



**ACTION AGENDA
WORK SESSION AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS NC
JULY 8, 2024
4:30 PM**

Please Turn off Cell Phones or Place on Silent Mode.

CALL TO ORDER AND WELCOME

MOMENT OF SILENT PRAYER AND PLEDGE OF ALLEGIANCE

COMMUNITY ORGANIZATION AND CITY DEPARTMENT SPOTLIGHT

- A. Community Organization Spotlight: Downtown Kannapolis Ambassador (Eric Dearmon)
- B. City Department/Citizen Board: Community Improvement Commission and Community Development Department (Sherry Gordon, Community Development Program Administrator, Irene Wong, Economic & Community Development Director)

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

PROCLAMATIONS

- A. National Ice Cream Month (Darrell Hinnant, Mayor)

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- A. **VOLUNTARY ANNEXATION: A-2024-01** - Resolution Directing the Clerk to Investigate and Certify the Petition, adopt a Resolution of Intent to Annex, and fix the date of a Public Hearing on 0.516 +/- acres of property located at 2105 Fowler Road (Rowan County Parcel 144A02204). **PUBLIC HEARING 7-22-2024** (Richard Smith, Planning Director)
- B. **BUSINESS MEETING MINUTES** - June 24, 2024 (Bridgette Bell, City Clerk)
- C. **CLOSED SESSION MINUTES** - June 24, 2024 (Bridgette Bell, City Clerk)

BUSINESS AGENDA

- A. **FY2024-2025 CDBG NONPROFIT FUNDING** - Recommendations **APPROVED** (Sherry Gordon, Community Development Program Administrator)
- B. **APPOINTMENTS** - Community Improvement Commission (Sherry Gordon,

Community Development Program Administrator)

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 and G.S. 143.318.11(a)(6) for the purpose of discussing personnel matters. (Mayor Pro tem Wilson)

MOTION TO ADJOURN

ADA Notice and Hearing Impaired Provisions

In accordance with requirements of Title II of the Americans w/ Disabilities Act of 1990 ("ADA"),if you require auxiliary aid/service for communication,or a modification of policies/procedures to participate in a program, service/activity of the City, contact Heather James Human Resource Director at 704-920-4233 or email hjames@kannapolisnc.gov as soon as possible,but no later than 48 hours before.



Kannapolis
Agenda Staff Report
July 8, 2024

To: Mayor and City Council
From: Eric Dearmon
Subject: Community Organization Spotlight: Downtown Kannapolis Ambassador

Action Requested by City Council

None

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

Fiscal Implications

Policy Issues

Legal Issues

Recommendations and Alternate Courses of Action

Attachments

None



Kannapolis
Agenda Staff Report
July 8, 2024

To: Mayor and City Council

From: Sherry Gordon, Community Development Program Administrator, Irene Wong,
Economic & Community Development Director

Subject: City Department/Citizen Board: Community Improvement Commission and Community
Development Department

Action Requested by City Council

Presentation

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

Fiscal Implications

Policy Issues

Legal Issues

Recommendations and Alternate Courses of Action

Attachments

None



Office of the Mayor

KANNAPOLIS, NORTH CAROLINA
Proclaiming July as National Ice Cream Month

WHEREAS, ice cream is enjoyed by over 90 percent of the people in the United States, and it holds a reputation as the perfect dessert and snack food, and

WHEREAS, the most popular ice cream flavor in the United States is Chocolate with Vanilla a close second, while different flavors of ice cream are constantly being created to satisfy a variety of tastes, and

WHEREAS, the most popular ice cream topping for Vanilla ice cream in the United States is hot fudge, followed by sprinkles, caramel, Oreos, and peanut butter cups, and

WHEREAS, in 2021 ice cream makers in the United States churned out more than 13 billion gallons of ice cream and the United States has the largest consumption of ice cream per capita, and

WHEREAS, in 1984, President Ronald Reagan designated July as National Ice Cream Month and the third Sunday of the month as National Ice Cream Day.

NOW, THEREFORE, I, MILTON DARRELL HINNANT, Mayor of the City of Kannapolis, North Carolina by virtue of the authority vested in me as Mayor together with the Kannapolis City Council, do hereby proclaim July 2024 as Ice Cream Month in the City of Kannapolis and encourage all citizens to enjoy ice cream and the pleasures of summertime with family and friends.



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 July 2024.

Milton D. Hinnant



Kannapolis
Agenda Staff Report
July 8, 2024

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **VOLUNTARY ANNEXATION: A-2024-01** - Resolution Directing the Clerk to Investigate and Certify the Petition, adopt a Resolution of Intent to Annex, and fix the date of a Public Hearing on 0.516 +/- acres of property located at 2105 Fowler Road (Rowan County Parcel 144A02204). **PUBLIC HEARING 7-22-2024**

Action Requested by City Council

1. Motion to Adopt a Resolution Directing the Clerk to Investigate an Intent to Annex and to Certify the Sufficiency of the Petition to Annex; and
2. Motion to adopt a Resolution of Intent to Annex and Fix Date of Public Hearing for July 22, 2024.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The applicant and property owner, Ray Kavelish, has submitted an application for voluntary annexation of approximately 0.516 +/- acres of non-contiguous property located at 2105 Fowler Road. The property is further identified as Rowan County Parcel Identification Number 144A02204 and is currently located in an unincorporated area of Rowan County in the Extra Territorial Jurisdiction (ETJ) of the City of Kannapolis. This annexation request is being made to request the extension of City water to this site.

Fiscal Implications

None

Policy Issues

The subject property is located at 2105 Fowler Street in an unincorporated area of Rowan County that is currently zoned Residential 4 (R4). While the property is located outside the City's corporate limits, it is within the City's ETJ and already has a City of Kannapolis Zoning designation.

Legal Issues

Prior to considering the Annexation Ordinance, pursuant to NCGS Chapter 160A-58 *et seq.*, City Council must first direct the Clerk to Investigate the 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 July 22, 2024.

Recommendations and Alternate Courses of Action

- 1. Motion to approve the Resolution Directing the Clerk to Investigate the Intent to Annex under Chapter 160A-58 *et seq.* and to Certify the Sufficiency of the Petition (Recommended); and**
- 2. Motion to approve the Resolution of Intent to Annex and Fix Date of Public Hearing for July 22, 2024 on question of annexation (Recommended).**
3. Do not approve Resolutions.
4. Table actions to a future meeting.

Attachments

1. Annexation App
2. 2105 fowler St. Annexation Map
3. Resolution Directing the Clerk to investigate an intent to annex
4. Certificate of Sufficiency A-2024-01
5. Resolution of Intent A-2024-01
6. Metes and Bounds



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

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: 2105 Fowler St Kannapolis NC

Applicant: Battwork Construction Services

Address: 9815 Sam Furr Rd Suite J #276

City: Huntersville

State: NC

Zip: 28078

Contact number: 412-592-2015

Email: raykavelish@gmail.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: Ray Kavelish

Date: 5/30/2024



Planning Department
401 Laureate Way
Kannapolis, NC 28081
704.920.4350

PETITION REQUESTING A NON-CONTIGUOUS ANNEXATION

Approval authority – City of Kannapolis City Council

DATE: 5/30/2024

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 2105 Fowler St Kannapolis NC, further identified as _____, County Parcel Identification Number 144A02204, is non-contiguous to the primary limits of the City of Kannapolis, is approximately .516 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.
5. Please check ONE box below:
☐ 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.	Ray Kavelish	10937 Dry Stone Dr Huntersville NC 280782105	Ray Kavelish
2.			
3.			
4.			

**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.*

I, Christopher S Sparks certify that this map was drawn by me from an actual survey made by me deed description recorded in Book 1418 Page 943, etc.) (other); (that the ratio of precision as calculated by latitudes and departures is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 39 Page 109; that this map was prepared in accordance with G.S. 47-30, as amended.

This plat is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision. PRELIMINARY NOT

Registration Number



I hereby certify that this plat is exempt from the subdivision regulations of the City of Kannapolis due to its exclusion from the definition of a subdivision as established by NCGS 160d-802(a)

STATE OF NORTH CAROLINA
CABARRUS COUNTY

REVIEW OFFICER _____ DATE _____

OWNER _____ DATE _____

1. Iron pins at all lot corners unless otherwise noted.
2. Property may be subject to recorded or unrecorded rights-of-way or easements not observed.
3. Property is not located within 2000' of a NCGS monument.
4. Property is not located in a flood hazard area per FEMA Flood Insurance Rate Map 3710562400L, with an effective date of November, 16th 2018.
5. This property is not located within a watershed.
6. Purpose of this Plat is to subdivide parcel #144A02204
7. Total Site Acreage = 0.516 ACRES
8. Approval of this plat does not permit the owner the right to alter pipe, fill, or relocate any existing drainage feature located on the without submitting engineering plans for review and approval to the City of Kannapolis and other appropriate state agencies.
9. This property is served with public water and sewer.
10. Water and sewer are available for these lots in certain locations. Sanitary Sewer laterals and water meters are not to be located in driveways.
11. Driveway locations shall be constructed in accordance with City of Kannapolis UDD driveway design standards and require a subgrade inspection prior to construction.

E.P. EDGE OF PAVEMENT
E.I.P. EXISTING IRON PIN
N.I.P. NEW IRON PIN
C.P. COMPUTED POINT
C.B. CATCH BASIN
E.P. EDGE OF PAVEMENT
R/W RIGHT OF WAY
W.M. WATER METER
R.C.P. REINFORCED CONCRETE PIPE

_____ SETBACKS
 _____ PROPERTY LINE
 _____ ADJOINERS PROPERTY LINES
 _____ RIGHT-OF-WAY

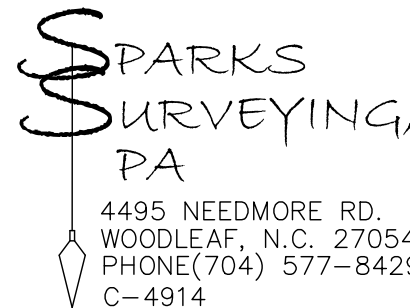
 MANHOLE S.M.H.
 FIRE HYDRANT F.H.
 WATER VALVE W.V.

PID#144A02203
TERRY TROUTMAN
DB.1196 PG.648
PB.9995 PG.539

FOWLER ST.
30' PUBLIC R/W (PB.9995 PG.539)

CURRENT OWNER
KADA ENDEAVOR ENTERPRISES LLC
2105 FOWLER ST.
KANNAPOLIS, N.C. 28083

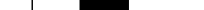
ZONED: R4
25' FRONT YARD
25' REAR YARD
10' SIDE YARD
18.75' SIDE STREET
MIN LOT WIDTH = 75'



PIN #144A02204
DB 1418 PG 943
LOT#61-66 MB.9995 PG.539
NUMBER 4 TOWNSHIP CABARRUS COUNTY

Scale: 1" = 20' Date: 4/10/24

0 20 40

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '20' at the midpoint, and '40' at the right end. The bar represents a total length of 40 feet.

**RESOLUTION DIRECTING THE CLERK TO
INVESTIGATE AN INTENT TO ANNEX: A-2024-01**

WHEREAS, 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, 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 July 2024

Milton D. Hinnant, Mayor
City of Kannapolis

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk

CERTIFICATE OF SUFFICIENCY
A-2024-01

To 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 July 2024.


Bridgette Bell, MMC, NCCMC
City Clerk



**RESOLUTION OF INTENT TO ANNEX AND FIX DATE OF PUBLIC HEARING
ON QUESTION OF ANNEXATION: A-2024-01**

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 July 2024.

Section 2. The area proposed for annexation is described as follows:

Beginning at an existing iron pin on the northern right of way of Fowler St, being the southeasterly most corner of the Terry Troutman property (Db.1196 Pg.648) ;thence N 00°43'00" E a distance of 150.16' to an existing iron pin ; thence S 85°54'42" E a distance of 75.03' to a computed point; thence S85°54'42" E a distance of 75.03' to an existing iron pin on the western right of way of Superior Ave. ; thence along the western right of Superior Ave. S 00°44'34" W a distance of 150.15' to a point on the northern right of way of Fowler St; thence along the northern right of way of Fowler St N 85°54'42" W a distance of 75.00' to a computed point; thence N 85°54'42" W a distance of 75.00' to an existing iron pin; which is the point of beginning, having an area of 22489.6 square feet, 0.516 acres.

Section 3. Notice of public hearing shall be published in the Independent Tribune on July 12 and 18th, 2024

ADOPTED this the 8th day of July 2024.

Milton D. Hinnant, Mayor
City of Kannapolis

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk

2105 Fowler St. Kannapolis NC 28083
Pin#144a02204
Lots#61-66 Pb.9995 pg.539
China Grove Township, Rowan County N.C.

Beginning at an existing iron pin on the northern right of way of Fowler St, being the southeasterly most corner of the Terry Troutman property (Db.1196 Pg.648) ;thence N 00°43'00" E a distance of 150.16' to an existing iron pin ; thence S 85°54'42" E a distance of 75.03' to a computed point; thence S85°54'42" E a distance of 75.03' to an existing iron pin on the western right of way of Superior Ave. ; thence along the western right of Superior Ave. S 00°44'34" W a distance of 150.15' to a point on the northern right of way of Fowler St; thence along the northern right of way of Fowler St N 85°54'42" W a distance of 75.00' to a computed point; thence N 85°54'42" W a distance of 75.00' to an existing iron pin;which is the point of beginning, having an area of 22489.6 square feet, 0.516 acres

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING
BUSINESS MEETING MINUTES
June 24, 2024**

A regular business meeting of the City Council of the City of Kannapolis was held on Monday, June 24, 2024, at 6:00 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
Darrell Jackson
Doug Wilson
Ryan Dayvault
Tom Kincaid

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: Tina Cline

City Clerk: Bridgette Bell

City Attorney: Walter M. Safrit

Staff Present:	Michael Dodge	Annette Privette Keller
	Kirk Beard	Chris Hill
	Terry Spry	Gerald Faulkner
	Michael Rattler	David Jordan
	Tony Eury	Albaro Rayes
	Richard Smith	TJ Cook
	Travis Barnhardt	Alex Anderson
	Irene Wong	Gary Mills

Others Present:	Debbie Wilkinson	Pat Smith
	Shane Watkins	Wilford Bailey

Quintin Klutz Joe Hatley
Joshua Teague Violet Mitchell
Ken Lingafelt Mark Swenson
Diana Swenson Sophia Wilkerson
Darrell Lipe Sandra Nichols
Tim Haley Phil Goodman
Bob Doty Wayne Johnson
Vanessa Jones Queen Reid
Ron Haithcock Edison McCrea
Bernard Randolph Cynthia Randolph
Naomi Hatchell Iola Lavoris Givens
Mary Wilkens Mark Spitzer
Curt Holshouser

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 Council Member Dixon offered the Pledge of Allegiance.

RECOGNITIONS:

Kannapolis Police Department 9th Citizens Police Academy (Terry Spry, Chief of Police).
The 2024 graduating class of the Kannapolis Police Department's Citizens Police Academy.

Linda Brown	Stefanie Perez
Ryan Brown	Joyce Schmit
Linda Chininga	Pamela Smith
Alexander Cooke	Mark Swenson
John Cooke	William Tadlock
Yolanda Cooke	Patricia Ware
Quintin Klutz	Shane Watkins
Donna Morris	Debbie Wilkinson
Sandra O'Dell	Jayne Williams

ADOPTION OF THE AGENDA- Motion to adopt agenda or make revisions.

Mayor Pro tem Wilson requested that Speakers from the Floor be moved before Business Agenda Item "E" Budget Ordinance – FY24-25. There was no objection.

1 Mayor Hinnant clarified that anyone who would like to speak on the recommended budget for FY24-
2 25 would be allowed to speak. There will be another opportunity for speakers at the end of the
3 agenda.

4
5 Council Member Dixon made a motion to approve the revised business agenda. Motion was
6 seconded by Council Member Kincaid and approved by unanimous vote.

7
8 **PROCLAMATIONS:**

9 Mayor Hinnant presented a Proclamation recognizing July as Parks & Recreation Month to Gary
10 Mills, Director of Parks & Recreation.

11
12 **CONSENT AGENDA:**

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

15
16 Resolution - Acceptance of Streets for Powell Bill Allocations Fiscal Year 2024-2025 (Elizabeth
17 Hassenfritz, Director of Engineering) (Copy included as Exhibit A)

18
19 Budget Amendment FY 24-Year End Administrative Budget Amendment (Kristin Jones, Assistant
20 to the City Manager) (Copy included as Exhibit B)

21
22 Work Session Minutes - June 10, 2024 (Bridgette Bell, City Clerk)

23
24 **BUSINESS AGENDA:**

25 **Public Hearing - TA-2024-02 - Text amendments to Article 4, Table 4.3.B(d): Accessory**
26 **Use/Structure Table; Section 4.3.D(4): Standards Specific to Accessory Uses & Structures;**
27 **and to Article 10: Definitions, regarding Apiaries; Article 4, Table 4.2.B(5): Principal Use**
28 **Table and Section 4.2.D(5)f.4(b): Standards Specific to Principal Uses regarding Self-service**
29 **storage (2nd Reading) (Richard Smith, Planning Director) (Copy included as Exhibit C)**

30 Mr. Smith provided background information.

31 The Planning and Zoning Commission recommended approval of multiple text amendments to the
32 City Council (TA-2024-01). Subsequently, on April 8, 2024, City Council approved several of the
33 recommended text amendments, except for three of them. City Council requested that the Planning
34 and Zoning Commission further deliberate details regarding two of the three text amendments that
35 were not approved. City Council asked the Planning and Zoning Commission and staff to review
36 more closely the proposed amendments for apiaries and for self-service storage facilities. The
37 Planning Commission reviewed text amendments related to these uses at their May 21, 2024,
38 meeting. Presently, there are no standards for Apiaries in the Kannapolis Development Ordinance

(KDO). The proposed amendments to Article 4, Table 4.3.B(3): Accessory Use/Structure Table; Section 4.3.D(4): Use Specific Standards; and Article 10: Definitions; will add requirements for hives that follow General Statute 106-645 to allow Apiary as a permitted accessory use by right in all zoning districts; add a link for the use specific standards for Apiaries; add specific standards for Apiaries; and add a definition for Apiary. Staff discussed the proposed amendments with some local apiarists who agreed that the proposed amendments are consistent with statutes and sufficient provisions to include in the KDO.

Additionally, the proposed amendments to standards specific to self-service storage Section 4.2.D(5) f.4) will help better incorporate self-service storage among other uses in both the General Commercial (GC) and Light Industrial (LI) zoning districts. These amendments include enhanced building appearance, increased setbacks and limiting outdoor storage. After deliberating on the matter further as requested by the City Council, the Planning and Zoning Commission recommended approval of TA-2024-02 to the City Council.

Mayor Hinnant opened the public hearing to those in attendance for an opportunity to speak. There being no speakers, Mayor Hinnant closed the public hearing.

Council Member Dayvault made a motion to adopt a Statement of Consistency for TA2024-02; Text amendments to Article 4, Table 4.3.B(d): Accessory Use/Structure Table; Section 4.3.D(4): Standards Specific to Accessory Uses & Structures; and to Article 10: Definitions, regarding Apiaries; and to Article 4, Table 4.2.B(5): Principal Use Table and to Section 4.2.D(5)f.4(b): Standards Specific to Principal Uses regarding Self-service storage. Motion was seconded by Mayor Pro tem Wilson and approved by unanimous vote.

Council Member Jackson made a motion to adopt an Ordinance to amend the text of the KDO for TA-2024-02. The motion was seconded by Council Member Dayvault and approved by unanimous vote.

Public Hearing - DA-2024-02 - M/I Homes of Charlotte, LLC. (Crestfield) - Conduct a Public Hearing and approve a Resolution approving the Ordinance for the execution of the Development Agreement. (Richard Smith, Planning Director) (Copy included as Exhibit D)

Mr. Smith provided some background information. In accordance with the City's Wastewater Allocation Policy which provides for the judicious allocation of the city's limited wastewater treatment capacity. The allocation process is administered by issuing permits to projects which meet specified City interests and goals. In the case of private commercial and residential permit recipients, it has become clear that once a permit is awarded, it is necessary to require the developer to guarantee completion of the project, as presented, within a specified period.

1 A development agreement adopted by Ordinance is required for all projects receiving a wastewater
2 Allocation Permit pursuant to the City Wastewater Allocation Policy. The project for consideration
3 is approximately 47.96 +/- acres located on Glenn Avenue as well as three unaddressed parcels on
4 West C Street and one parcel on Glenn Avenue. The development agreement with M/I Homes of
5 Charlotte, LLC. calls for a 233-unit townhome development. This site was conditionally rezoned by
6 the City Council at the April 22, 2024, meeting.

7
8 Mr. Smith stated that the developer has met all the requirements. Mayor Pro tem Wilson asked to
9 be reminded of those requirements. Mr. Smith responded that the Council requested to add
10 amenities and reduce the speed limit on Glenn Avenue and to make a request to the NCDOT to
11 reduce the speed limit on West C Street.

12
13 Council Member Dixon asked how many entrances and exits into the subdivision. Mr. Smith
14 responded there will be one on West C Street and one on Glenn Avenue.

15
16 Mayor Pro tem Wilson asked if the entrance on West C, is it right in and right out only? Mr. Smith
17 responded that it will not be a right in and right out, but rather a turn lane with a deceleration lane.

18
19 Council Member Dixon stated this is a large development and will most likely have a lot of kids.
20 She asked about playgrounds, a pool and other amenities. Mr. Smith responded at the direction of
21 Council, the developer has agreed to the condition to add a pool and amenities and will connect to
22 the greenway. Mrs. Dixon asked the price range of these townhomes. Mr. Smith believed the
23 starting range was \$300,000.

24
25 Mayor Hinnant stated the reason for two entrances and exits is that emergency vehicles will have
26 access. Mr. Smith said that is correct.

27
28 Mayor Pro tem Wilson stated at the end of Glenn Avenue, there is located a rest home and an
29 elementary school. There are times during the day when it becomes very congested and right across
30 the street is the Big Elm. When the speed limit is lowered, are we taking that area into consideration?
31 He wondered if the speed limit should be lowered further. Mr. Smith stated staff can have that
32 conversation with the school and retirement center.

33
34 Mayor Hinnant opened the public hearing to those in attendance for an opportunity to speak.

35
36 Violet Elaine Mitchell – 415 London Street stated that she is not familiar with the project, but
37 Kannapolis has gone to the dogs. What she means by that is you let all these developers in with
38 \$300,000 homes. The people originally from Kannapolis can't afford that. The Council wants

1 Kannapolis to be like Charlotte and you got it like Charlotte, so Kannapolis makes the eyewitness
2 news more than Charlotte now.

3
4 There being no further speakers, Mayor Hinnant closed the public hearing.

5
6 Council Member Kincaid made a motion to approve a Resolution adopting the Ordinance for the
7 execution of the Development Agreement with M/I Homes of Charlotte, LLC. (Crestfield). Motion
8 was seconded by Council Member Dayvault and approved by unanimous vote.

9
10 **Public Hearing - Opal Street Acceptance to City of Kannapolis Powell Bill Maintenance**
11 **Schedule (Michael Rattler, Director of Transportation & Environmental Services) (Copy**
12 **included as Exhibit E)**

13 Mr. Rattler provided background information.

14 Several property owners have petitioned to have Opal Street added to the Kannapolis Public Street
15 System. A public hearing is being held on this request. Opal Street exists between Bernard Avenue
16 and Garnett Street and located near the intersection of Little Texas road and Dale Earnhardt
17 Boulevard and is parallel to Dale Earnhardt with intersects with Concord Lake Road. The planned
18 improvements include ribbon pavement installation with a combination of full depth reclamation
19 and resurfacing. Width of asphalt will be 18 ft (2 lanes) and approximately 900 feet in length.
20 Existing manholes and meter and valve boxes will be reset to the new elevation.

21
22 Council Member Kincaid asked what the cost of the project is. Mr. Rattler stated \$180,000. Mayor
23 Hinnant opened the public hearing to those in attendance for an opportunity to speak.

24
25 Violet Elaine Mitchell of 415 London Street stated that Opal Street has been a disaster for 40 years.
26 When driving down the road, you will knock your car out of line and tear up your underbody. It is
27 bad and they need some help with this.

28
29 There being no further speakers, Mayor Hinnant closed the public hearing.

30
31 Council Member Dixon made a motion to approve a Resolution accepting the privately maintained
32 portion of Opal Street as a publicly maintained street and adding it to the Powell Bill maintenance
33 schedule in accordance with our street acceptance policy. Motion was seconded by Mayor Pro tem
34 Wilson and approved by unanimous vote.

35
36 **Budget Amendment #24-41 - Appropriate Cash Reserves for Watermain Replacement**
37 **Associated with Opal Street Acceptance (Alex Anderson, Director of Water Resources, Kristin**
38 **Jones, Assistant to the City Manager (Copy included as Exhibit F)**

1 Mr. Anderson explained that this project will replace the existing watermain on Opal Street from
2 Bernard Ave to Concord Lake Road (approximately 1,050 LF) and installation of new water services
3 along Opal Street to the existing houses. The existing water main has had several leaks over the past
4 few years and needs replacement. This replacement is recommended prior to paving. The existing
5 Opal Street residential water service lines are subject to the new lead service line regulations, and
6 replacement is one option to bring the City's owned portion into compliance. This watermain
7 replacement project will also include the installation of two new fire hydrants, which will improve
8 available fire protection for the surrounding property owners.

9
10 Staff has prepared a watermain replacement project to facilitate the upgrades to Opal Street prior to
11 the City paving the street. This recommendation to approve the budget amendment is contingent
12 upon the City's acceptance of Opal Street as a public city-maintained street and authorization of
13 funding necessary for improvements to the roadway pavement. Staff recommends that this item be
14 approved only if Opal Street is accepted for City maintenance and repaving is funded. Appropriating
15 Water and Sewer Fund cash reserves in the amount of \$230,000 to fund the watermain replacement
16 in conjunction with Opal Street pavement project is required.

17
18 Mayor Pro tem Wilson made a motion to adopt Budget Amendment #24-41 to appropriate cash
19 reserves for watermain replacement associated with the Opal Street acceptance. Motion was
20 seconded Council Member Dayvault and approved by unanimous vote.

21
22 **Speakers from the Floor: Budget Ordinance FY2024-2025:**

23 Bob Doty of 6325 Stirewalt Road requested that the Council consider the budget amendment that
24 was provided at the last meeting. Cabarrus County had a reevaluation and there are certain areas in
25 this county that were hit hard. Along with property revaluation, automatically comes with the
26 increase in insurance premiums. So those residents that live in Cabarrus County will be hit with two
27 increases resulting in possibly \$100-\$300 difference in what they now pay. He continued to say
28 there are people in this community that will be extremely burdened with this tax increase. That is
29 why he is asking that the Council consider voting for 52.57 per 100 valuations. That budget
30 amendment does something very important and gives the city employees a raise. You have
31 employees who make this city the great place that it is, and they work every day to make it what it
32 is today. However, at the same time with economic times as they are now and the feds tethering on
33 whether to raise or lower interest rates plus being an election year, thinks it is a good idea to exercise
34 physical responsibility and make the increase that will be put on citizens, as modest as possible, but
35 reward the employees.

36
37 Naomi Hatchell lives in the Jackson Park area of Kannapolis and urged the Council to really think
38 about the budget. She hopes that Council has more heart than the Cabarrus County Commissioners

1 and need to get the tax rate as low as possible. There are a few in the county where the increase in
2 taxes will not affect them, but the people with limited income it does affect. She asked that Council
3 keep in mind that they must cut back on some things because they cost more and to think of the
4 citizens of this county.

5
6 Phil Goodman of 1005 Central Drive stated that Bob stole his thunder and agrees with everything
7 he said. He does not know the lady that spoke before, but she said it very well. We all must cut back.
8 He is aware of what the city wants to do and feels the projects scheduled for FY25-26-27 are great
9 ideas, but you must face reality and think about where we are today. He encouraged Council to keep
10 the tax rate as low as possible. There is always another year.

11
12 Everette Lipscomb of 602 State Avenue said there are some on disability and some are on social
13 security. He does not believe the raise on social security will cover the taxes in North Carolina. He
14 further said when you do these projects, we must pay for them and that takes money from his
15 checkbook. He had a stroke a couple of years ago and the money he receives for being disabled is
16 not the government's fault. To add more taxes is a hard thing. We are struggling badly and can't
17 afford an increase.

18
19 Violet Elaine Mitchell – 415 London Street stated she went to the Cabarrus County Commissioners
20 meeting last week and was telling them how it is affecting the citizens. With the property tax
21 increases and the vehicle tax increases, city taxes and every other tax that are put on the citizens.
22 Even though she gets the homestead reduction since she is over 65, she still must pay over \$3000
23 between property taxes and vehicle taxes. She said, "it is just not right".

24
25 **Budget Ordinance FY 2024-2025 (Mike Legg, City Manager, Kristin Jones, Assistant to the**
26 **City Manager) (Copy included as Exhibit G)**

27 City Manager Legg explained in the agenda packets there are two ordinances that establish the tax
28 rate, revenues and expenditures. Option "A" ordinance sets the property rate at 57.92 and Option
29 "B" sets the tax rate at 52.50. Based on a request from some Council Members, a compromise budget
30 (Option "C") has been created. This budget would drop the tax rate further to 55.95 cents. Mr. Legg
31 when summarized Option C. (Included with Exhibit G).

32
33 Council Member Dixon stated that Option "C" budget (.5595 tax rate) allows for 448 full-time and
34 Option "B" (.5250 tax rate) has 450 full-time employees which equates to two less full-time
35 employees. Under the projects and initiatives indicated eight new positions through FY 29. She
36 asked for clarification.

37
38 Mrs. Jones responded that Option "C" (.5595 tax rate) the two positions removed were the Fleet

1 Manager and the Grant Manager. Those two positions are included in the Option "B" (.5250)
2 scenario.

3
4 Mayor Pro tem Wilson said that two positions were removed, but the tax rate went up. Mr. Legg
5 explained that in the original .5250 tax rate, some of those positions were included. Mr. Wilson
6 asked what was deleted to make up the .5250 tax rate. Mrs. Jones explained the biggest discrepancy
7 is in the .5550 tax rate. You don't have any of the strategic plan projects and no other transfers to
8 the capital project funds or capital reserve funds. But in the .5595 some of the transfers are added
9 back in.

10
11 Mr. Wilson asked if the positions were new or existing positions. Mr. Legg responded that these are
12 all new hires and new positions that come from two places, one being a departmental request for
13 general operation's needs, and merging from the strategic planning process there are projects like
14 the neighborhood improvement corridor. Some are the traditional departmental requests.

15
16 Mrs. Dixon clarified that the 3% COLA for employees has not changed. Mr. Legg responded that is
17 included in all three options.

18
19 Council Member Kincaid made a motion to adopt Budget Ordinance Option "C" that will set the
20 tax rate at .5595 cents per \$100 valuation.

21
22 Council Member Berry asked if the .5595 tax rate still includes the Midway Revitalization, which
23 to her knowledge, Council did not vote for it. However, it is still in the budget and has been reduced
24 by 20%. What if Council never votes to do the project? Mr. Legg responded that just because they
25 are in the budget, does not mean they are an actual project. A lot of work must be done to get those
26 to the finish line. Ultimately the Council will be asked to adopt a Budget Ordinance, approve
27 financing. In some cases, Staff will be working on a master plan for midway, but that won't happen
28 for a few years. The Midway project has been pushed toward the back end of the five-year projected
29 planning. This budget has the capacity to do projects, but with every one of the projects, Staff will
30 come back to the Council at some point just to make sure Council is still on board. Just because you
31 approve a budget does not mean these projects have to be done.

32
33 Council Member Dayvault stated that the Midway project among other potential Capital Projects
34 was one of the challenges he had. This is a very different process to what has been done in the past.
35 When building a municipal building, taxes were specifically raised to build City Hall, taxes were
36 specifically raised for downtown revitalization and taxes were raised to build the ball stadium. In
37 this case, we are saying that we may or may not do these projects, or may have to pick another
38

1 project or put funds into cash reserves. In his opinion it is not fair to ask for money without having
2 a clear goal and a set destination where you are going. That is his challenge, if you go with any rate
3 other than .5250. Mr. Dayvault further stated even if the Council goes with a revenue neutral, that
4 is a tax increase, no matter how you look at it. Unless your property value decreases in value, there
5 are other ways around the numbers. If you went so low the city would not be able to keep the lights
6 on and probably be out of business. He pulled one of the key staff members' personal property
7 values and the property was worth \$223,000 before revaluation. After the revaluation the property
8 value went up to \$375,000, noting that is a 67% increase. Even if Council included a revenue neutral
9 rate at 47 cents, his tax bill for the city would increase \$354 per year and if Council keeps the rate
10 at 52.50 cents, would be an increase of approximately \$500 a year.

11
12 So, no matter what the Council does is an increase. This is not that impactful to people paying their
13 taxes and mortgage every month, because these small increases that are \$25 or \$75 increase a month
14 and get spread over the year. Where it impacts people are those that pay their tax at one time. He
15 also pulled the taxes for his grandfather's house; the value of land went up 122%. For his parents'
16 house the value of the land went up 80%. On other property they own, it went up 55%. He said there
17 to people out there those numbers are real to them, no matter what we do. If the tax rate is set at 47
18 cents is still a huge increase. He is not saying to go 47 cents, but he wants to make sure that
19 employees are protected, and that the city will not get into a bad place again. He feels like Council
20 needs to let the dust settle, even if it takes a year, then make decisions on doing some projects, but
21 not go crazy. He is still at .5250.

22
23 Council Member Kincaid stated that putting together a budget is probably the hardest thing to do
24 and if anyone has ever put a budget together that pleased everyone, to please stand up because it is
25 never going to happen. The Council was elected to run this City and the only way to run this City is
26 with income, just like you do your homes. With the .5792 option, he does not like anything about
27 it. The .5250 tax rate would be great but does not feel it is enough to keep up with what the city has
28 already invested in. If we don't finish what we have started, will be going backwards. With a .5250
29 tax rate there will have to be increases next year. So, you can take it now or take it next year, but
30 the tax rate will be higher the next three years. He is in favor .5595 and will be happy to make that
31 motion.

32
33 Council Member Kincaid made a motion that the Council adopt Option "C" setting the tax rate at
34 .5595 per \$100 valuation. The motion was seconded by Council Member Dixon.

35
36 Mayor Pro tem Wilson stated that Council sat here two weeks ago with the option of .5792 or .5250
37 tax rate and today at 4:00PM, he got an email giving him another option with only two hours to
38 digest it all. The Council has had two weeks to think about the other two options and now we get

1 short notice of only two hours to think about another option. He asked next time to give more lead
2 time.

3
4 Mayor Hinnant noted that part of the difficulty in setting the rate so low is that you don't build any
5 funds to do some of the major projects. As a result, if the tax rate is set at low as .5250, then you
6 will have the same problem in Kannapolis as they did in Salisbury. Last year, Salisbury dropped the
7 tax rate dramatically, due to the revaluation in Rowan County. This year, Salisbury came back and
8 increased the tax rate by 4.5 cents. All he is saying is if Council sets the tax at .5250 cents that is
9 what will happen in Kannapolis next year. The Council will have to increase the tax rate by three
10 cents or so. This budget affords the opportunity to approve funds for projects that could start next
11 week.

12
13 Mayor Hinnant called for the question on the motion to adopt Option "C" setting the tax rate at
14 .5595. The motion was approved by a 4-3 vote with Council Member Berry, Council Member
15 Dayvault and Mayor Pro tem Wilson casting the dissenting vote.

16
17 **Fee Schedule - FY 2024-2025 (Mike Legg, City Manager, Kristin Jones, Assistant to the City**
18 **Manager) (Copy included as Exhibit H)**

19 As part of the annual budget process, the Council approves a user fee schedule for the upcoming
20 fiscal year. This fee schedule implements the fees necessary to execute and implement the budget
21 ordinance.

22
23 Most of the fees remained unchanged for the upcoming fiscal year. There are a few changes
24 identified and highlighted in the fee schedule attached. A summary of the related fee increases is
25 explained below:

26
27 The Engineering Department provides inspection services for driveways, driveway storm drainage
28 pipe, grading/drainage, sidewalk, and water and sewer. There is no fee for the initial inspection, but
29 the Staff is proposing a \$50 re-inspection fee.

30
31 The Parks and Recreation Department provided special event fees for rental of the horseshoe
32 property and is proposing to increase the fees associated with youth athletics. The proposed fee is
33 \$45 for residents (was \$40) and \$65 for non-residential (was 0).

34
35 Other general adjustments were made in the schedule to make the fees more clearly defined. Other
36 increases are in the Environmental Fund related to commercial fees for the new waste hauler. This
37 only impacts commercial customers. No fee increase is proposed for residential customers.

1 The following Water and Sewer fee increases are included in the FY 25 budget.

- 2 • An increase of \$1.44/month to the base sewer rate.
- 3 • This rate will go from \$3.80/month to \$5.24/month.
- 4 • An increase of \$0.75/1,000 gallons to the volumetric sewer rate. This rate will depend on
- 5 whether you are inside the city or outside and what tier designation the consumption is. See
- 6 fee schedule for related charges.
- 7 • An increase of \$0.51/1,000 gallons to the volumetric water rate. This rate will depend on
- 8 whether you are inside the city or outside and what tier designation the consumption is. See
- 9 fee schedule for related charges.

10
11 These fee increases are necessary for three reasons:

- 12 • To remain in compliance with our current rate covenants tied to existing debt service
- 13 obligations.
- 14 • To provide adequate revenues for the addition of the following proposed debt
- 15 service: Kannapolis Spillway Replacement (\$6.3 million), Downtown Sewer Outfall \$3.93
- 16 million) and the Salisbury Rowan Utility line (\$4.76 million)
- 17 • To meet the \$1.2 million revenue demand for increased WSACC fees for the next phase in
- 18 sewage treatment capacity. This increase in rates will also better prepare the city long-term
- 19 for the additional increases related to WSACC sewage treatment estimated at an additional
- 20 \$500,000 in FY 27 and on).

21
22 Council Member Jackson made a motion to approve the Fee Schedule for FY2024-2025. Motion
23 was seconded by Mayor Pro tem Wilson and approved by unanimous vote.

24
25 **Appointments - Planning and Zoning Commission (Richard Smith, Planning Director)**
26 **(Copy included as Exhibit I)**

27 The Planning and Zoning Commission will have four openings due to expiring terms, which include
28 the positions held by Dr. James Litaker, Larry Ensley, Jeff Parker and Extraterritorial Jurisdictional
29 (ETJ) Representative, Robert Severt.

30
31 The Staff is recommending the reappointment of Dr. James Litaker and Larry Ensley to new three-
32 year appointments. Staff also recommends the appointment of current Board of Adjustment member
33 Ryan French to the Planning and Zoning Commission to fill the expired term vacancy created by
34 the recommended appointment of Jeff Parker to the Board of Adjustment.

35
36 Lastly, staff recommends the appointment of current Board of Adjustment ETJ Representative Mike
37 McClain to the Planning and Zoning Commission ETJ representative position, to fill the expired
38

1 term of Robert Severt. Mr. Severt is no longer available to serve due to a work commitment. This
2 appointment will be contingent upon approval by the Rowan County Board of Commissioners.
3

4 If appointed, all four of these appointees would serve three-year terms on the Planning and Zoning
5 Commission. Appoint Mike McClain to serve as the City's ETJ representative contingent upon the
6 Rowan County Board of Commissioners
7

8 Council Member Kincaid made a motion to reappoint Dr. James Litaker and Larry Ensley to a three-
9 year term. Additionally, make a formal request to the Rowan County Board of Commissioners, the
10 appointment of current Board of Adjustment ETJ Representative Mike McClain as the ETJ
11 representative position. Council Member Dayvault seconded the motion and approved by
12 unanimous vote.
13

14 **Appointments - Board of Adjustment (Richard Smith, Planning Director) (Copy included as**
15 **Exhibit J)**

16 The Staff are recommending the reappointment of Danielle Martini to the Board of Adjustment, but
17 from an alternate member to a regular member to fill the vacated expired term of Cyrus Rattler. Mr.
18 Rattler moved out of the City and as a result is no longer eligible to serve on this board. Staff is also
19 recommending the appointment of Jeff Parker from the Planning and Zoning Commission to the
20 Board of Adjustment to fill the vacancy created by the recommended appointment of Ryan French
21 to the Planning and Zoning Commission.
22

23 Mayor Pro tem Wilson made a motion to appoint Danielle Martini to the Board of Adjustment, but
24 from an alternate member to a regular member to fill the vacated expired term of Cyrus Rattler, Jeff
25 Parker from the Planning and Zoning Commission to the Board of Adjustment and Ryan French
26 from the Board of Adjustment to the Planning & Zoning Commission. Council Member Dixon
27 seconded the motion, and it was approved by unanimous vote.
28

29 **Appointments - Parks and Recreation Commission (Gary Mills, Parks & Recreation Director)**
30 **(Copy included as Exhibit K)**

31 There are three vacancies upcoming on the Kannapolis Parks and Recreation Commission. The
32 applications were reviewed at the May 14, 2024, meeting and the June 11, 2024, meeting of the
33 Kannapolis Parks and Recreation Commission; it was recommended that Jeff Ashbaugh and Richard
34 Chaney be reappointed to new three-year terms, and it was also recommended that Troy Dalsing be
35 appointed to a new three-year term replacing the seat vacated by Cindy Griggs, who is not eligible
36 to serve another three-year term.
37
38

1 Mayor Pro tem Wilson made a motion to reappoint Jeff Ashbaugh and Richard Chaney to a three-
2 year term and appoint Troy Dalsing to a new three-year term. Council Member Jackson seconded
3 the motion, and it was approved by unanimous vote.
4

5 **CITY MANANGER REPORT:** None
6

7 **CITY COUNCIL COMMENTS:** Council Member Dayvault asked about the status of reducing
8 the speed limit on Main Street. City Manager Legg noted that Staff is working on some information
9 and will share with Council.
10

11 **SPEAKERS FROM THE FLOOR:**

12 Violet Elaine Mitchell of 415 London Street asked Mr. Legg for an update on the Little Texas
13 Sidewalk project. Mayor Hinnant said if she wanted information, it can be provided after the
14 meeting. Ms. Mitchell said she is disappointed with all the Council except for Mr. Dayvault and Mr.
15 Kincaid. At the last Speakers from the Floor, she asked for 3 additional minutes. The Mayor said he
16 would ask the Council. Not one of the Council raised their hand in favor. If Mr. Dayvault and Mr.
17 Kincaid had been present, feels they would have voted in her favor. She is disappointed in Mrs.
18 Dixon. She is the one who was instrumental in getting Mrs. Dixon the position so that she could sit
19 on Council, but when she did not raise her hand, it makes her feel like Council is a puppet on a string
20 and they go against established quo, which is you Mr. Mayor.
21

22 She turned to the audience and asked how many has seen the Wizard of Oz. Mayor Hinnant asked
23 that Ms. Mitchell address Council and not the audience. There is a scene in the Wizard of Oz where
24 Almira Gulch and Aunt Em says Almira, this is something that I have been wanting to say to you
25 all my life, but being a Christian woman, I just can't say it and just walks away. She relates that to
26 the Mayor stating that Mayor Hinnant has disrespected her all these years. The only reason she is
27 not saying to him what she really wants to say is Mrs. Corine Cannon talked her out of what she
28 wanted to say. Mrs. Corine is 104 years old and even though she is 104, is sharp as a tack. She talked
29 to Mrs. Corine about the situation and was told, no don't do it. In closing she said there is an old
30 saying from the movie the Color Purple. She is not threatening anyone but is going to sic God on
31 all of you. She quoted a scene from the Color Purple when Celie says to Mister Johnson, "until ya'll
32 do right by the citizens of Kannapolis, everything that you touch will crumble, except for Ryan and
33 Tom".
34

35 Ken Lingafelt of 120 Cannon Ballers Way stated to get 100% unanimous approval of Council to
36 purchase, remodel and operate the Swanee Theater through the year, I thank you for that. He
37 understands that unanimous decision of this board to run it for 8 months, thank you for that as well.
38 He would like to turn around and give the city back money instead of asking for money. His request

1 is to lease the Swanee Theater from the City and move forward and continue what he has been doing
2 for the last 20 months. In 1999, he purchased property in Kannapolis and turned it into a
3 development called Pine Creek. Then just like all the projects he has been involved in, he has been
4 very fortunate they have turned out well. Pine Creek houses are a lot of the high-end homes that pay
5 property taxes to the City and the City benefits from that.

6
7 Six years ago, he and Mr. Legg talked about the direction of Kannapolis and the ballfield and the
8 desire to see it grow. When they met with the developers and they asked what we can do with these
9 old buildings, his mind could not stop thinking they would have the chance to keep some of these
10 old buildings and preserve their history. In the middle of the development, Covid hit. Instead of
11 stopping and waiting for Covid to clear, he hit the gas and went all the way through and leased out
12 the buildings to 51 tenants when most towns were sitting back on their heels, not knowing what to
13 do. He knows all the tenants and they call him if they have any problems. They work together to
14 draw people to Kannapolis and want to continue to see that. His goal for the Swanee Theater is to
15 continue quality visitation, comedy shows, plays, dinner and theater shows, the same thing they
16 started out with when he remodeled the place. With the help of this Council, would like to continue
17 to do that.

18
19 Phil Goodman of 105 Central Drive stated it was hard to hear Council when sitting out in the
20 audience. He further stated with the past three or four weeks he has been impressed with the
21 corporation put forth by the Council and he appreciated it. He asked that the Council consider
22 changing the three-minute time limit on Speakers to four minutes. He further stated that he is here
23 to support the city and he may not always agree with what you say or do. At the last meeting it was
24 mentioned about Midway and possibly doing away with it. If he recalled what the Mayor said, what
25 do we do with all the developers that we have talked to. Maybe he misunderstood but did not know
26 there was any approval to talk to developers at this point since the project was so far out. He would
27 like to know the reason at some time. He mentioned at one of the Cabarrus County Commissioners
28 meetings, one person was not able to attend, but was able to do so by Zoom. He was under the
29 impression that Zoom was not allowed any longer by the state of North Carolina, but if it was, he
30 wondered if it was offered to Mr. Wilson on January 8 so that he would be able to participate by
31 Zoom.

32
33 City Manager Legg stated regarding Mr. Goodman's comment about not being able to hear Council,
34 our IT Department is in the process of switching out the microphone and sound system and by the
35 next meeting, should notice a difference.

36
37 Naomi Hatchell lives in the Jackson Park area of Kannapolis. She expressed her displeasure with
38 Council voting on something at the last minute when they did not have a chance to see it. She is

1 more upset with the citizens of Kannapolis and should have done more research before voting you
2 in. She declared today that we have government leaders who are competent and strive for excellence.
3 She declared today that we government leaders use wisdom in their decisions. She declared today
4 that we have government leaders who will be wisely stewards of today's resources for future events.
5 She is not upset with Council but will thoroughly invest in the next people that sit on this Council.
6

7 Violet Elaine Mitchell of 415 London Street stated there are three previous Mayors that come to
8 mind. Bob Misenheimer, Ray Moss and Bachman Brown. She has never seen a Council that is so
9 hard-nosed as this Council is. It didn't take previous Councils two or three years for a project to be
10 done. She was able to get Hyde Street paved, Lydon Street paved and a cul-de-sac on Lydon Street
11 and did not have to come to meetings for 12 years. She said that you can take it as constructive
12 criticism and need to tighten up.
13

14 Sophia Wilkerson of 314 Ester Circle requested that Council allow four minutes instead of three
15 minutes to speak.
16

17 Mark Spitzer of 2115 Golfcrest Drive appreciated the hard work that the Council has done and is
18 saddened by some of the personal attacks that have occurred, some inappropriate at a public
19 gathering. He said that this Council and he may not always agree on all things. He respects the fact
20 that the Council comes together and gives their time, devotion and attention to the work of the city.
21 The decisions you make are those that need to be made and he respects that. He respects the fact
22 that the Council works as a community. Mr. Spitzer told of when he first came to Kannapolis 8
23 years ago, it is quite different now than the way it was then. He would go for a walk on Loop Road
24 and not see a single sole. Today, you can't find a place to park because of all the growth of this
25 City. The challenge he feels for the City and Council is how to ensure that our long-term residents,
26 friends and neighbors on fixed income are not hurt by the growth and development of this City. He
27 feels this is important and does not necessarily agree with the decision on the budget, but respects
28 and appreciates Council's time.
29

30 There being no further business to come before Council, Mayor Pro tem Wilson made a motion to
31 go into Closed Session pursuant to NCGS 143.318.11 (a) (3) to consult with an Attorney to preserve
32 the attorney client privilege; G.S. 143.318.11 (a) (4) for discussing matters relating to the location
33 or expansion of industries or businesses in the area. Motion was seconded by Council Member
34 Dayvault and approved by unanimous vote
35

36 Council went into Closed Session at 7:45 PM
37
38

1 Mayor Pro tem Wilson made a motion to come out of closed session. The motion was seconded by
2 Council Member Dixon and approved by unanimous vote.

3
4 The Council resumed regular session at 9:25 PM.

5
6 There being no further business, Council Member Berry made a motion to adjourn. Council Member
7 Dixon seconded the motion, and it was approved by unanimous vote.

8
9 The meeting adjourned at 9:25 PM on Monday, June 24, 2024.

10
11
12
13
14 _____
15 Milton D. Hinnant, Mayor

16
17 _____
18 Bridgette Bell, MMC, NCCMC
19 City Clerk



Kannapolis
Agenda Staff Report
July 8, 2024

To: Mayor and City Council
From: Sherry Gordon, Community Development Program Administrator
Subject: **FY2024-2025 CDBG NONPROFIT FUNDING - Recommendations APPROVED**

Action Requested by City Council

Motion to approve the Community Improvement Commission's funding recommendations for area nonprofit organizations to receive CDBG public service grant.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

As a HUD Entitlement City, we can budget up to 15% of our annual grant allocation for nonprofit public service activities that benefit low and moderate income residents. The Community Development department received 25 applications by the March 29, 5:00 pm deadline. The Community Improvement Commission recommends funding 17 of these organizations based on the use of funds and community needs.

Fiscal Implications

The City's FY 2024-2025 CDBG budget includes \$56,000 for nonprofit service contracts along with a \$12,000 in program income acquired from a portion of the earnest money obtained by the sale of a parcel in the Gateway business park.

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

1. **Approve recommendations as presented (Recommended)**
2. Adjust the amounts to fund nonprofit organizations.
3. Do nothing. The City is not required to fund any nonprofit organizations with CDBG funds.

Attachments

1. 2024 CDBG Non Profit Funding Recommendations 2024-25

CDBG Nonprofit Funding Recommendations
FY 2024-2025

Background: As a HUD Entitlement Kannapolis can budget up to 15% of its annual grant allocation for Public Service activities that are made available to low and moderate income residents of Kannapolis and are carried out by non-profit agencies. We will receive \$376,394 in CDBG funds. This year, the amount made available for public services is \$56,000 plus \$12,000 in program income for a total of \$68,000. (Recommend \$3,000 for KFD to purchase residential smoke detectors and \$1,000 discretionary funds). **TOTAL amount of funds remaining for below is \$64,000.** Requests for proposals were advertised and we received 25 applications. The following agencies applied for funding:

Agency	Requests	Recommendation	Activity Description
Academic Learning Ctr	\$4,500	\$2,500	Funds requested would be used to pay stipends for certified teachers to deliver instruction before & after school hours, to purchase instructional materials; novel reading sets, etc. (Goal is to serve 250)
AYA House, Inc.	\$5,000	\$5,000	Funds to be used to cover cost of rent, utilities and operating expenses for transitional houses for men and women reentering community from incarceration, substance use treatment & chronic homelessness. (Goal is to serve 50)
Cabarrus Health Alliance	\$5,000	\$5,000	Funds to be used to provide comprehensive dental health services to Title I Kannapolis City Schools who are uninsured. (Goal is to serve 20 students)
**Cabarrus Rowan Community Health	\$15,000	\$10,000	Funds to be used to provide oral health services to uninsured/low income adults 19-64. (Goal is to serve 350)
Classroom Central	\$7,000	\$2,000	Funds will be used to supplement the Free Store, program to provide school supplies to KCS teachers. (Goal is to serve 4200 students)
Conflict Resolution	\$5,000	\$4,000	Funds to be used to sustain the crime prevention services for 6 different programs. Funds will help cover salaries and overhead expenses for Teen Court and Truancy program. (Goal is to serve 75 households)
*Cooperative Christian Ministry	\$5,000 \$15,000	\$4,500	Substaining: Funds will be used to support staff salaries to assist individuals and families in crisis, with a goal of avoiding utility shutoffs, evictions. (Goals is to serve 900 households) New program: Funds will support The Annex: Memorial Baptist Church site for supportive transitional housing for previously homeless families and pregnant/postpartum mothers in substance abuse recovery. (Goal to serve 16)
El Puente Hispano	\$5,000	\$1,000	Funds to be used to assist Latino families improve school performance and provide tools to eliminate barriers. (Goal is to serve 120 households)
Elder Orphan Care	\$5,000	0	Funds to be used to provide comprehensive occupational therapy based home health & safety assessment for older adults age 60+. (Goal is to serve 12)
**Hellfighters of Concord Mission at the Cross	\$5,000	0	Funds to be used to serve homeless population by providing sleeping bags, tents as well as supplement office needs. (Goal- not indicated on application)

**He's Alive Church	\$1558	0	Funds to be used for summer program "Mentor Monday" introduce life skills & fine arts, crafts to enhance education. (Goal is to serve 100 students)
Jr. Charity Leage	\$3,000	0	Funds to be used to provide uniforms, coats, shoes to KCS students in need. (Goal is to serve 300)
Main St Market	\$5,000	\$2,000	Funds to be used to sustain community market to access healthy, local, fresh foods to community and beyond. Funds will aid in employment, job training, utilities, supplies and promotional expenses.. (Goal is to serve 609)
Meals on Wheels Rowan	\$5,000	0	Funds to be used to provide meals to homebound seniors. (Goal is to serve 33 households)
Operation Homeless	\$5,000	\$1,000	Funds to be used to supplement donations from Refuge Partners to continue soup kitchen. Funds will pay for operational expenses, utilities, supplies. (Goal is to serve 3800)
Midway Opportunity House	\$5,000	\$2,500	Funds to be used for bus passes, prescriptions, office visits for homeless client seeking service. (Goal is to serve 150 persons)
Prosperity Unlimited, Inc.	\$5,000	\$5,000	Funds will be used to pay cost of providing comprehensive housing counseling. (Goal is to serve 50 households)
Rowan Helping Ministries	\$5,000	\$4,500	Funds to be used to assist with Crisis Asst program; rent, utilities for Rowan County residents. (Goal is to serve 58)
**Second Course Culinary Program	\$25,000	\$2,000	Funds will be used to cover cost of culinary program for at risk individuals and job placement after completing program. (Goal is to serve 7)
**Step Up	\$50,000	\$3,000	Funds will be used to cover cost of adolescent and young adults leadership program focus on conflict resolution, self-awareness, personal growth, career & college readiness. (Goal is to serve 50)
STUDIO	\$5,000	0	Funds to be used to support Project Uplift which offers support and assistance to students and families who are homeless or at risk of homelessness. Funds to assist with salaries, office space and operations. (Goal is to serve 400)
Vision for Life	\$10,000	\$5,000	Funds to be used for mentoring and parenting program. (Goal is to serve 15)
Wright Design 75	\$15,000	0	Funds to be used for photography workshops. (Goal is to serve 180)
YMCA	\$15,000	\$5,000	Funds to be used for new program to address Youth/Teen Menal Health. Funds will cover staff training, mental health kits supplies and marketing. (Goal is to serve 1039)

NOTE: *Applied for both grants

****First time applying for CDBG grant**

Evaluation: We received 25 applications for a total of **\$231,058** with (1) agency submitting applications for both grants. (3 applications not listed above were received after deadline)

Recommendation: The Commission recommends funding 17 eligible agencies for FY2024-25 as listed in the chart above.



Kannapolis
Agenda Staff Report
July 8, 2024

To: Mayor and City Council
From: Sherry Gordon, Community Development Program Administrator
Subject: **APPOINTMENTS** - Community Improvement Commission

Action Requested by City Council

Motion to reappoint three members to the Community Improvement Commission.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The Community Improvement Commission has three members with terms expiring on June 30, 2024. Those members are: John Middleton, Patricia Ware and Debbie Wilkinson. They have all expressed interest in continuing to serve on the commission. Staff supports reappointing these members.

Fiscal Implications

None

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

1. Motion to reappoint the following three citizens to the Community Improvement Commission:
John Middleton, Patricia Ware, and Debbie Wilkinson.
2. Motion to appoint other citizens to the Commission
3. Table the action to a future meeting.

Attachments

1. CD member list 2023-24

KANNAPOLIS COMMUNITY IMPROVEMENT COMMISSION
July 2023 - June 2024

<u>Chairperson</u> Amos McClorey 1413 Cooper Avenue Kannapolis, NC 28081	(H) 704-938-4500 (C) 704-560-1877 Email: mccloreya@yahoo.com Term: 3 Term expires: June 30, 2026
<u>Vice Chairperson</u> Theron Smoutherson 614 N. Juniper Avenue Kannapolis, NC 28081	(C) 980-621-8494 Email: theron1970@hotmail.com Term: 2 Term Expires: June 30, 2025
Jacqueline Anthony 1563 Kingston Drive Kannapolis, NC 28083	(C) 704-352-7248 Email: jantdesigns@gmail.com Term: 3 Term Expires: June 30, 2026
Yolanda Thompson 2308 Coach House Lane Kannapolis, NC 28081	(H) 704-933-8370 (C) 980-621-0081 Email: yolaniedcor@outlook.com Term: 2 Term Expires: June 30, 2025
Mark Goodnight 909 N. Main Street Kannapolis, NC 28081	(H) 704-938-9259 (C) 704-773-0818 Email: markgoodnightrealtor@gmail.com Term: 2 Term expires: June 30, 2025
John Middleton 1020 Lindler Drive Concord, NC 28027	(H) 704-9820573 (C) 980-248-4688 Email: john@cssonsite.net Term: 1 Term expires: June 30, 2024
Patricia Ware 605 Hillside Street Kannapolis, NC 28083	(C) 980-677-6122 Email: patriciaaware0675@gmail.com Term: 2 Term Expires: June 30, 2024
Spencer Swain 3676 Trinity Church Rd. Kannapolis, NC 28081	(C) 704-202-5057 Email: spencerswain@familiesfirst.org Term: 2 Term Expires: June 30, 2026
Debbie Wilkinson 306 Larry Drive Kannapolis, NC 28083	(C) 704-699-6915 Email: debbiegwilkinson@gmail.com Term: 1 Term Expires: June 30, 2024

This Commission meets the third Tuesday of January, February, April, May and August at 6:00 pm., at the Kannapolis City Hall/Police Headquarters located at 401 Laureate Way, Kannapolis, NC.

Meetings are subject to rescheduling due to holidays and other events. To ensure that a specific meeting is unchanged, please contact Sherry Gordon, Kannapolis Community Development Program Administrator at (704) 920-4332, or sgordon@kannapolisnc.gov.