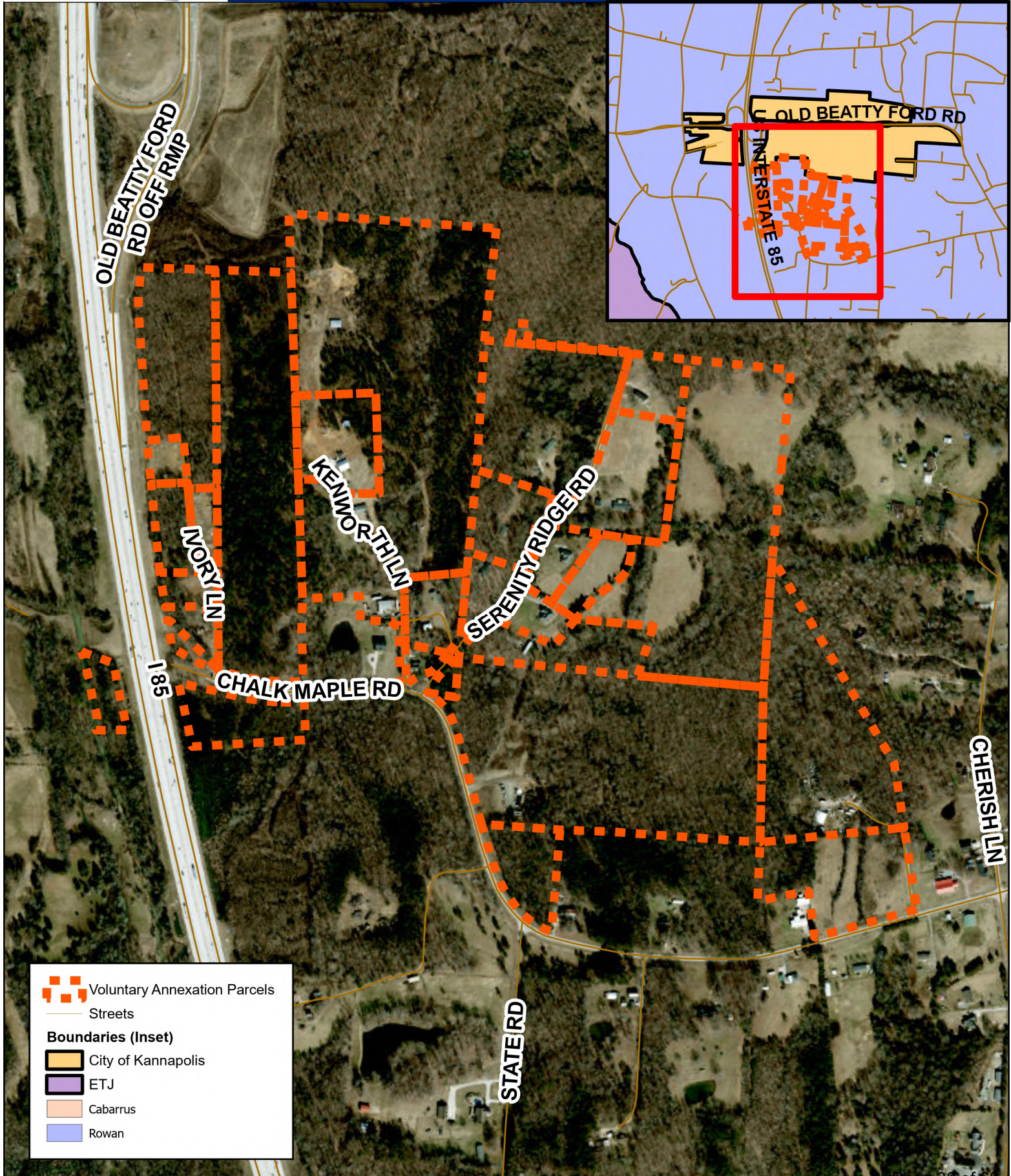
Rowan



Voluntary Annexations

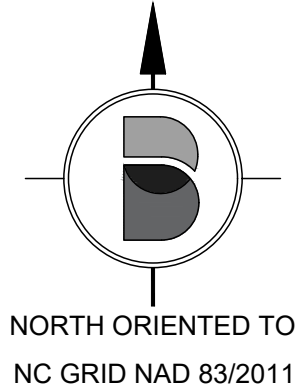
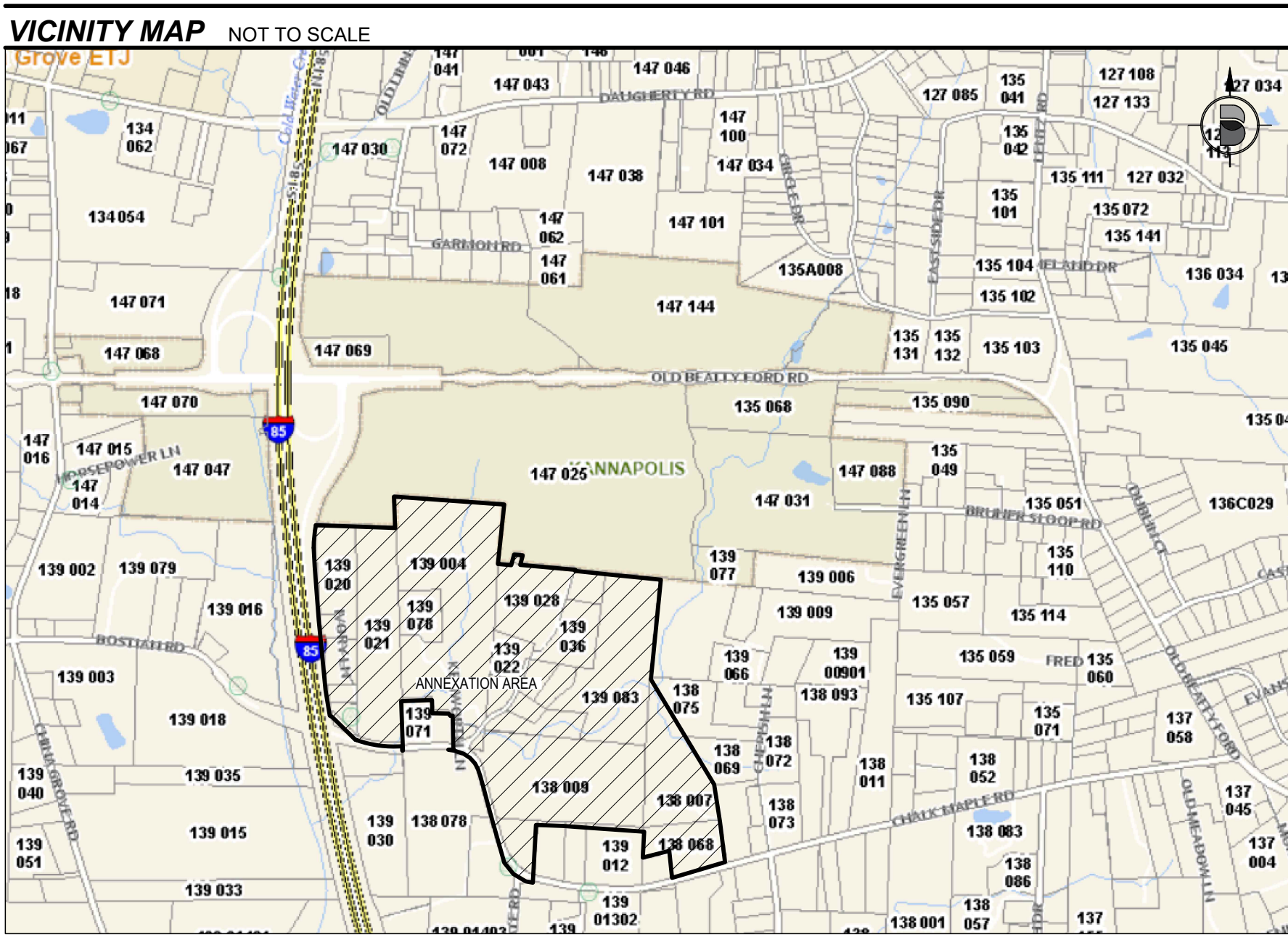
Vicinity Map

Case Number: A-2023-04
Applicant: Hudson Corp
Kannapolis Crossing



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5634-02-59-4088	139 068	0 OLD BEATTY FORD ROAD	6.864
5635-03-40-3516	139 050	0 SERENITY RIDGE ROAD	1.861
5635-03-40-1634	139 069	260 SERENITY RIDGE ROAD	1.733
5634-02-59-4700	138 007	1020 CHALK MAPLE ROAD	12.806
		TOTAL ACRES	176.034

LEGAL DESCRIPTION
HCP KANNAPOLIS CROSSING LAND VENTURES LLC
CITY OF KANNAPOLIS, ROWAN COUNTY, NORTH CAROLINA
A CERTAIN TRACT OR PARCEL OF LAND IN CITY OF KANNAPOLIS, ROWAN COUNTY, NORTH CAROLINA, FRONTING ON THE EASTERN ROW OF INTERSTATE 85 AND THE NORTHERN ROW OF CHALK MAPLE ROAD, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET IN THE NORTHEAST ROW OF INTERSTATE 85, SAID MONUMENT HAVING NC GRID COORDINATES N 452.051 59 FEET AND E 1532.107 30 FEET;
THENCE WITH THE LANDS OF HCP KANNAPOLIS CROSSING LAND VENTURES LLC (DB 1382 PG 416) THE FOLLOWING COURSES: S 88° 04' 29" E FOR A DISTANCE OF 324.40 FEET TO PIPE;
THENCE S 87° 58' 49" E FOR A DISTANCE OF 200.25 FEET TO A REBAR;
THENCE N 02° 02' 05" W FOR A DISTANCE OF 286.80 FEET TO AN IRON;
THENCE S 84° 53' 11" E FOR A DISTANCE OF 129.41 FEET TO AN IRON;
THENCE S 06° 02' 54" W FOR A DISTANCE OF 546.76 FEET TO A STONE;
THENCE S 84° 53' 11" E FOR A DISTANCE OF 129.41 FEET TO AN IRON;
THENCE N 14° 38' 18" E FOR A DISTANCE OF 99.96 FEET TO AN IRON;
THENCE S 84° 59' 14" E FOR A DISTANCE OF 80.16 FEET TO AN IRON;
THENCE S 14° 41' 40" W FOR A DISTANCE OF 80.75 FEET TO AN IRON;
THENCE S 84° 51' 29" E FOR A DISTANCE OF 505.27 FEET TO AN IRON;
THENCE S 08° 08' 31" W FOR A DISTANCE OF 10.15 FEET TO AN IRON;
THENCE S 83° 54' 31" E FOR A DISTANCE OF 285.75 FEET TO AN IRON;
THENCE S 84° 17' 27" E FOR A DISTANCE OF 501.09 FEET TO AN IRON;
THENCE WITH THE LANDS OF EARLENE H WALLACE (DB 661 PG 190), S 05° 42' 33" W FOR A DISTANCE OF 915.62 FEET TO A STONE;
THENCE WITH THE LANDS OF JASON & KATIE SEITZINGER (DB 1278 PG 893), S 30° 26' 22" E FOR A DISTANCE OF 650.00 FEET TO A PIPE;
THENCE WITH THE LANDS OF TERESA MORGAN (DB 1379 PG 016), S 30° 21' 58" E FOR A DISTANCE OF 526.70 FEET TO AN IRON ROD;
THENCE WITH THE LANDS OF KENNETH & KATH GREEN (DB 1166 PG 876) THE FOLLOWING COURSES: S 08° 46' 35" E FOR A DISTANCE OF 321.00 FEET TO A REBAR;
THENCE S 08° 59' 21" E FOR A TOTAL DISTANCE OF 428.14 FEET (PASSING THROUGH AN IRON AT 383.04 FEET IN THE NORTHERN ROW OF CHALK MAPLE ROAD) TO A POINT IN THE CENTER OF SAID ROAD;
THENCE FOLLOWING THE CENTER OF CHALK MAPLE ROAD THE FOLLOWING COURSES: S 74° 35' 51" W FOR A DISTANCE OF 897.88 FEET TO A NAIL;
THENCE S 74° 41' 09" W FOR A DISTANCE OF 20.42 FEET TO A POINT;
THENCE WITH THE LANDS OF STEVEN & DONNA DUFFELL (DB 1386 PG 80) THE FOLLOWING COURSES: N 07° 39' 47" W FOR TOTAL DISTANCE OF 257.79 FEET (PASSING THROUGH AN IRON AT 27.52 FEET IN THE NORTHERN ROW OF CHALK MAPLE ROAD) TO AN IRON;
THENCE S 77° 45' 25" W FOR A DISTANCE OF 89.18 FEET TO AN IRON;
THENCE S 77° 56' 25" W FOR A DISTANCE OF 109.83 FEET TO A PIPE;
THENCE WITH THE LANDS OF JANET CALLOWAY & MAGGIE MURSEWHITE (DB SE PG 813) THE FOLLOWING COURSES: N 02° 28' 51" E FOR A DISTANCE OF 265.13 FEET TO AN IRON;
THENCE N 80° 27' 51" W FOR A DISTANCE OF 389.27 FEET TO A PIPE;
THENCE WITH THE LANDS OF LILLIAN LOGGINS (DC ROW PG 96936) THE FOLLOWING COURSES: N 80° 48' 42" W FOR A DISTANCE OF 200.96 FEET TO A PIPE;
THENCE S 87° 59' 30" W FOR A DISTANCE OF 251.02 FEET TO A ROD;
THENCE HCP KANNAPOLIS CROSSING LAND VENTURES LLC (DB 1414 PG 792), S 03° 04' 41" W FOR A TOTAL DISTANCE OF 528.00 FEET (PASSING THROUGH AN IRON AT 491.18 FEET IN THE NORTHERN ROW OF CHALK MAPLE ROAD) TO A POINT IN CENTER OF SAID ROAD;
THENCE WITH CHALK MAPLE ROAD THE FOLLOWING COURSES: N 27° 55' 19" W FOR A DISTANCE OF 66.00 FEET TO AN IRON;
THENCE N 58° 55' 19" W FOR A DISTANCE OF 132.00 FEET TO A POINT;
THENCE N 38° 57' 54" W FOR A DISTANCE OF 153.93 FEET TO A POINT;
THENCE N 15° 49' 05" W FOR A DISTANCE OF 387.70 FEET TO A POINT;
THENCE N 15° 38' 04" W FOR A DISTANCE OF 15.93 FEET TO A POINT;
THENCE N 14° 58' 01" W FOR A DISTANCE OF 106.15 FEET TO A POINT;
THENCE N 14° 48' 57" W FOR A DISTANCE OF 97.21 FEET TO A POINT;
THENCE N 15° 34' 12" W FOR A DISTANCE OF 110.60 FEET TO A POINT;
THENCE N 18° 12' 12" W FOR A DISTANCE OF 19.89 FEET TO A POINT;
THENCE N 27° 40' 06" W FOR A DISTANCE OF 59.10 FEET TO A POINT;
THENCE N 41° 40' 35" W FOR A DISTANCE OF 67.33 FEET TO A POINT;
THENCE N 86° 40' 27" W FOR A DISTANCE OF 57.49 FEET TO A POINT;
THENCE N 17° 28' 42" W FOR A DISTANCE OF 90.31 FEET TO A POINT;
THENCE N 81° 07' 12" W FOR A DISTANCE OF 57.26 FEET TO AN IRON;
THENCE N 88° 59' 17" E FOR A DISTANCE OF 46.23 FEET TO AN IRON;
THENCE WITH THE LANDS OF CHRISTOPHER & CRYSTAL JOSEPH (DB 1249 PG 425) THE FOLLOWING COURSES: N 01° 12' 40" W FOR A TOTAL DISTANCE OF 310.04 FEET (PASSING THROUGH AN IRON AT 22.27 FEET IN THE NORTHERN ROW OF CHALK MAPLE ROAD) TO AN IRON;
THENCE S 87° 57' 28" W FOR A DISTANCE OF 22.09 FEET TO A PIPE;
THENCE N 38° 11' 48" W FOR A DISTANCE OF 24.84 FEET TO A PIPE;
THENCE N 88° 47' 15" W FOR A DISTANCE OF 125.17 FEET TO AN IRON;
THENCE N 88° 15' 18" W FOR A DISTANCE OF 24.90 FEET TO A PIPE;
THENCE N 01° 11' 03" W FOR A DISTANCE OF 120.88 FEET TO A PIPE;
THENCE S 87° 56' 59" W FOR A DISTANCE OF 201.06 FEET TO AN IRON;
THENCE S 02° 02' 19" E FOR A DISTANCE OF 452.02 FEET TO AN IRON;
THENCE WITH CHALK MAPLE ROAD THE FOLLOWING COURSES: S 88° 56' 17" W FOR A DISTANCE OF 6.23 FEET TO AN IRON;
THENCE N 02° 52' 52" W FOR A DISTANCE OF 36.99 FEET TO A CONCRETE MONUMENT;
THENCE WITH A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 19' 28", HAVING A RADIUS OF 1019.00 FEET, AND A CHORD N 87° 33' 39" W FOR A DISTANCE OF 411.55 FEET TO AN IRON;
THENCE WITH A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 59' 57", HAVING A RADIUS OF 1019.00 FEET, AND A CHORD N 71° 18' 46" W FOR A DISTANCE OF 101.55 FEET TO AN IRON;
THENCE N 45° 31' 34" W FOR A DISTANCE OF 202.90 FEET TO AN IRON;
THENCE N 88° 40' 52" W FOR A DISTANCE OF 27.79 FEET TO AN IRON;
THENCE WITH THE EASTERN ROW OF INTERSTATE 85, THE FOLLOWING COURSES: N 09° 43' 57" W FOR A DISTANCE OF 86.19 FEET TO AN IRON;
THENCE N 09° 24' 01" W FOR A DISTANCE OF 169.14 FEET TO AN IRON;
THENCE N 09° 31' 34" W FOR A DISTANCE OF 434.34 FEET TO AN IRON;
THENCE N 09° 31' 34" W FOR A DISTANCE OF 288.05 FEET TO A CONCRETE MONUMENT;
THENCE N 04° 21' 34" W FOR A DISTANCE OF 493.12 FEET TO A CONCRETE MONUMENT;
THENCE N 03° 04' 54" W FOR A DISTANCE OF 170.85 FEET TO CONCRETE MONUMENT;
THENCE WITH A CURVE TURNING TO THE RIGHT THROUGH 09° 53' 48", HAVING A RADIUS OF 1200.00 FEET, AND A CHORD N 05° 30' 39" E FOR A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING, CONTAINING 170.03 ACRES, BEING THE FOLLOWING PARCELS AND DEEDS RECORDED IN THE ROWAN COUNTY REGISTRY:
PARCEL 139 047 DEED BOOK 1414 PAGE 795
PARCEL 139 021 DEED BOOK 1414 PAGE 606
PARCEL 139 072 DEED BOOK 1414 PAGE 797
PARCEL 139 052 DEED BOOK 1414 PAGE 812
PARCEL 139 060 DEED BOOK 1414 PAGE 803
PARCEL 138 008 DEED BOOK 1414 PAGE 796
PARCEL 139 023 DEED BOOK 1414 PAGE 807
PARCEL 139 028 DEED BOOK 1414 PAGE 810
PARCEL 139 026 DEED BOOK 1414 PAGE 811
PARCEL 139 027 DEED BOOK 1414 PAGE 813
PARCEL 139 029 DEED BOOK 1414 PAGE 802
PARCEL 139 030 DEED BOOK 1414 PAGE 795
PARCEL 139 004 DEED BOOK 1414 PAGE 804
PARCEL 139 078 DEED BOOK 1414 PAGE 804
PARCEL 139 048 DEED BOOK 1414 PAGE 794
PARCEL 139 070 DEED BOOK 1414 PAGE 809
PARCEL 139 073 DEED BOOK 1414 PAGE 799
PARCEL 139 070 DEED BOOK 1414 PAGE 792
PARCEL 139 063 DEED BOOK 1414 PAGE 791
PARCEL 139 044 DEED BOOK 1414 PAGE 800
PARCEL 139 058 DEED BOOK 1414 PAGE 801
PARCEL 139 068 DEED BOOK 1414 PAGE 811
PARCEL 139 050 DEED BOOK 1414 PAGE 805
PARCEL 138 007 DEED BOOK 1282 PAGE 439



Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	207.26	1200.00	9.90	N05° 30' 35" E
C2	414.41	1018.00	23.32	S82° 33' 30" E
C3	20.71	1018.00	1.17	S70° 18' 48" E
C4	236.58	1060.00	12.55	S18° 51' 25" W

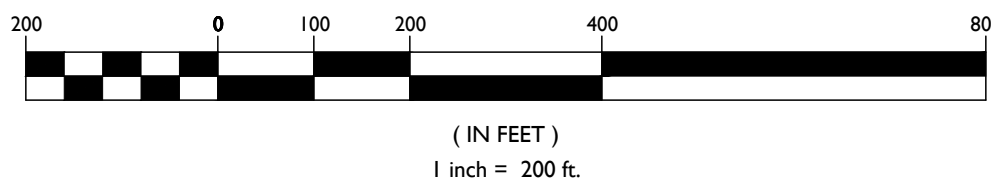
Line Table		
Line #	Direction	Length
L1	N79°55'10" W	66.00'
L2	N58°55'10" W	132.00'
L3	N38°57'54" W	132.09'
L4	N15°38'56" W	88.57'
L5	N14°58'05" W	106.15'
L6	N14°48'57" W	127.27'
L7	N15°34'12" W	110.60'
L8	N18°12'12" W	67.89'
L9	N27°47'06" W	59.10'
L10	N41°40'35" W	67.33'
L11	N56°40'27" W	67.49'
L12	N71°26'41" W	30.31'
L13	N81°07'12" W	57.26'
L14	N88°56'17" E	46.23'
L15	S87°57'28" W	22.09'
L16	N59°11'48" W	24.84'
L17	N88°56'17" E	6.23'
L18	N02°52'52" W	39.99'
L19	S58°40'52" E	27.79'
L20	N89°23'30" E	58.48'
L21	S00°38'04" E	18.92'
L22	N88°20'11" E	57.95'
L23	N02°10'14" W	19.89'
L24	S34°50'14" E	89.26'
L25	S88°56'05" W	30.01'
L26	N49°00'12" E	44.71'
L27	S05°45'15" W	25.15'
L28	S05°45'15" W	30.04'
L29	N39°16'37" E	89.64'
L30	N53°15'37" E	81.30'
L31	N62°44'37" E	73.20'
L32	N45°40'08" E	17.51'
L33	N45°40'08" E	93.03'
L34	N28°42'34" E	104.23'
L35	N21°09'02" E	18.28'
L36	N01°10'02" E	72.81'
L37	S15°56'17" W	89.34'
L38	S15°43'48" W	59.79'
L39	N74°16'12" W	59.33'
L40	S45°42'43" W	65.63'
L41	S46°29'37" W	14.41'
L42	S36°28'53" W	156.87'
L43	N00°12'44" W	70.00'



NOTES

SET #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
AREAS COMPUTED BY COORDINATE METHOD.
SUBJECT TRACT ADDRESS: SEE CHART BELOW
SUBJECT TRACT DEED REFERENCE: SEE CHART BELOW
SUBJECT TAX PARCEL: SEE CHART BELOW
SUBJECT TRACT ZONED: RA

THE NCOS COORDINATES WERE ESTABLISHED BY USING A LEICA MODEL GS14 (GNSS) AND THE NORTH CAROLINA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME NETWORK (RTN) UTILIZING THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION (CORS).



I, MARK A. SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK —, SEE CHART, PAGE —, ETC.) (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK —, PAGE —, THAT THE RATIO OF PRECISION OR PORTIONAL ACCURACY AS CALCULATED IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27th DAY OF APRIL, A.D. 2023.

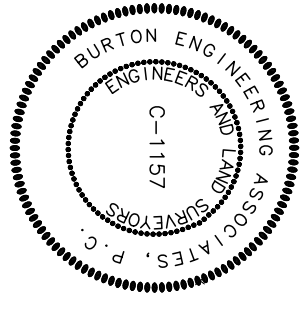
MARK A. SMITH, PLS (L-3346)

NON-CONTIGUOUS ANNEXATION SURVEY FOR

OWNER: HCP KANNAPOLIS CROSSING LAND VENTURES LLC
CITY OF KANNAPOLIS, ROWAN COUNTY, NORTH CAROLINA

HCP KANNAPOLIS CROSSING LAND VENTURES LLC

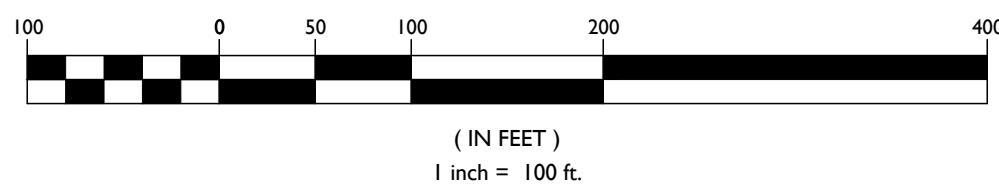
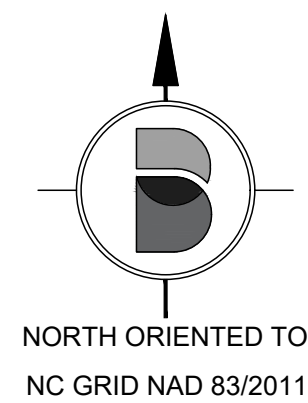
400 FRANK BURR BLVD, STE 8
TEANECK, NJ 07665



5950 FAIRVIEW RD, STE 100
CHARLOTTE, NC 28210
(704) 553-8881
burtonengr@gmail.com

BURTON
ENGINEERING





NON-CONTIGUOUS ANNEXATION SURVEY FOR

OWNER: HCP KANNAPOLIS CROSSING LAND VENTURES LLC
CITY OF KANNAPOLIS, ROWAN COUNTY, NORTH CAROLINA

HCP KANNAPOLIS CROSSING LAND VENTURES LLC

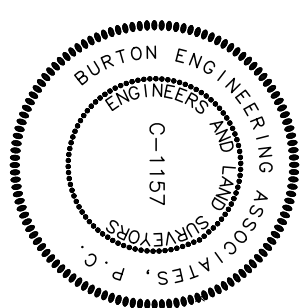
400 FRANK BURR BLVD, STE 8
TEANECK, NJ 07665

REVISIONS

NO.	DESCRIPTION	DATE

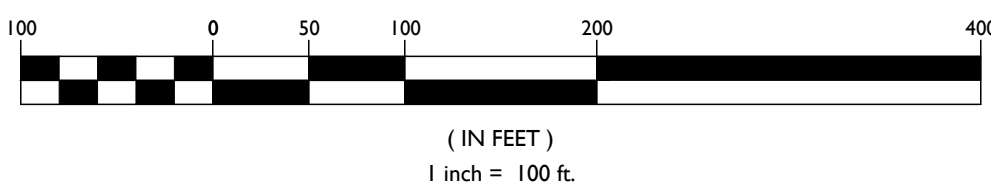
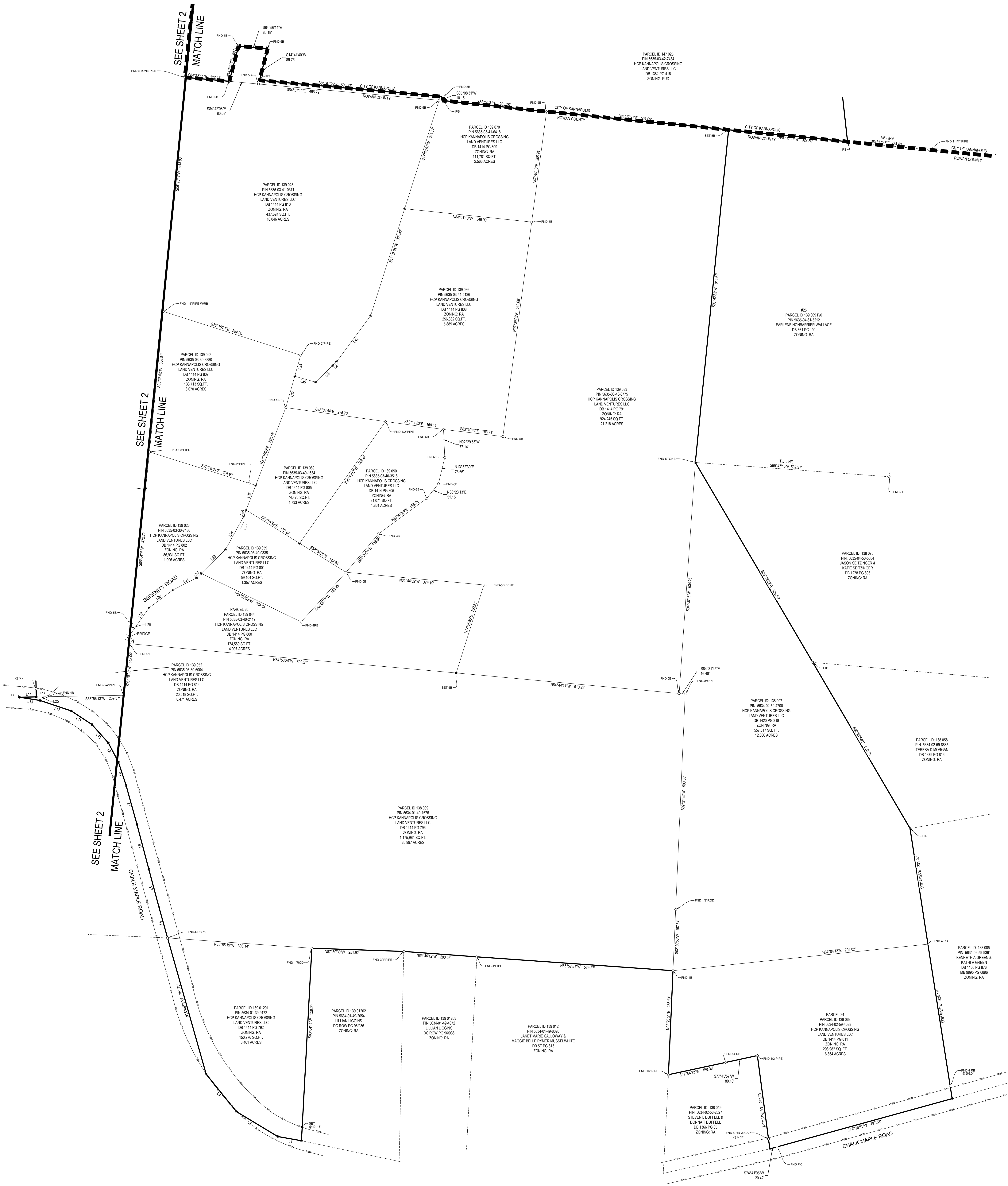
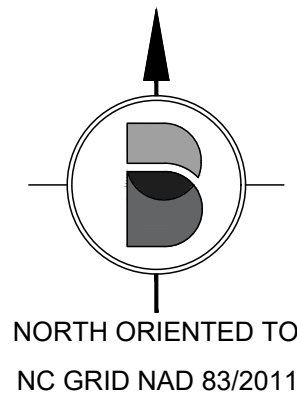
ICB
DRAWN BY
MAS
CHECK BY
DATE
12/1/2021-8/31/2022
SURVEY DATE

PROJECT NUMBER
021.905.007



5960 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(770) 704-5538
burtonengr.com



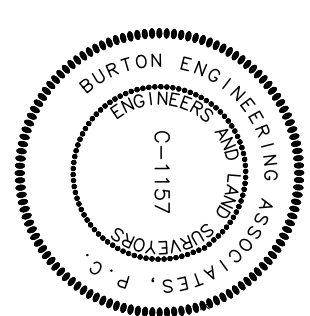


NON-CONTIGUOUS ANNEXATION SURVEY FOR

OWNER: HCP KANNAPOLIS CROSSING LAND VENTURES LLC
CITY OF KANNAPOLIS, ROWAN COUNTY, NORTH CAROLINA

HCP KANNAPOLIS CROSSING LAND VENTURES LLC

400 FRANK BURR BLVD, STE 8
TEANECK, NJ 07665



5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(704) 553-8881
burtonengineering.com



REVISIONS	

ICB
DRAWN BY
MAS
CHECK BY
1/17/2023
DATE
12/1/2021, 8/31/2022
SURVEY DATE

PROJECT NUMBER
021.905.007

**RESOLUTION DIRECTING THE CLERK TO
INVESTIGATE AN INTENT TO ANNEX: A-2023-04**

WHEREAS, the City Council may initiate annexation of noncontiguous property owned by the petitioners by adopting a resolution stating its intent to annex the property of the area described herein; and

WHEREAS, N.C.G.S Chapter 160A-58 *et seq*, provide that the sufficiency of the petition shall be investigated by the City Clerk of the City of Kannapolis, North Carolina before further annexation proceedings consistent within the intent to annex can take place; and

WHEREAS, the City Council of the City of Kannapolis, North Carolina deems it advisable to direct the City Clerk to investigate the sufficiency of the intent to annex;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kannapolis, North Carolina that:

The City Clerk is hereby directed to investigate the sufficiency of the above-described intent to annex under N.C.G.S. Chapter 160A-58 *et seq* and to certify as soon as possible to the City Council the result of the investigation.

ADOPTED this the 8th day of May 2023.

Milton D. Hinnant, Mayor
City of Kannapolis

ATTEST:

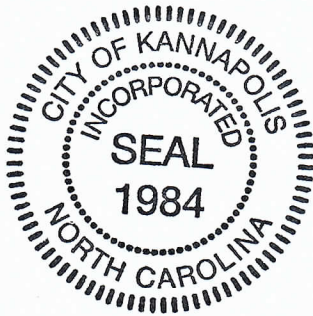
Bridgette Bell, MMC, NCCMC
City Clerk

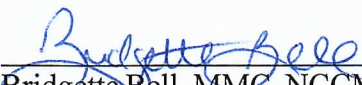
CERTIFICATE OF SUFFICIENCY
A-2023-04

To the City Council of the City of Kannapolis, North Carolina.

I, Bridgette Bell, City Clerk, do hereby certify that pursuant to NCGS Chapter 160A-58 *et seq.*, I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the City of Kannapolis, North Carolina, this the 8th day of May 2023.





Bridgette Bell, MMC, NCCMC
City Clerk

RESOLUTION OF INTENT TO ANNEX AND FIX DATE OF PUBLIC HEARING
ON QUESTION OF ANNEXATION: A-2023-04

WHEREAS, pursuant to N.C.G.S Chapter 160A-58 *et seq.*, the City Council may initiate annexation of real property not contiguous to the City's boundary pursuant to a Petition for Annexation by all property owners located therein by adopting a Resolution stating its intent to annex the property described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Kannapolis, North Carolina that:

- Section 1. A public hearing on the question of annexation of the area described herein will be held at the Laureate Center, 401 Laureate Way, Kannapolis, NC at 6:00 PM on the 22nd day of May 2023.
- Section 2. The area proposed for annexation is described as follows:
See attached Metes and Bounds Description
- Section 3. Notice of public hearing shall be published in the Independent Tribune on May 12th and 19th, 2023

ADOPTED this the 8th day of May 2023.

Milton D. Hinnant, Mayor
City of Kannapolis

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk



Legal Description

HCP Kannapolis Crossing Land Ventures LLC
City of Kannapolis, Rowan County, North Carolina

A certain tract or parcel of land in City of Kannapolis, Rowan County, North Carolina, fronting on the eastern R/W of Interstate 85 and the northern R/W of Chalk Maple Road, being described as follows:

Beginning at an iron pin set in the northeast R/W of Interstate 85, said monument having NC Grid Coordinates N = 652,051.99 feet and E = 1,532,107.36 feet;

Thence with the lands of HCP Kannapolis Crossing Land Ventures LLC (Db 1382 Pg 416) the following courses, S 88° 04' 29" E for a distance of 324.40 feet to pipe.

Thence, S 87° 58' 49" E for a distance of 400.25 feet to a flat bar

Thence, N 02° 02' 05" W for a distance of 286.80 feet to an iron.

Thence, S 85° 54' 04" E for a distance of 1010.30 feet to a pipe.

Thence, S 06° 02' 54" W for a distance of 546.76 feet to a stone.

Thence, S 84° 53' 11" E for a distance of 122.41 feet to an iron.

Thence, N 14° 38' 18" E for a distance of 99.96 feet to an iron.

Thence, S 84° 56' 14" E for a distance of 80.18 feet to an iron.

Thence, S 14° 41' 40" W for a distance of 89.75 feet to an iron.

Thence, S 84° 51' 29" E for a distance of 505.27 feet to an iron.

Thence, S 05° 08' 31" W for a distance of 10.15 feet to an iron.

Thence, S 83° 54' 31" E for a distance of 285.75 feet to an iron.

Thence, S 84° 17' 27" E for a distance of 501.09 feet to an iron.

Thence with the lands of Earlene H Wallace (Db 661 Pg 190), S 05° 42' 33" W for a distance of 915.62 feet to a stone.

Thence with the lands of Jason & Katie Seitzinger (Db 1278 Pg 893), S 30° 26' 22" E for a distance of 635.09 feet to a pipe.

Thence with the lands of Teresa Morgan (Db 1379 Pg 816), S 30° 21' 58" E for a distance of 526.70 feet to an iron rod.

Thence with the lands of Kenneth & Kathi Green (Db 1166 Pg 876) the following courses, S 08° 46' 55" E for a distance of 321.00 feet to a rebar.

Thence, S 08° 55' 21" E for a total distance of 428.14 feet (passing through an iron at 393.04 feet in the northern R/W of Chalk Maple Road) to a point in the center of said road.

Thence following the center of Chalk Maple Road the following courses, S 74° 35' 51" W for a distance of 497.58 feet to a nail.

Thence, S 74° 41' 05" W for a distance of 20.42 feet to a point.

Thence with the lands of Steven & Donna Duffell (Db 1366 Pg 85) the following courses, N 07° 35' 47" W for total a distance of 257.79 feet (passing through an iron at 27.52 feet in the northern R/W of Chalk Maple Road) to a pipe.

Thence, S 77° 45' 57" W for a distance of 89.18 feet to an iron.

Thence, S 77° 54' 23" W for a distance of 159.93 feet to a pipe.

Thence with the lands of Janet Calloway & Maggie Musselwhite (Db 5E Pg 813) the following courses, N 02° 28' 51" E a distance of 285.13 feet to an iron.

Thence, N 85° 57' 51" W for a distance of 539.27 feet to a pipe.

Thence with the lands of Lillian Liggins (DC ROW Pg 96/936) the following courses, N 85° 46' 42" W for a distance of 200.06 feet to a pipe.

Thence, N 87° 59' 30" W for a distance of 251.92 feet to a rod.

Thence HCP Kannapolis Crossing Land Ventures LLC (DB 1414 PG 792), S 03° 04' 41" W for a total distance of 528.00 feet (passing through an iron at 491.18 feet in the northern R/W of Chalk Maple Road) to a point in center of said road.



Thence with Chalk Maple Road the following courses, N 79° 55' 19" W for a distance of 66.00 feet to a point.

Thence, N 58° 55' 19" W for a distance of 132.00 feet to a point.

Thence, N 38° 57' 54" W for a distance of 132.09 feet to a point.

Thence, N 15° 49' 05" W for a distance of 387.70 feet to a point.

Thence, N 15° 36' 56" W for a distance of 88.53 feet to a point.

Thence, N 14° 58' 01" W for a distance of 106.15 feet to a point.

Thence, N 14° 48' 57" W for a distance of 127.27 feet to a point.

Thence, N 15° 34' 12" W for a distance of 110.60 feet to a point.

Thence, N 18° 12' 12" W for a distance of 67.89 feet to a point.

Thence, N 27° 47' 06" W for a distance of 59.10 feet to a point.

Thence, N 41° 46' 35" W for a distance of 67.53 feet to a point.

Thence, N 56° 40' 07" W for a distance of 67.49 feet to a point.

Thence, N 71° 26' 41" W for a distance of 90.31 feet to a point.

Thence, N 81° 07' 12" W for a distance of 57.26 feet to an iron.

Thence, N 88° 56' 17" E for a distance of 46.23 feet to an iron.

Thence with the lands of Christopher & Crystal O'Guin (Db 1249 Pg 425) the following courses, N 01° 12' 45" W for a total distance of 310.04 feet (passing through an iron at 22.27 feet in the northern R/W of Chalk Maple Road) to an iron.

Thence, S 87° 57' 28" W for a distance of 22.09 feet to a pipe.

Thence, N 35° 11' 48" W for a distance of 24.84 feet to a pipe.

Thence, N 88° 47' 15" W for a distance of 125.17 feet to an iron.

Thence, N 89° 15' 18" W for a distance of 24.90 feet to a pipe.

Thence, N 01° 11' 03" W for a distance of 120.88 feet to a pipe.

Thence, S 87° 56' 33" W for a distance of 281.95 feet to an iron.

Thence, S 02° 02' 19" E for a distance of 452.02 feet to an iron.

Thence with Chalk Maple Road the following courses, S 88° 56' 17" W for a distance of 6.23 feet to an iron.

Thence, N 02° 52' 32" W for a distance of 39.99 feet to a concrete monument.

Thence with a curve turning to the right through an angle of 23° 19' 26", having a radius of 1018.00 feet, and a chord N 82° 33' 30" W for a distance of 411.55 feet to an iron.

Thence with a curve turning to the right through an angle of 01° 09' 57", having a radius of 1018.00 feet, and a chord N 70° 18' 48" W for a distance of 20.71 feet to an iron.

Thence, N 45° 31' 34" W for a distance of 292.90 feet to an iron.

Thence, N 58° 40' 52" W for a distance of 27.79 feet to an iron.

Thence with the eastern R/W of Interstate 85 the following courses, N 09° 43' 57" W for a distance of 66.19 feet to an iron.

Thence, N 09° 24' 01" W for a distance of 169.14 feet to an iron.

Thence, N 05° 31' 34" W for a distance of 434.34 feet to an iron.

Thence, N 05° 31' 34" W for a distance of 208.05 feet to a concrete monument.

Thence, N 04° 21' 34" W for a distance of 493.12 feet to a concrete monument.

Thence, N 03° 04' 54" W for a distance of 170.85 feet to concrete monument.

Thence with a curve turning to the right through 09° 53' 46", having a radius of 1200.00 feet, and a chord N 05° 30' 35" E for a distance of 207.00 feet to the point of beginning, containing 176.033 acres. Being the following parcels and deeds recorded in the Rowan County Registry.



Parcel 139 047 Deed Book 1414 Page 793
Parcel 139 021 Deed Book 1414 Page 806
Parcel 139 072 Deed Book 1414 Page 797
Parcel 139 052 Deed Book 1414 Page 812
Parcel 139 060 Deed Book 1414 Page 803
Parcel 138 009 Deed Book 1414 Page 796
Parcel 139 022 Deed Book 1414 Page 807
Parcel 139 028 Deed Book 1414 Page 810
Parcel 139 020 Deed Book 1414 Page 813
Parcel 139 057 Deed Book 1414 Page 813
Parcel 139 054 Deed Book 1414 Page 798
Parcel 139 026 Deed Book 1414 Page 802
Parcel 139 005 Deed Book 1414 Page 795
Parcel 139 004 Deed Book 1414 Page 804
Parcel 139 078 Deed Book 1414 Page 804
Parcel 139 048 Deed Book 1414 Page 794
Parcel 139 070 Deed Book 1414 Page 809
Parcel 139 036 Deed Book 1414 Page 808
Parcel 139 073 Deed Book 1414 Page 799
Parcel 139 01201 Deed Book 1414 Page 792
Parcel 139 083 Deed Book 1414 Page 791
Parcel 139 044 Deed Book 1414 Page 800
Parcel 139 059 Deed Book 1414 Page 801
Parcel 138 068 Deed Book 1414 Page 811
Parcel 139 050 Deed Book 1414 Page 805
Parcel 139 069 Deed Book 1414 Page 805
Parcel 138 007 Deed Book 1282 Page 439



Kannapolis

Agenda Staff Report
May 8, 2023

To: Mayor and City Council
From: Mike Legg, City Manager
Subject: Presentation and Discussion of Draft Imagine Kannapolis Strategic Plan Projects and Initiatives

Action Requested by City Council

Establishment of a list of Projects and Initiatives needing more discussion.

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

The Imagine Kannapolis Strategic Plan has been in development for the past year with numerous focus groups exploring new initiatives and projects. As a result of this work in the community, Staff has put together a draft compilation of new or expanded projects or initiatives and an aggressive financial plan to support the Plan. The document is included with this agenda item. The projects and initiatives are categorized into three timeframes (FY 24-26; FY 27-29; Post FY 29). Also included are the estimated 6-year cash costs and the estimated 6-year recurring cost (operating costs and any annual debt service payments).

The Plan is now being submitted to City Council for its discussion and debate. Changes are likely based on City Council's collective priorities. The Plan should be viewed as a flexible roadmap for the next 6 years (with many longer-term impacts). It is intended as a guide. There are a lot of variables now and there will be more in the future. To better understand how staff developed the draft Plan plan, the following are some key guiding principles that were used in this effort:

- In some instances, one-time revenue sources (projected but not yet realized) would be tied to one-time projects. If the revenue doesn't materialize, the project will not move forward.
- The Plan will be re-evaluated every year to ensure the cash and projects remain aligned and the annual revenue projections match the recurring expenditure plan.
- The initial input from City Council at the beginning of the process defined many of the overarching priorities (a summary of these vision questions is attached to this agenda item).
- Significant operational (service delivery) improvements are included in the Plan.
- Recurring revenues such as operating budget capacity or proposed new revenue streams are tied to projects that have a recurring budget impact.
- Budget capacity is based on conservative growth year over year in the operating budget.
- Cash reserves and operational capacity gains are projected to be utilized through FY 24 - FY 29 to cover deficits. This is necessary to cover gaps in revenue streams until they materialize. The only alternative to this technique is to spread out the Plan implementation over 10-12 years vs 6.

- The Plan includes a conservative \$1 million in fund balance appropriations above the 25% target after FY 23.

It is believed that this document is a good starting point for some final decision-making for City Council. It is also believed that a significant number of the projects and initiatives will have a strong consensus by a majority of City Councilmembers.

Conversely, there are a few major projects that need more debate.

The goal for the Monday night's Work Session is to have a high level discussion about the different projects and to establish a list of projects and initiatives that City Council wants to revisit in some way (the "Revisit List"). City Council will have two options for every project/initiative included in the draft Plan:

1. Add a project/initiative to the Revisit List. Ideally, some City Council discussion about why it belongs on the list would be helpful. There are a few reasons: a) no support for the project/initiative in any form; b) the project/initiative is deemed to be too expansive or not expansive enough (scope revision desired), c) there is a desire for a project/initiative to be accelerated or delayed.
2. Accept/endorse the Staff recommendation in both the timing and the description/scope of the project/initiative. If a project is not added to the Revisit List Staff will assume there is a consensus to have it remain in the Plan as presented.

It may be necessary for City Council to take straw votes to resolve any significant disagreements that may occur in the discussion.

Of course, every action has an equal and opposite reaction. So, if a project/initiative is desired to be accelerated or expanded, one or more projects/initiatives will have to be delayed or the cost impacts will need to be reduced. At its core, this process is about simple math like our annual budgets. The estimated six year cash and recurring costs numbers will help everyone understand this dynamic.

Obviously, the larger the project the more complicated it will be to accelerate it or expand it.

Realistically, once City Council has completed its discussion and debate on the draft Plan and has established its "Revisit List", staff will need to come back with options to achieve these desired changes. Those recommendations could include establishing new revenues, delaying other projects/initiatives and/or making other operational cuts.

It is unlikely we will have time to dive deep into specific projects at this first meeting - especially the more complex ones - but some of that is possible depending upon City Council's sense of urgency regarding the completion of the Plan.

Fiscal Implications

None.

Policy Issues

None.

Legal Issues

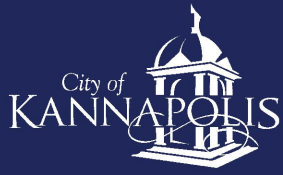
None.

Recommendations and Alternate Courses of Action

None. Discussion only.

Attachments

1. Draft Imagine Kannapolis Strategic Plan Project and Initiative Descriptions 4 May 2023
2. Imagine Kannapolis Strategic Plan City Council Vision Questions 2022



Draft Imagine Kannapolis Strategic Plan Projects and Initiatives March 4, 2023



Project/Initiatives Funded FY 24 through FY 26	6-year cash cost	6-year recurring cost
Homelessness/Transition Housing Set-Aside (no specific use has been identified....this funding amount is from the City's HOME-ARP Funds....the only decision City Council has made in regard to this Focus Group is to place time, money and energy on homelessness and transitional housing issue impacting students and their families in our local school districts - no specific strategy has been developed...a possible partnership with Cabarrus County has been discussed)	\$766,001	-
Auxiliary Police Officer Program (sworn officers in a part time capacity...recently retired officers or others who have sought other professions but want to maintain their certification...work a minimum 12 hours per quarter and complete annual in-service training...provide supplemental assistance for special events such as concerts, 5k races, festivals, and ballgames...There are currently two auxiliary officers on staff...this would expand the number of positions to 10...frees up full-time sworn officers for more complex, on-going law enforcement duties...cost effective alternative to hiring additional full-time sworn officers)	\$170,000	\$21,000
Police Community Response Program (two-person team led by licensed clinical social worker...creates “soft”, non-uniformed teams to help connect people with needed social services, financial assistance and mental health resources...alternative to traditional law enforcement operating procedures (which are often limited in options to resolve conflicts)....in addition to mental health and social services, the desired outcome of this program is also to decrease violent crimes, increase de-escalation and conflict resolution success and to improve cultural sensitivity and reduce the likelihood of hate crimes)	\$100,000	\$732,000
Fire Training Tower and Storage Facility (includes Federal grant for \$345,000,...current training tower was constructed in 1996....the tower is used for training related to hose advancement, search and rescue, ropes, and live fire maneuvers....fire Storage Facility will replace the use of Floyd Street building and be used to consolidate supplies, comms equipment, uniforms, protective gear, and dry storage for reserve apparatus)	\$1,550,000	-
Fire Station #1 and #4 Renovations (Sta. 1: renovate kitchen, restrooms & showers (some new)...relocate sleeping quarters - 10 total individual rooms, PA Office with dedicate waiting room area, training room, relocate new fitness room...replace carpet and flooring...create decontamination/turn-out gear area...repaint all indoor spaces, Sta. 4: relocate sleeping quarters (4 total individual rooms)...new office, fitness room...create turn-out gear room...new restrooms and showers...e-route apparatus exhaust outside of station...replace all windows, doors, and rotten trim...enlarge small bay door...update/replace all flooring, paint, and interior ceiling)	\$2,800,000	-

Project/Initiatives Funded FY 24 through FY 26	6-year cash cost	6-year recurring cost
Downtown Parking Management Plan Phase 1 <i>(expands convenience parking options closer to downtown...new 53-space S. Main St parking lot (donated land from Insite Properties, renovations to N. Main St lots...this phase would also include coordination with NCDOT for use of the adjacent 49 space parking lot under construction in 2023...strategies for temporary parking alternatives for special events will also be addressed)</i>	\$700,000	-
Downtown Dog Park <i>(growing residential density downtown has made this a near necessity...may require land acquisition)</i>	\$400,000	\$300,000
NCRC Real Estate Strategy <i>(consultant services: overarching master plan development and buy-in from all parties...complete office market analysis and jointly market the properties accordingly...establish a reasonable path forward to allow for residential uses on the campus properties....develop a joint use parking plan that examines all the NCRC and downtown holistically).</i>	\$20,000	-
NCRC Economic Development Plan <i>(consultant services: marketing/branding coordination...actively involve regional/state partners...exploration of subsidized start-up space in Core Lab building...continue life sciences/health focus...expand both private & public investments...build connections to Eli Lilly and the Pearl District (Wake Forest/Atrium Health)...maximize Food Innovation Lab potential)</i>	\$20,000	-
NCRC Organizational Structure <i>(consultant services: to advance the prominence and growth of the NCRC as a hub for life sciences and health...to ensure the real estate and economic development strategies are effective and sustainable...to ensure continued state funding and home campus university support...to strengthen community linkages, including jobs, micro-economic benefits and improved health and wellness...the City's roles can be: advocate, champion, convener, uniter, collaborator, spokesperson, marketer, innovator, visionary...this initiative is not intended to provide any sort of internal operational/research oversight among the universities, for profit companies, and nonprofit organizations - it would focus on promotion and outward marketing and branding)</i>	\$20,000	-
Cultural Arts/Historic Preservation Program <i>(new Cultural Arts Coordinator position in the Parks and Recreation Department with this work program: grass roots movement, interactive digital map, historic markers, transfer historic assets to the City, historic/cultural advisory board, reprint history book, walking tour, oral/written history, an examination of a future history and culture museum)</i>	\$320,000	\$600,000

Project/Initiatives Funded FY 24 through FY 26	6-year cash cost	6-year recurring cost
NC Music Hall of Game Growth Plan <i>(consultant services: development of a more sustainable business model and a strategic marketing plan....joint effort among City, the Curb Organization and the NCMHOF Board of Directors...topics to address: regular hours of operation especially during City or West Avenue events, collaborative relationship with the Swanee Theatre and the City to host Hall of Fame honoree performances, improve aesthetics of the existing building, develop connectivity via the future Plant 4 development to West Avenue utilizing landscaping/public art/crosswalk, consideration for a more suitable location to facilitate greater economic impact)</i>	\$50,000	-
Local Part-time Professional Symphony Orchestra Exploratory Program <i>(phased initiative: developing a working relationship with the Salisbury Symphony to offer some programming in Kannapolis to gauge interest - must include financial interest via donations, paid attendance to events – if the interest is high, a pathway to a more permanent “Kannapolis Symphony” could be pursued...would include developing avenues for programming to encourage youth who would like to pursue music in Cabarrus County and southern Rowan County)</i>	\$30,000	-
Open Space Preservation Plan <i>(focus would be on designating more natural, undisturbed areas of the City - not just park and greenway areas....exploration of incentives to developments that provide more open space/natural area preservation e.g., wastewater allocation policy....partner with Three Rivers Land Trust to acquire key properties in need of preservation....promote community gardens....consider larger street and stream buffers...recognize open space preservation participants with signage similar to Adopt-A-Street Program...special attention will be given to the land around the four lakes in the City)</i>	\$50,000	
Upgrade School Athletic Sites Phase 1 <i>(convert existing rectangle fields at both KMS sites to synthetic turf, develop additional rectangle/diamond fields at Forest Park and Fred L. Wilson; additional athletic fields at the new Northwest High School; improvements to various indoor gym facilities. Phase 1 is 1/3 of these improvements)</i>	\$1,750,000	\$600,000
Upgrade School Athletic Sites Phase 2 <i>(see Phase 1 for description...Phase 2 includes 1/3 of the projects).</i>	\$1,750,000	\$600,000
I-85 Monument Signage Phase 1 <i>(monuments at I-85 exits 58, 60 and 63; Concord is proceeding with their side)</i>	\$1,200,000	\$120,000
Little Texas Road Sidewalk <i>(right-of-way acquisition in 2023, construction begins in 2024, completion in 2025...City’s required local match of NCDOT funds has more than doubled from the original projection)</i>	\$1,340,000	-

Project/Initiatives Funded FY 24 through FY 26	6-year cash cost	6-year recurring cost
Stormwater Master Plan (\$200k less \$160k state grant...will identify stormwater problem areas with solutions and costs projections...will be precursor to pursuing state and federal grants)	\$40,000	-
City Hall 2nd Floor Upfit Project (upfit 1,500 s.f. of shell space....Finance Dept would move to this space which would free up space in the existing administrative wing for expansion)	\$750,000	\$30,000
City Hall 1st Floor Upfit Project (upfit 5,900 s.f. of shell space....Customer Service moves to shell space to provide better customer (esp. disabled) access....Parks & Recreation moves to current Customer Service space to free up space for Engineering to expand on the 3 rd floor)	\$1,800,000	\$132,000
Establish and Adopt a Six-Year Capital Outlay Plan (replacement of operating capital assets for the purpose of improving operational efficiencies....vehicles, fire apparatus, etc...\$3 million per year with inflation rate included)	\$23,146,830	-
Downtown Kannapolis Ambassador Pilot Program (welcoming and assisting visitors, including with parking information, promoting downtown amenities and businesses; exploratory program which could grow....minimal cost even with expansion in the future)	-	\$12,000
Eastside Park Phase 1 (33-acre Midlake Rd property....passive park = open space, lake access (paddle boats), walking paths/greenway/nature trails, playgrounds, picnic shelters, splashpad, dog park, restrooms, parking)	-	\$5,340,000
Eastside Park Phase 2 (addition of one gymnasium building to the site to facilitate growing need to support youth sports)	-	\$2,550,000
Gem Theatre Renovations Phase 3 (new seating, stage renovations, new screen, improved sound/projection, lobby/concession stand reconfiguration, cosmetic improvements....focus is on the customer experience...this project is a good candidate for community fundraising more as a public engagement campaign than a real funding impact)	-	\$1,500,000
Public Art Master Plan (establish guidelines for where and what public art is installed...will include policy recommendations and funding plan....citizen's advisory group is would provide support and leadership...goal is to continue to add to the public art in the City as a tourist and quality of life asset)	\$25,000	

Project/Initiatives Funded FY 24 through FY 26	6-year cash cost	6-year recurring cost
Affordable Housing Subsidy Program (partnership with owners of vacant, substandard homes....City will renovate the homes with affordability agreement with owner – home rented below-market rate to low-income families...lien will be placed on the property with a specific sunset date...Note: it may be difficult to find willing property owners in a tight housing market)	-	CDBG funds
Façade and Site Improvement Matching Grant Program (\$30,000/year includes primary commercial corridors as well as areas in or near neighborhoods...may have a focus on Midway, N. Kannapolis and Cannon Blvd)	-	\$180,000
Six-Year Personnel Plan (implementation of 2023 Salary Study = \$1.23 million/year...Longevity Pay = \$542,000/year...merit pay changes = \$400,000/year...also includes \$333,000/year in recurring costs for new growth-related positions)	-	\$22,070,692
Solid Waste Plan of Action (Rapid Response Program immediately with in-house or rebid service....projects assume in house service with debt service on \$11.7 million for trucks, fleet area, maintenance building and \$2.4 million in annual operating costs costs...includes 20 positions; offset by \$3 million in current recurring costs = \$559k annual budget impact)	-	\$3,357,216

Project/Initiatives Funded FY 27 through FY 29	6-year cash cost	6-year recurring cost
Kannapolis Parkway/NC 3 Lighting and Landscape Improvements Phase I <i>(enhanced streetscape and roadway lighting along from I-85 into downtown...the total project assumes the installation of more than 200 decorative lights as well as necessary bores to provide power feeds...it also assumes the installation of decorative street trees in the medians along both corridors...the phasing will focus on either segments or key intersections...this phase would complete approximately 1/3 of the project)</i>	\$3,000,000	\$900,000
Midway Revitalization Phase 1 <i>(set-aside amount for initial action...development of activity centers and anchors, key public investments like parking, streetscape improvements, implementation of a strategy for attracting private investment...the DFI Opportunity Site Identification Analysis is underway and should help chart this future course more specifically)</i>	-	\$4,200,000
Promotion of Motorsports Assets <i>(collaborate with the CVBs...refresh the Dale Trail ...promote all motorsport assets = Curb Motorsports Museum, Stewart-Haas Racing, Formula 1 Team, LaJoie Kickball Tourney, historical markers)</i>	-	\$120,000
Irish Buffalo Creek Greenway Phase 2 <i>(Rogers Lake Rd to Safrit Park/Highway 3...creates a connection to the downtown area via bike lanes and sidewalks and creates an alternative transportation route).</i>	-	\$1,260,000
Westside Park Phase 1 <i>(52-acre Hwy 73 property...full buildout includes six multi-use rectangle fields, two diamond fields, picnic shelters, playgrounds, walking trails/greenway connection, restrooms...Phase 1 is 2/3 of the project)</i>	-	\$9,000,000
Existing Park Facility Upgrades Phase 1 <i>(Village Park: green room/restrooms/storage to amphitheater = \$650,000, cover the back patio = \$450,000, replace existing train/backup train and storage (underway) = \$650,000, repave parking lot = \$300,000. Safrit Park: repave parking lot and greenway, new playground equipment, parking lot lights, add pickle ball courts = \$160,000)</i>	-	\$2,300,000
Existing Park Facility Upgrades Phase 2 <i>(Bakers Creek Park: replace existing office/restroom/concession bldg., picnic shelters, playground equipment, ballfield improvements. Pleasant Avenue Park (former Dixie Youth Facility): replace/upgrade existing restroom/concession building, pave parking lots)</i>	-	\$2,500,000

Project/Initiatives Funded FY 27 through FY 29	6-year cash cost	6-year recurring cost
Environmental Stewardship & Beautification Commission <i>(promoting environmental sustainability/beautification initiatives, Tree City USA; Wildlife Certification Community, Bee City, Adopt a Street and Adopt a stream programs)</i>	-	\$60,000
Keep Cabarrus/Rowan Beautiful Organization <i>(become a Keep American Beautiful affiliate for community education and hands-on stewardship that seeks to: end littering, improve recycling, and beautify our community...this could also be a Kannapolis-only effort)</i>	-	\$60,000
Neighborhood Improvement Program <i>(new Neighborhood Improvement Coordinator position, matching grants for common area improvements, signage, landscaping, murals...neighborhood watch efforts....welcome wagon-type program for new residents....recognize and enhance identity of older neighborhoods with street sign toppers...increased communication with neighborhoods and HOAs)</i>	-	\$750,000
Warehouse Improvement Project <i>(purchase or construct a second City warehouse facility to address projected space demands...relocate either Police or Parks & Recreation storage operations to a new location...included enhancements to the existing South Main Street warehouse to maximize existing space)</i>	-	\$1,620,000
Public Works Operations Center Improvements Phase I <i>(this is a set aside amount...the full scope of renovations are to be determined...the office and administrative space is near full occupancy...a space needs study is necessary to establish the scope...the expansion space could occur adjacent to the front entrance of the current office space...will include outdoor property improvements to help with daily operations...this first phase is 1/3 of the expected cost... debt service on \$3.5 million)</i>	-	\$2,100,000

Project/Initiatives Funded Beyond FY 29	6-year cash cost	6-year recurring cost
Contribution to CCM or Operation Homeless (provides Operation Homeless - Terri Stancil – and/or Cooperative Christian Ministries with a one-time contribution up to \$2 million. For Operation Homeless, it is contemplated that these funds would be used in an effort to convert the building at 511 Old Centergrove Road to a homeless or transitional housing facility. A business plan, sufficient operational experience and capacity, as well as fundraising ability, potentially in partnership with another non-profit, would need to be established prior to the City's commitment to this use. For CCM it is presumed that it would support the broader two site plan including Grace's Place project at CCM's property off Kenlough Drive or at a location to be determined) <i>Reason for delayed funding: cost and unclear City Council priority.</i>	\$2,000,000	-
City-Operated Homelessness and Transitional Housing Project (consists of the City acquiring and renovating and/or constructing new a 30,000 square foot existing building - or buildings - for the purpose of operating a transitional housing program....projected costs this project are \$15 million in capital and \$750,000 in annual recurring operating costs – potentially offset by \$200,000 in rental revenue and annual fundraising revenues) <i>Reason for delayed funding: cost and unclear City Council priority.</i>	-	\$13,200,000
Affordable Housing Program (a set aside amount of \$3,402,000 over six years, assumes 1 cent tax rate increase \$576,000 x 6 years). <i>Reason for delayed funding: cost and unclear City Council priority.</i>	-	\$3,402,000
Western Cabarrus Fire Station (requires mutual agreement with Odell Fire District and Cabarrus County (City's contract with the Odell VFD will be terminated....this project/initiative will improve service delivery and response to the areas west of Lake Howell (inside the City limits and unincorporated areas)...Odell struggles to maintain dependable staffing levels and this is impacting response times in mutual aid areas....average response times are 10-11 minutes, significantly higher than KFD response times of 4:30 minutes....this initiative address a growing financial dilemma – City current pays Odell more than 50% what it will cost the City to operate a full-service fire station - the % will continue to grow...personnel and operating cost will be offset by \$500,000 annual contribution from Cabarrus County to serve the Odell Fire District north of NC 73...this budget assumes a co-location of both City and Odell VFD personnel at the existing Odell Station 2 as long as the Odell VFD continues to exist...this initiative will require 15 new firefighter positions...the alternative to construct a \$2,000,000 Community Fire House at another location) <i>Reason for delayed funding: cost and no clear commitment with Odell.</i>	\$1,000,000	\$3,384,000

Project/Initiatives Funded Beyond FY 29	6-year cash cost	6-year recurring cost
Expanded Park Ranger Program <i>(program is intended primarily to attract potential police officer candidates, between the ages of 18-20, who aren't old enough to attend Basic Law Enforcement Training...as proposed 8 additional positions over the 6-years would be added to the two that exist ...would help cultivate the necessary communication skills required to be a fulltime officer and teach the Rangers the inner workings of the Police Department...would be non-sworn personnel....active retirees may be potential candidates for this program as well - although auxiliary officer program provides a similar opportunity...will serve as an increased City presence in Downtown, City parks and greenways, special events).</i> Reason for delayed funding: cost...the auxiliary police program is perhaps more cost effective way to address downtown, parks, etc.	\$144,000	\$504,000
Fire Dept Adaptive Response Vehicle Program <i>(the introduction of ARVs would reduce the use of large fire apparatus for medical service calls and other non-emergency responses...medical calls account for 60% of all service responses....an ARV program could help reduce mental and physical fatigue by reducing per unit responses and decreasing the workload of busier companies...as proposed 12 new positions would be created – with vehicles - to provide for full coverage)</i> Reason for delayed funding: cost vs. benefit...one option considered was to phase the program in and the initial positions would only cover peak times - the only advantage to slightly reduce wear and tear on large apparatus.	\$280,000	\$5,880,000
Downtown Parking Management Plan Phase 2 <i>(would include purchase of a refurbished shuttle vehicle - tram or trolley - and part-time employees to offer transportation services from outlying parking facilities at peak times...would include possible support of valet services for certain events/peak time...drop-off zones for Uber/Lyft, individual drop-offs and shuttles/valet would be established)</i> Reason for delayed funding: no consensus yet among stakeholders on downtown a parking strategy.	\$100,000	-
Downtown Parking Management Plan Phase 3 <i>(investigate and implement one of two options for regulating parking in the premium spaces downtown - West Avenue and side streets: Option 1: Timed-Parking Restrictions = 90 minutes free then fines...technology solutions are possible...starts with an educational trial period of signage, social media campaigns and “soft” enforcement. Option 2: Paid Parking = installation of kiosks and establishment of mobile device parking solutions....will require those using premium spaces to register online and pay or pay at the kiosks....like Option 1 a period of education and soft enforcement would be implemented at first. A third option would be to do nothing...this option essentially means that there will often be little turnover of premium spaces during peak times....a robust public education campaign could attempt to encourage patrons to “do the right thing” and not park beyond a 90-minute time frame. Construction workers, apartment dwellers and store employees may continue to park in on-street spaces all day with no consequences).</i> Reason for delayed funding: no consensus yet among stakeholders on downtown a parking strategy.	\$300,000	-

Project/Initiatives Funded Beyond FY 29	6-year cash cost	6-year recurring cost
Permanent Farmers Market (would be in a downtown location with alternative uses for the location when not being used for a Farmers Market) <i>Reason for delayed funding: cost vs. benefit...the organizational structure and labor needed to support a regular market is not clear enough to warrant a permanent facility...until there is outside pressure to pursue this it should be shelved.</i>	\$500,000	-
Upgrade to School Athletic Sites Phase 3 (see Phase 1 and 2 for description...Phase 3 includes 1/3 of the projects) <i>Reason for delayed funding: cost.</i>	\$1,750,000	\$600,000
Community Recreation Center Phase 1 (will involve the construction of a multi-building complex design with the Phase 1 focus on one 60,000 square foot building with the following amenities: three full sized multi-use courts, overhead walking track, exercise rooms, fitness components, multi-use spaces, game room, museum/cultural center, indoor pickleball courts, pre-school gym/child watch area, juice bar/café....a new Cabarrus County library is a possible addition...the construction of a museum/cultural arts facility is described in this project but could be a stand-alone facility. Includes debt service on a \$24 million capital cost and \$1.24 million in annual operating costs...the project cost would be offset by \$600,000 in new user fee revenues...land costs could add another \$3 million to \$5 million to the one-time costs depending on the specific site) <i>Reason for delayed funding: cost and unclear City Council priority...unlike other park projects a large recreation center does not phase well.</i>	-	\$21,840,000
Community Center Phase 2 - Aquatics (the multi-building campus style described in Phase 1 above presumes that aquatic amenities would continue to be provided by the YMCA – until this facility is constructed...will include construction a 25,000 square foot aquatic center including indoor and outdoor pools, indoor and outdoor waterparks...this second phase is projected to cost \$15 million with \$600,000 in annual operating costs....constructing the facility as a multi-building complex would cost more over time than a single building constructed at once, but the phased multi-building approach would be less of an immediate financial impact) <i>Reason for delayed funding: cost and unclear City Council priority...unlike other park projects a large recreation center does not phase well.</i>	-	\$5,100,000
YMCA Acquisition and Renovation (purchase of the YMCA and renovate the existing facility to the greatest extent possible... this is projected as a \$15 million capital cost and \$600,000 in annual operating costs, but the acquisition price and the specific scope of the renovations could significantly impact these numbers) <i>Reason for delayed funding: cost and unclear City Council priority.</i>	-	\$5,100,000

Project/Initiatives Funded Beyond FY 29	6-year cash cost	6-year recurring cost
Limited YMCA Partnership and Renovation <i>(this commitment assumes that the current YMCA is intended to serve the indoor recreation needs of the community - especially aquatics – for at least 10 years....would be a one time cash contribution intended to fund capital improvements)</i> Reason for delayed funding: cost and unclear City Council priority.	\$2,000,000	-
Limited YMCA Operating Partnership <i>(this would provide a commitment of \$180,000 in annual contributions to the YMCA to benefit low to moderate income Knapolis residents through scholarships...these YMCA funding commitments have been made to previously by the City but not to this extent.)</i> Reason for delayed funding: cost and unclear City Council priority.	-	\$1,080,000
Mini Recreation Centers/Gymnasiums <i>(construct three stand-alone simple gymnasiums...cost is estimated at \$9 million (\$3 million each) if property acquisition and new parking is required....there could be \$1 million to \$2 million in additional cost per site if the buildings can't be incorporated into City owned property with existing parking (e.g., College Station or an existing or new park). This would address the most critical need a large Community Rec. Center would provide - youth sports participation - but would not address most of the other amenities...Note: one mini-rec center is included in the second phase of the Eastside Park)</i> Reason for delayed funding: cost and unclear City Council priority.	-	\$1,800,000
I-85 Monument Signage Phase 2 <i>(these would be constructed at I-85 exits 54, 55 and Knapolis Pkwy/NC 3...Exit 65 will be funded by Knapolis Crossing developers)</i> Reason for delayed funding: cost.	\$1,200,000	\$120,000
Tree Preservation and Expansion Plan <i>(identify heritage trees City-wide and establish policies to ensure for their protection...addition of more robust tree planting and tree preservation requirements for new public and private development...establishment of community-based tree planting programs...establish a consultant relationship with a professional arborist to assist the City in implementing the Plan).</i> Reason for delayed funding: completion of the Open Space Preservation Plan may set the stage for a deeper look at tree preservation which can be funded in a future year.	\$50,000	-
Knapolis Parkway/NC 3 Lighting and Landscape Improvements Phase 2 <i>(see Phase 1 for description...Phase 2 includes the remaining 2/3 of the project)</i> Reason for delayed funding: cost.	\$2,200,000	-

Project/Initiatives Funded Beyond FY 29	6-year cash cost	6-year recurring cost
Public Transit Plan Implementation (the current 20-year Cabarrus County Public Transportation Plan has a price tag of \$1 billion over a 20 year period - \$200 million in capital and \$800 million in operating costs...this investment would result in 15 minute headways and no significant unserved areas...these costs do not include light rail or commuter rail connections to Charlotte's CATS system...At a high level it is estimated that this plan would cost Kannapolis about \$10.6 million over a six year period (average of \$1.7 million per year or about 3-cents on the tax rate...it is highly likely that a one cent County-wide sales tax increase would be necessary to fund significant expansion which would require a general assembly action and a public vote...other options to consider include: Status Quo; reduce/eliminate public transit services; follow the 20 year plan; explore Uber-style, on-demand system - similar to the City of Wilson's program, a hybrid of an Uber style and fixed route system. Reason for delayed funding: overwhelming cost...also this is not a Kannapolis-only decision - there must be agreement with Concord and Cabarrus County regarding any changes to the transit services currently provided, and some limited collaboration with Rowan County and Salisbury is also possible....any significant funding demands for transit would require a new revenue source or a shift in the Imagine Kannapolis Strategic Plan projects and initiatives.	-	\$10,623,199
Mt. Olivet Road/South Cannon Boulevard Intersection (will include right-of way acquisition - potentially expensive, new signals, turn-lanes, improved aesthetics, drainage improvements...will significantly improve safety at this intersection) Reason for delayed funding: a recently received federal Safe Streets for All grant will fund a transportation plan....that will likely assist in our pursuit of federal and state grant/earmark funds which is a more viable funding strategy than City funds)	\$1,250,000	-
Rogers Lake Road/ Oakwood Avenue Intersection (will include right-of way acquisition, new signals, turn-lanes, improved aesthetics) Reason for delayed funding: same as Mt. Olivet/Cannon Blvd intersection project reason)	\$250,000	-
North Loop Road Safety Improvements (focused on enhanced pedestrian safety via a restriping exercise...reduction of 5 lanes to 3 lanes plus bike lanes to match Lane Street/Jackson Park Road design...improved pedestrian safety along Loop Road due to buffer between pedestrian and vehicular traffic) Reason for delayed funding: same as Mt. Olivet/Cannon Blvd intersection project reason)	\$650,000	-
S. Cannon Blvd/DEB Intersection Improvements (aesthetic and pedestrian improvements part of a larger NCDOT project) Reason for delayed funding: it is believed that the funding impact to the City will happen outside of the 6-year planning window	\$400,000	-

Project/Initiatives Funded Beyond FY 29	6-year cash cost	6-year recurring cost
Cabarrus Joint Public Safety Training Facility (likely the City's focus will be on certain police-related facilities such as safe driving course, indoor shooting ranges, and tactical maneuver structures. Fire Department needs will more likely be addressed at City facilities...a county-wide space needs study is underway which will better define the facility, the participants - County, municipalities, volunteer fire departments and the costs...Kannapolis could buy into the facility in the future...set aside here is based on \$ 5 million debt service and \$200,000 operating cost). <i>Reason for delayed funding: cost and misalignment of Kannapolis priorities compared to the other jurisdictions...unclear operating arrangement among the participants.</i>	-	\$732,000
Eastside Fire Station (requires mutual agreements with the Mt. Mitchell VFD via contracts with both Rowan County and Cabarrus County...Mt. Mitchell can no longer maintain enough volunteers to respond in its service area, and the VFD struggles to fulfill mutual aid agreement responses to calls in and around eastern Kannapolis....the area west of I-85 would be serviced from Kannapolis Fire Station 1 with supplemental service support east of I-85 from Cabarrus County and Coldwater VFD...this initiative will require 15 new firefighter positions and purchase new apparatus and equipment and the construction of a Community Fire House. This will serve three purposes: 1) shorten response times in the former Mount Mitchell VFD service area, 2) lessen the service level strain on Fire Station 1 to the existing City service areas, and 3) serve the developing Kannapolis Crossing area at and around I-85 Exist 65....a donation of Mt. Mitchell equipment and apparatus to the City is possible...Personnel and operating cost will be offset by \$140,000 annual contribution from Cabarrus County and \$110,000 from Rowan County to serve the full Mt. Mitchell District) <i>Reason for delayed funding: cost vs. benefit.</i>	-	\$5,574,000
Downtown Kannapolis Association(establishment of a Board of Directors to oversee the activities of the Association...would include a formal agreement among the key stakeholders downtown...the Association and the Board of Directors would be comprised of a mix of downtown property owners, City officials and small business owners....while the core activity downtown is along West Avenue and the side streets, it is important to include the peripheral property owners and businesses (Oak Ave, Oak Avenue Mall, South Main Street, future North Main Street/NCRC retail)....communication and coordination between the three parties must drastically improve for Downtown to reach its full potential....event management and coordinated promotion and marketing would be the primary focus of the Association – at least in its inception...would include one true downtown-focused website...the funding proposal assumes the employ of an Executive Director for the Association - with expenses - the position would likely be a City employee to improve recruitment and retention, but the position would report to the Board of Directors...it is proposed that a new Downtown Municipal Service District tax would cover the costs) <i>Reason for delayed funding: cost and unclear City Council priority and mixed support from downtown stakeholders.</i>	-	\$256,000

Project/Initiatives Funded Beyond FY 29	6-year cash cost	6-year recurring cost
North Kannapolis Revitalization (similar scope to the Midway revitalization project without a major anchor) <i>Reason for delayed funding: cost – trying to tackle both Midway and North Kannapolis in six years will be difficult administratively and financially...NCDOT is planning a major sidewalk and street reconfiguration of North Main Street towards the end of the 6-year plan window so it makes sense to wait for that project to materialize...the DFI Opportunity Site Identification Analysis is underway and should help chart this future course more specifically).</i>	-	\$2,100,000
Eastside Park Phase 3 (a \$4 million sidewalk on Midlake between Brantley Road and Centergrove Road to provide pedestrian access to the new park from surrounding neighborhoods) <i>Reason for delayed funding: cost.</i>	-	\$2,400,000
Rocky River Greenway Phase 2 (two remaining legs to the existing Rocky River Greenway to the north and south will connect to the Greenway to the Town of Davidson and City of Concord greenways) <i>Reason for delayed funding: cost.</i>	-	\$1,260,000
Westside Park Phase 2 (see Phase 1 for description...Phase 2 includes 1/3 of the projects) <i>Reason for delayed funding: cost...this is a good candidate for phasing – all athletic fields must not be constructed at once after restrooms, parking, etc. is in place.</i>	-	\$4,500,000
Gem Theatre Renovations Phase 4 (this phase involves converting the Gem to a performing arts facility as well as additional building upgrades, mostly on the 2 nd floor) <i>Reason for delayed funding: with the emergence of the Swanee Theatre, adding a competing performing arts facility should be pushed to the future...it is possible that some renovations to the other parts of the Gem to maximize its use could be added to Phase 3 project depending upon costs and a full scope evaluation.</i>	-	\$1,500,000
Vietnam Veterans Park (current Irish Buffalo Creek Greenway connects to the park from the northwest side....park is currently constructed on land owned by both Kannapolis and Cabarrus County...lease with Cabarrus County expires in August 2023, but renewal could be an option...Cabarrus continues to inquire about City's interest in taking over this County park....taking it over provides the opportunity to add additional amenities - dog park, pickleball courts, skatepark, etc.) <i>Reason for delayed funding: cost and limited public benefit to shifting from one jurisdiction to another...proposed budget assumes debt service on a \$5 million upgrade however, the simple act of taking it over from Cabarrus County would be \$300,000 a year in operating expenses (escalating with inflation)</i>	-	4,800,000

Project/Initiatives Funded Beyond FY 29	6-year cash cost	6-year recurring cost
Enhanced Street Paving/Pavement Preservation Program <i>(will include a graduated scale of increased funding...current annual funding is \$600,000. This initiative would increase annual funding well beyond the rate of inflation...as proposed \$150,000 would be added each year from FY 23 through FY 28 to an annual appropriation of \$1,500,000 (adjusted for inflation)...program will include alternative pavement preservation techniques...it is proposed that \$1,134,000 would be offset by an annual 1/3-cent tax increase x 6 years)</i> <i>Reason for delayed funding: cost.</i>	-	\$1,134,000
Public Works Operation Center Improvements Phase 2 and 3 <i>(see Phase 1 project...these phases represent about 2/3 of the total project needs...debt service on \$6 million)</i> <i>Reason for delayed funding: cost.</i>	-	\$3,600,000

Initiatives with Minimal Cost over 6-Year Window

Electric Charging Station Expansion *(pursue of funding to place as many electric charging stations as possible in the City...located throughout the City wherever it makes sense – apartment areas, high traffic areas such as shopping centers, restaurants, tourism and public areas...consider expanding electric charging station requirements to non-residential and multi-family development reviews....expectation is to receive state, federal and private sector grant funding...occasional local matches and installation costs may be required which can be working into annual operating budgets)*

Citywide Plastic Bag Ban *(refer to Environmental Stewardship & Beautification Commission...establish a City policy to eliminate plastic bags citywide incentivize businesses, residents and visitors to use reusable bags...develop public education campaign...explore ordinances banning plastic bags, including securing legal opinion confirming the authority)*

Limit Light Pollution Policy *(refer to Environmental Stewardship & Beautification Commission...revise City policies and regulations to limit light pollution...review the Kannapolis Development Ordinance to require street lighting only when necessary and require building and street lighting to be oriented in such a way to minimize upward light pollution...explore use of solar lighting for public areas such as streets...start with parks & greenways to assess viability of use)*

Green/Garden Rooftop Policy *(refer to Environmental Stewardship & Beautification Commission...encourage Green/Garden Rooftops as part of new public and private development especially in the downtown core... explore public incentives)*

Stormwater Retention and Beautification Policy *(refer to Environmental Stewardship & Beautification Commission...establish standards to beautify stormwater retention ponds...encourage developers to beautify – especially those in highly visible areas...add fountains, plantings, aeration...explore incentives if needed....encourage bioretention curb and gutter – start with a commercial/industrial parking lot as pilot)*

“Last Mile” Transportation Plan *(develop a short-term plan and adopt policies to manage and facilitate "Last Mile" transportation options....plan would address electric scooters, bike sharing, mini electric vehicles, golf carts, walking - with proper sidewalks, pedestrian signals and greenway connections)*

Manufactured Home Park Improvement Strategy *(target of this initiative is to facilitate the improvement of existing manufactured home parks and to encourage improved housing and residential environments...new design standards for all existing manufactured home parks...a threshold for defining what manufactured homes and manufactured home communities will be impacted and a timeframe for meeting these standard - including an amortization timeline for any situations that do not meet new criteria....a plan to encourage manufactured home park owners to transition to more stable but still affordable, housing - more specifically, the plan will include incentives for this transition via grants, loans, incentives, density bonuses, favorable regulatory changes and separately established connection fees for each space of a park to be established as a stand-alone lot....the KDO has many high-density zoning districts where there are no minimum lot sizes which would encourage spaces to be converted to buildable lots and made available for site built, modular, tiny home or similar type housing)*

Initiatives with Minimal Cost over 6-Year Window

Code Enforcement Repeat Offender Policy (will require ordinance changes...an increase in repeat offender fines would discourage situations where properties are cleaned, only to become a new violation of the same type within one to two years of previous violations being mitigated)

Enhanced Residential Code Enforcement (provide training/awareness to neighborhood groups about code enforcement and reporting...establish neighborhood or area meetings where Code Enforcement information can be provided to various neighborhoods of the City...increase Code Enforcement presence in neighborhoods to closely monitor housing and nuisance issues)

Rental Registration Program (an ordinance establishing the program would need to be developed and adopted...the purpose would be to promote greater compliance with minimum housing codes, health and safety standards and to preserve the quality of the City's neighborhoods and available housing stock....all residential rental properties, including single-family homes, duplexes, apartments, and mobile home parks, would be required to register their properties annually with the City....the primary intent is to monitor institutional investor-owned rental properties and their impact on previously owner-occupied neighborhoods....during the subdivision review process, when new Homeowners Associations are established, encourage the articulation of how these rental units will be addressed within their covenants)

Plant 4 Property Development Strategy (include a planned market analysis from DFI - office uses should be a consideration as well as density to maximize limited land and support for downtown businesses....includes the remaining 14-acres of property - old Plant 4 and the old post office site....consider the future parking needs or the desire for another people attractor of some kind...facilitate an exploratory period for the United States Performance Center project - this should be resolved by late summer or early fall 2023)

U.S. Performance Center Support/Promotion Program (this initiative assumes USPC establishes a significant presence in Kannapolis that is endorsed by the City...facilitate with the USPC partners, state and the two CVBs to promote the tournaments and events that would be in Kannapolis....explore ways to maximize the use of athletic venues in Kannapolis and Cabarrus/Rowan counties to support the USPC effort)

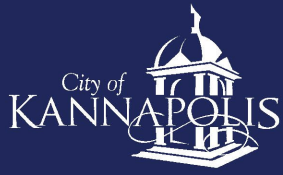
Performance Venue Sustainability Strategy (with the Swannee opening the City has a new tourism asset...City staff will work with the Cannon Ballers, West Ave. District and Swannee owners/management to develop this strategy...the key focus is to ensure complete coordination of the usage of the Swannee, the Gem, Village Park, Veterans Park, Atrium Health Ballpark, and the Laureate Center so that ALL venues are successful)

Private Use Ordinance Implementation (enforcement of current ordinance OR as amended OR in the form of two party or multiparty agreements rather than ordinances....needs to address the private use of public spaces - sidewalks, plazas, stages, etc...outdoor dining....possible City investment and lease back to businesses...outdoor merchandise display....temporary use of spaces - special events, food trucks...street closures for special events)

Initiatives with Minimal Cost over 6-Year Window

Downtown Architectural Review Committee *(consists of architects and others with commercial design/real estate backgrounds...will make recommendations to City staff and City Council on approvals of public and private building construction, renovation and removal as well as sign design...covenants and restrictions are already in place for the previously owned City properties – a committee helps provide structure to the approval process...establishment of a set of basic standards will be the first task for this Committee)*

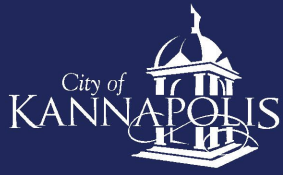
Amtrak Expansion/Commuter Rail Support *(active support for NCDOT-Rail Division and Amtrak regarding the expansion of commuter rail...focus is on improving the Kannapolis/Salisbury connection with Charlotte and an exploration of the use of Amtrak for daily commuter rail with revised pricing structure....potentially expanded train trips well beyond 10 per day...such an approach is potentially more cost effective than any other non-bus connections to Charlotte – light rail connection from Concord to Charlotte is estimated at between \$1.5 and \$4 billion in cost... to facilitate this expansion NCDOT is making improvements to the Kannapolis Train Station consisting of track improvements, a second passenger platform on the east side of the tracks, a pedestrian overpass and a new parking lot - the \$12,000,000 project begins in 2023)*



Projects included in 6-year Plan

Water and Sewer

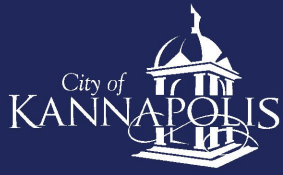
- WSACC Rocky River Wastewater Treatment Plant Expansion increases included
- Expansion of Albemarle Water Treatment Plant - \$3.4 million
- Downtown Sewer Outfall Line Replacement - \$3.1 million
- Kannapolis Lake Spillway Replacement - \$5.5 million
- Water Treatment Plant Clearwell Rehabilitation - \$1.3 million



Projects included in 6-year Plan

Water and Sewer

- Dale Earnhardt Blvd/Cannon Blvd Water and Sewer Relocation - \$750,000
- Midlake Road Sewer Pump Station Improvements - \$450,000
- Brantley Road Sewer Pump Station Improvements - \$275,000
- Highway 136 Sewer Pump Station Abandonment - \$300,000
- 30" Water Main Support Bridge Replacement - \$650,000
- Nathan Avenue Waterline Loop - \$250,000



Initial City Council Vision Questions

At the beginning of the Strategic Plan process, City Councilmembers participated in a vision exercise to help frame and prioritize the issues at a very high level. This question was posed:

“Kannapolis will be known in the Charlotte region for these attributes.”

The following tables were the results...

Best in the Region

City government leadership and management

A vibrant downtown

Safe place to live

Well Above Average

Welcomes newcomers

Several vibrant areas across the City

Health & life sciences research

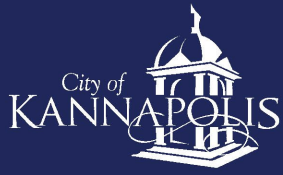
High paying, professional jobs

Outdoor amenities, including parks, greenways, and natural areas

Stable, resilient neighborhoods

Above Average
Strong school systems
Values and preserves our history
Embraces diversity
Tourism magnet
Opportunities for economic mobility for all (ability to improve individual economic status/prosperity)
Strong connections to the Charlotte region
Supportive community for children, youth, and teens
Attractive place for retirees and active seniors
A cool place for young adults
Engaged and community minded residents
Well educated residents
Accessible community for our aging population or those with disabilities
Multi-generational community
Healthy residents (mental, physical, and social health)
Traditional small businesses
Innovative entrepreneurs & new companies
Low-cost place to do business
Large corporate employers
Skilled labor force
Physically attractive community
Strong, resilient infrastructure
A walkable, bikeable community
Clean air, water, land
Accessible public transit system
Green, environmental initiatives
Apartments, with high quality design, amenities, and landscaping
Safe, stable housing for all residents
Starter homes
Multigenerational housing options (i.e. carriage homes, apartments above garages)

Initial City
Council
Vision
Questions



Initial City Council Vision Questions

Middle of the Pack/Low Priority

Low-cost place to live

Equitable community that addresses racial disparities and systemic barriers

Creative and artistic community

Low skill jobs

Large homes on large lots

High end housing

Denser subdivisions on smaller lots, with high quality design, amenities, landscaping

Affordable housing

Middle-density housing (townhomes, row houses)

Low-income housing



To: Mayor and City Council
From: Wilmer Melton, Assistant City Manager
Subject: ADA-Accessible Ford Transit Van Purchase for Rider Transit

Action Requested by City Council

Motion to authorize the City's Transit Commission members to vote in favor of the ADA-Accessible Ford Transit Van Purchase for Rider Transit.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

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. Rider Transit Staff has indicated a desire to purchase four of these vans with a majority of the funds coming from a Federal Transit Administration (FTA) grant.

The vendor will only hold the vans through the end of this week - hence the urgency of this action.

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, Rider Transit 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.

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.

Fiscal Implications

The 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 approved this recommendation at their 5/9/2023 meeting. A future budget amendment may be necessary to fund the City's share of this expenditure.

Policy Issues

None.

Legal Issues

None.

Recommendations and Alternate Courses of Action

1. **Motion to authorize the City's Transit Commission members to vote in favor of the ADA-Accessible Ford Transit Van Purchase for Rider Transit (recommended).**
2. Table the action to a future meeting.
3. Take no action.

Attachments

None