



**CITY COUNCIL
BUSINESS MEETING
ACTION AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS, NC
SEPTEMBER 23, 2024
6:00 PM**

Please Turn off Cell Phones or Place on Silent Mode.

CALL TO ORDER AND WELCOME

MOMENT OF SILENT PRAYER AND PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

COMMUNITY ORGANIZATION AND CITY DEPARTMENT SPOTLIGHT

- A. Community Organization Spotlight - Centralina Regional Council (Geraldine Gardner, Executive Director)
- B. City Department Spotlight - Engineering (Beth Hassenfritz, Director of Engineering)

RECOGNITIONS

- A. Recognition on the Retirement of Deputy Chief of Police Daniel M. Wallace (Terry Spry, Chief of Police)

PROCLAMATIONS

- A. National Hispanic Heritage Month (Darrell Hinnant, Mayor)

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- A. **RESOLUTION** - Acceptance of Public Facilities on Approved Plats (**APPROVED UNANIMOUS**) (Walter Safrit, City Attorney)
- B. **RESOLUTION** - Reimbursement for Capital Expenses related to City Hall Renovations and Block 10 Park (**APPROVED UNANIMOUS**) (Brian Roberts, Finance Director, Kristin Jones, Assistant to the City Manager)
- C. **RESOLUTION** - Reimbursement for Capital Expenses related to Downtown Sewer Outfall and Kannapolis Spillway (**APPROVED UNANIMOUS**) (Brian Roberts, Finance Director, Kristin Jones, Assistant to the City Manager)
- D. **BUDGET AMENDMENT #25-13** - Appropriate \$44,686 in Insurance proceeds for a Police Department Patrol Vehicle (**APPROVED UNANIMOUS**) (Kristin Jones,

Assistant to the City Manager)

- E. **RESOLUTION** - Intent to withdrawal from dedication a portion of right-of-way known as Small Street (**APPROVED UNANIMOUS**) (Richard Smith, Planning Director)
- F. **MINUTES** - August 26, 2024 Business Meeting (**APPROVED UNANIMOUS**) (Bridgette Bell, City Clerk)
- G. **MINUTES** - September 09, 2024 Work Session Meeting (**APPROVED UNANIMOUS**) (Bridgette Bell, City Clerk)
- H. **MINUTES** - Closed Session of August 26, 2024 Business Meeting (**APPROVED UNANIMOUS**) (Bridgette Bell, City Clerk)
- I. **MINUTES** - Closed Session Minutes of the September 09, 2024 Work Session Meeting (**APPROVED UNANIMOUS**) (Bridgette Bell, City Clerk)

BUSINESS AGENDA

- A. **PUBLIC HEARING and APPROVAL** - FY 2023-24 Consolidated Annual Performance and Evaluation Report (CAPER) (**APPROVED UNANIMOUS**) (Sherry Gordon, Community Development Program Administrator)
- B. **PUBLIC HEARING and GRANT OF ENCROACHMENT** - Stadium Lofts Apartments (**APPROVED UNANIMOUS**) (Walter Safrit, City Attorney)
- C. **PUBLIC HEARING and ORDER** - Withdrawal from dedication a portion of right-of-way and close a portion of Goble Avenue between East 12th Street and East 13th Street (**APPROVED UNANIMOUS**) (Richard Smith, Planning Director)
- D. **PRESENTATION** - Wastewater Treatment Capacity Update (**NO ACTION REQUIRED**) (Alex Anderson, Director of Water Resources, Richard Smith, Planning Director)

CITY COUNCIL COMMENTS

CITY MANAGER REPORT

SPEAKERS FROM THE FLOOR

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 Wilson).

MOTION TO ADJOURN

ADA Notice

In accordance with Title II of the Americans with Disabilities Act (ADA), any person requiring an

accommodation to participate in a function or program of the City of Kannapolis should contact Daniel Jenkins, Assistant Human Resources Director & ADA Coordinator by phone at 704-920-4312, email adacoordinator@kannapolisnc.gov, or in person at Kannapolis City Hall as soon as possible, but not later than forty-eight (48) hours prior.



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Geraldine Gardner, Executive Director
Subject: Community Organization Spotlight - Centralina Regional Council

Action Requested by City Council

Presentation Only. No action required,

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

The City of Kannapolis is a member of the Centralina Council of Governments (CCOG) which was established in 1968 and was created to serve the regional needs of local governments. The nine-county region includes Anson, Cabarrus, Gaston, Lincoln, Iredell, Mecklenburg, Rowan, Stanly and Union and provides assistance & technical expertise in many areas including Planning, Community & Economic Development, Workforce Development, and is an advocate for aging services.

In August 2020, Centralina decided to begin a re-branding to create a new mission statement, establish core values and set seven strategic goals for the region along with its new name, Centralina Regional Council.

Executive Director Geraldine Gardner will present an overview of Centralina's current activities.

Fiscal Implications

None

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

None

Attachments

None



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Beth Hassenfritz, Director of Engineering
Subject: City Department Spotlight - Engineering

Action Requested by City Council

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

The Engineering Division coordinates infrastructure projects in the City of Kannapolis. Responsibilities include funding, planning, development, construction, and maintenance of these complex projects. Engineering also reviews plan development, project management, Right-of-Way permitting, water quality permitting and inspections, construction inspection and administration, and in-house design services for municipal projects. Additionally, Staff collaborates with all other City departments as well as local, state and federal agencies to ensure quality projects are built in the City.

Beth Hassenfritz, Director of Engineering will give an overview of the department to Council Monday night.

Fiscal Implications

None

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

Attachments

None



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Terry Spry, Chief of Police
Subject: Recognition on the Retirement of Deputy Chief of Police Daniel M. Wallace

Action Requested by City Council

None

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

Presentation of the Chief's Award along with his badge and service to Deputy Chief of Police Daniel M. Wallace upon his retirement. The Chief's award, badge and service weapon are being presented to him in recognition of his dedicated service to the citizens of Kannapolis. Deputy Chief Wallace began his career with the Kannapolis Police Department on November 29, 2000, and in that time he has worked, supervised, or commanded every component within the department. Additionally, he served many years as a member of the department's Special Response Team and Honor Guard Unit. He was promoted to Sergeant in 2010, Lieutenant in 2014, Captain in 2019 and to his current position, Deputy Chief of Police in 2020. He holds an Advanced Law Enforcement Certificate from the N.C. Criminal Justice Education and Training Standards Commission and has completed 4082 hours of professional training. He is a 1993 graduate of R-S Central High School. After high school, he enlisted in the United States Army and proudly served his country until being honorably discharged in 1999. Daniel is always willing to help others and is gracious with his time and money, which exemplifies his commitment to the success of our community. Anyone who knows him, knows he loves kids and celebrates their success, whether it's in the classroom, the athletic field or in a career as an adult.

Fiscal Implications

None

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

None

Attachments

None



Office of the Mayor
KANNAPOLIS, NORTH CAROLINA
PROCLAMATION

HISPANIC AND LATINO HERITAGE MONTH
September 15 – October 15, 2024

WHEREAS, each year from the 15th of September to the 15th of October, National Hispanic and Latino Heritage Month is celebrated throughout the United States; and

WHEREAS, the City of Kannapolis' population is roughly comprised of 12.7% of Hispanic community members and openly welcomes and supports its distinct cultural diversity; and

WHEREAS, Hispanic and Latino community members enrich our communities by sharing their vibrant culture and heritage and we are further inspired by the economic, social, and cultural contributions of the Hispanic community within the City.

NOW THEREFORE, I, MILTON D. HINNANT, Mayor of the City of Kannapolis on behalf of the Kannapolis City Council, hereby proclaim September 15 through October 15 as:

“NATIONAL HISPANIC AND LATINO HERITAGE MONTH”

in the City of Kannapolis and extend best wishes to all communities as they hold appropriate ceremonies to commemorate this observance.



IN WITNESS WHEREOF, I have set my hand and caused the great seal of the City of Kannapolis to be affixed this the 23rd day of September 2024.

Milton D. Hinnant



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Walter Safrit, City Attorney
Subject: **RESOLUTION** - Acceptance of Public Facilities on Approved Plats (**APPROVED UNANIMOUS**)

Action Requested by City Council

Motion to approve Resolution for Acceptance of Public Facilities on Approved Plats

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Historically, when plats were submitted for approval which dedicated public rights of way and easements for streets, sidewalks, water, sewer and other public uses, the dedication was deemed sufficient to convey those property interests to municipal use and ownership. The legislature adopted a new requirement for all such conveyances to be accepted by resolution by the City Council. The attached Resolution operates to accept such dedicated public land and facilities in compliance with that law.

Fiscal Implications

None.

Policy Issues

None.

Legal Issues

None.

Recommendations and Alternate Courses of Action

Majority present at meeting.

Attachments

1. Resolution for Acceptance of Public Facilities on Approved Plats
2. GS 160D-806

Resolution # _____

**CITY OF KANNAPOLIS
RESOLUTION FOR ACCEPTANCE OF
PUBLIC FACILITIES ON APPROVED PLATS**

WHEREAS, it is the desire of the City Council and in the City's best interest that the approval of a plat by the Planning Director or his designee shall constitute acceptance of any street or other ground, public utility line or other public facility shown on the plat including, without limitation, lands, or facilities for streets, parks or other public purposes and spaces without further action of the City Council.

NOW BE IT RESOLVED, by the City Council for the City of Kannapolis that the approval of a plat pursuant and in compliance with the Kannapolis Development Ordinance by the Planning Director, or his designee, shall constitute acceptance of any street or other ground, public utility line or other public facility shown on the plat including, without limitation, lands, facilities for streets, parks or other public purposes and spaces without further actions of the City Council

Adopted this _____ day of September, 2024.

Milton D. Hinnant, Mayor

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk

§ 160D-806. Effect of plat approval on dedications.

The approval of a plat shall not be deemed to constitute the acceptance by the local government or public of the dedication of any street or other ground, public utility line, or other public facility shown on the plat. However, any governing board may by resolution accept any dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its planning and development regulation jurisdiction. Acceptance of dedication of lands or facilities located within the planning and development regulation jurisdiction but outside the corporate limits of a city shall not place on the city any duty to open, operate, repair, or maintain any street, utility line, or other land or facility, and a city shall in no event be held to answer in any civil action or proceeding for failure to open, repair, or maintain any street located outside its corporate limits. Unless a city, county, or other public entity operating a water system shall have agreed to begin operation and maintenance of the water system or water system facilities within one year of the time of issuance of a certificate of occupancy for the first unit of housing in the subdivision, a city or county shall not, as part of its subdivision regulation applied to facilities or land outside the corporate limits of a city, require dedication of water systems or facilities as a condition for subdivision approval. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council

From: Brian Roberts, Finance Director, Kristin Jones, Assistant to the City Manager

Subject: **RESOLUTION** - Reimbursement for Capital Expenses related to City Hall Renovations and Block 10 Park (**APPROVED UNANIMOUS**)

Action Requested by City Council

Motion to approve the Reimbursement Resolution for Capital Expenses related to City Hall Upfits and Block 10 contribution.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The City has identified many capital projects that have been funded or intend to be funded as part of the Imagine Kannapolis Strategic Plan. In order to facilitate the start of certain projects, funds have been advanced with the possibility of issuing debt for these projects and therefore reimbursing cash reserves with the debt proceeds should this be the final funding decision. A Reimbursement Resolution is required before future debt can be issued for these projects. The projects identified below are good candidates for tax exempt obligations due to the public purpose/nature of these projects. The Reimbursement Resolution provides City Council and staff the flexibility of issuing debt for these projects that were originally intended to be paid via cash/fund balance. There is a 60-day look back on any hard costs spent on these projects. Soft costs such as design costs can be included as well, but there is no time limit. Essentially, when the first payment is made towards the projects, it starts the 18-month window of issuing debt.

The projects (already underway) are:

- City Hall renovations: estimated at approximately \$2,045,950.
- Block 10 Park (contribution): estimated at \$600,000.

Approval of this reimbursement resolution will allow staff to ensure that funds are in place when they are necessary.

Fiscal Implications

The City may plan to finance a portion of the costs of these projects with proceeds of tax-exempt obligations and reasonably expects to finance, or to reimburse itself for, the costs of the projects. The estimated total of these projects is \$2.6 million. Capital project ordinances have already been established for both projects.

Policy Issues

All of these projects are included in the City's Imagine Kannapolis Strategic Financial Plan which is in the final stages of development.

Legal Issues

Bond counsel helped prepare these reimbursement resolutions in conjunction with the City's financial advisors.

Recommendations and Alternate Courses of Action

1. **Approve Reimbursement Resolution for Capital Expenditures (Recommended).**
2. Do not approve the Reimbursement Resolution for Capital Expenditures.
3. Table to a future meeting.

Attachments

1. Reimbursement Resolution - Kannapolis - 9_23_24 - City Hall upfit and Block 10 park

**RESOLUTION OF THE CITY OF KANNAPOLIS, NORTH
CAROLINA DECLARING THE INTENT TO REIMBURSE ITSELF
FOR GENERAL FUND CAPITAL EXPENDITURES FROM THE
PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS**

WHEREAS, the City Council of the City of Kannapolis, North Carolina (“City”) has determined that it is in the best interests of City to finance (1) renovations and improvements to City Hall (the “City Hall Project”) and (2) construction of a linear park in the area of the City’s downtown known as Block 10 (the “Parks Project” and collectively with the City Hall Project, the “Projects”);

WHEREAS, the City presently intends, at one time or from time to time, to finance a portion of the costs of the Projects with proceeds of tax-exempt obligations and reasonably expects to cause to be executed and delivered tax-exempt obligations (the “Obligations”) to finance, or to reimburse itself for, costs of the Projects; and

WHEREAS, the City desires to proceed with the Projects and will incur and pay certain expenditures in connection with the Projects prior to the date of execution and delivery of the Obligations (the “Original Expenditures”), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the City intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered from time-to-time at a date or dates occurring after the dates of such Original Expenditures;

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

Section 1. **Official Declaration of Intent.** The City presently intends, and reasonably expects, to reimburse itself for the Original Expenditures incurred and paid by the City on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The City reasonably expects to execute and deliver the Obligations to finance a portion of the costs of the City Hall Project and the maximum principal amount of Obligations expected to be executed and delivered by City to pay for all or a portion of the costs of the City Hall Project is approximately \$2,034,950. The City reasonably expects to execute and deliver the Obligations to finance a portion of the costs of the Parks Project and the maximum principal amount of Obligations expected to be executed and delivered by City to pay for all or a portion of the costs of the Parks Project is approximately \$600,000.

Section 2. **Compliance with Regulations.** The City adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the City’s intent to reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 3. **Itemization of Capital Expenditures.** The Finance Director of the City, with advice from bond counsel, is hereby authorized, directed and designated to act on behalf of the City in determining and itemizing all of the Original Expenditures incurred and paid by the City in connection with the Projects during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of execution and delivery of the Obligations.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon the date of its adoption.

Adopted September 23, 2024

PPAB 11442210v1

STATE OF NORTH CAROLINA)
)
CITY OF KANNAPOLIS) SS:

I, *Bridgette Bell*, City Clerk of the City of Kannapolis, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the extract of minutes for the adoption of a resolution entitled “**RESOLUTION OF THE CITY OF KANNAPOLIS, NORTH CAROLINA DECLARING THE INTENT TO REIMBURSE ITSELF FOR GENERAL FUND CAPITAL EXPENDITURES FROM THE PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS**” by the City Council of the City of Kannapolis, North Carolina, at a meeting held on the 23rd day of September, 2024.

WITNESS my hand and the corporate seal of the City of Kannapolis, North Carolina, this the ____ day of September, 2024.

[Seal]

Bridgette Bell
City Clerk
City of Kannapolis, North Carolina



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Brian Roberts, Finance Director, Kristin Jones, Assistant to the City Manager
Subject: **RESOLUTION** - Reimbursement for Capital Expenses related to Downtown Sewer Outfall and Kannapolis Spillway **(APPROVED UNANIMOUS)**

Action Requested by City Council

Motion to approve the Reimbursement Resolution for Capital Expenditures related to the Downtown Sewer Outfall and Kannapolis Spillway project.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The City has identified many capital projects that have been funded or intend to be funded. In order to facilitate the start of certain projects, funds have been advanced with the likelihood of issuing debt for these projects and therefore reimbursing cash reserves with the debt proceeds should this be the final funding decision. A Reimbursement Resolution is required before debt can be issued for these projects. The projects identified below are good candidates for tax-exempt obligations due to the public purpose/nature of these projects. The Reimbursement Resolution provides City Council and staff the flexibility of issuing debt for these projects that were originally intended to be paid via cash/fund balance. There is a 60-day look back on any hard costs spent on these projects. Soft costs such as design costs can be included as well, but there is no time limit. Essentially, when the first payment is made towards the projects, it starts the 18-month window of issuing debt.

The projects (already underway) are:

- Downtown Sewer Outfall: estimated at approximately \$4,519,500.
- Kannapolis Spillway: estimated at \$7,425,000

Approval of this reimbursement resolution will allow staff to ensure that funds are in place when they are necessary.

Fiscal Implications

The City may plan to finance a portion of the costs of these projects with proceeds of tax-exempt obligations and reasonably expects to finance, or to reimburse itself for, the costs of the projects. The estimated total of these projects is \$12 million.

Policy Issues

None.

Legal Issues

Bond counsel helped prepare these reimbursement resolutions in conjunction with the City's financial advisors.

Recommendations and Alternate Courses of Action

1. **Approve the reimbursement resolution for capital expenditures (Recommended).**
2. Do not approve the Reimbursement Resolution for Capital Expenditures.
3. Table to a future meeting.

Attachments

1. Reimbursement Resolution - Kannapolis - 9_23_24 - Water_Sewer projects

**RESOLUTION OF THE CITY OF KANNAPOLIS, NORTH
CAROLINA DECLARING THE INTENT TO REIMBURSE ITSELF
FOR WATER AND SEWER CAPITAL EXPENDITURES FROM THE
PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS**

WHEREAS, the City Council of the City of Kannapolis, North Carolina (“City”) has determined that it is in the best interests of City to finance (1) a sewer outfall project in the downtown area of the City (the “Sewer Outfall Project”) and (2) improvements to Kannapolis Lake Dam (the “Dam Project” and collectively with the Sewer Outfall Project, the “Projects”);

WHEREAS, the City presently intends, at one time or from time to time, to finance a portion of the costs of the Projects with proceeds of tax-exempt obligations and reasonably expects to cause to be executed and delivered tax-exempt obligations (the “Obligations”) to finance, or to reimburse itself for, costs of the Projects; and

WHEREAS, the City desires to proceed with the Projects and will incur and pay certain expenditures in connection with the Projects prior to the date of execution and delivery of the Obligations (the “Original Expenditures”), such Original Expenditures to be paid for originally from a source other than the proceeds of the Obligations, and the City intends, and reasonably expects, to be reimbursed for such Original Expenditures from a portion of the proceeds of the Obligations to be executed and delivered from time-to-time at a date or dates occurring after the dates of such Original Expenditures;

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

Section 1. **Official Declaration of Intent.** The City presently intends, and reasonably expects, to reimburse itself for the Original Expenditures incurred and paid by the City on or after the date occurring 60 days prior to the date of adoption of this Resolution from a portion of the proceeds of the Obligations. The City reasonably expects to execute and deliver the Obligations to finance a portion of the costs of the Sewer Outfall Project and the maximum principal amount of Obligations expected to be executed and delivered by City to pay for all or a portion of the costs of the Sewer Outfall Project is approximately \$4,519,500. The City reasonably expects to execute and deliver the Obligations to finance a portion of the costs of the Dam Project and the maximum principal amount of Obligations expected to be executed and delivered by City to pay for all or a portion of the costs of the Dam Project is approximately \$7,425,000.

Section 2. **Compliance with Regulations.** The City adopts this Resolution as a declaration of official intent under Section 1.150-2 of the Treasury Regulations promulgated under Section 103 of the Internal Revenue Code of 1986, as amended, to evidence the City’s intent to reimburse itself for the Original Expenditures from proceeds of the Obligations.

Section 3. **Itemization of Capital Expenditures.** The Finance Director of the City, with advice from bond counsel, is hereby authorized, directed and designated to act on behalf of the City in determining and itemizing all of the Original Expenditures incurred and paid by the City in connection with the Projects during the period commencing on the date occurring 60 days prior to the date of adoption of this Resolution and ending on the date of execution and delivery of the Obligations.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon the date of its adoption.

Adopted September 23, 2024

PPAB 11442255v1

STATE OF NORTH CAROLINA)
)
CITY OF KANNAPOLIS) SS:

I, *Bridgette Bell*, City Clerk of the City of Kannapolis, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the extract of minutes for the adoption of a resolution entitled “**RESOLUTION OF THE CITY OF KANNAPOLIS, NORTH CAROLINA DECLARING THE INTENT TO REIMBURSE ITSELF FOR WATER AND SEWER CAPITAL EXPENDITURES FROM THE PROCEEDS OF CERTAIN TAX-EXEMPT OBLIGATIONS**” by the City Council of the City of Kannapolis, North Carolina, at a meeting held on the 23rd day of September, 2024.

WITNESS my hand and the corporate seal of the City of Kannapolis, North Carolina, this the ____ day of September, 2024.

[Seal]

Bridgette Bell
City Clerk
City of Kannapolis, North Carolina



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Kristin Jones, Assistant to the City Manager
Subject: **BUDGET AMENDMENT #25-13** - Appropriate \$44,686 in Insurance proceeds for a Police Department Patrol Vehicle (**APPROVED UNANIMOUS**)

Action Requested by City Council

Motion to approve budget amendment #25-13 which appropriates insurance proceeds funding for the replacement costs of a Police Department Patrol Vehicle.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

This budget amendment budgets the insurance proceeds and the replacement costs of a police patrol vehicle. The invoice cost on the replacement will be \$44,686. The Police Department will use repair and maintenance monies for the upfit. All the equipment will be recycled from the wrecked vehicle.

Fiscal Implications

This budget amendment is required to budget the insurance proceeds received and budget the corresponding expense so the replacement vehicle can be ordered.

Policy Issues

None.

Legal Issues

None.

Recommendations and Alternate Courses of Action

1. **Approve budget amendment #25-13 which appropriates insurance proceeds funding for the replacement costs of a Police Department patrol vehicle (Recommended).**
2. Do not approve the budget amendment.
3. Table to a future meeting.

Attachments

1. Budget Amendment for KPD wrecked vehicle

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025
Amendment # 25-13**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 23rd day of September 2024, that the following amendment to the Budget Ordinance for the City of Kannapolis, North Carolina for the Fiscal Year beginning July 1, 2024, and ending June 30, 2025, is hereby adopted:

Description: This budget amendment budgets the insurance proceeds and the replacement costs of a police cruiser. The invoice cost on the replacement will be \$44,686. The Police Department will use repair and maintenance monies for the upfit. All the equipment will be recycled from the wrecked vehicle.

SECTION I – General Fund

Revenue:	Increase: Insurance Proceeds Revenue: 10000-34910	\$44,686
Expenditure:	Increase: Field Operations: Capital Machinery Expenditure: 12035-59500	\$44,686

This ordinance is approved and adopted on this 23rd day of September 2024.

Milton D. Hinnant, Mayor

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **RESOLUTION** - Intent to withdrawal from dedication a portion of right-of-way known as Small Street (**APPROVED UNANIMOUS**)

Action Requested by City Council

Motion to approve the Resolution stating the intent of the City to consider withdrawal from dedication Right-of-Way (ROW) known as Small Street

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Staff received a request from Larry Tallman to close the portion of Small Street right-of-way that is located between 205 and 209 Small Street, as depicted on the submitted survey map. Mr. Tallman has indicated that he has used and maintained this portion of Small Street for the past fifty (50) years. Generally, when these ROW areas are closed, the properties are equally divided between adjacent property owners. In this case, Mr. Tallman owns both properties adjacent to the requested ROW closure.

Fiscal Implications

None

Policy Issues

None

Legal Issues

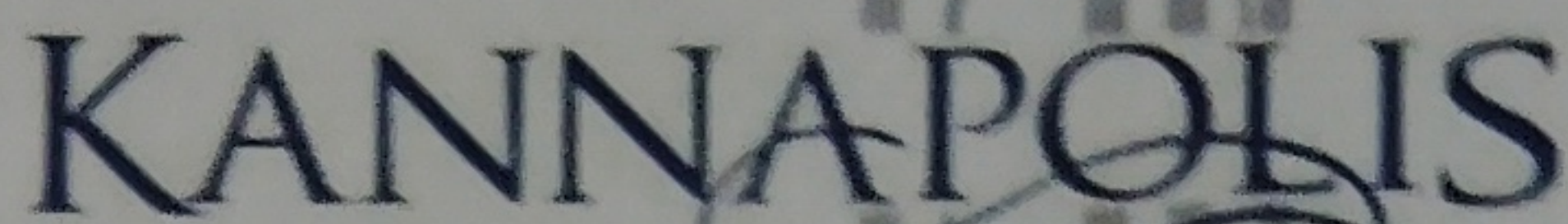
None

Recommendations and Alternate Courses of Action

1. **Approve the Resolution stating the intent of the City to consider withdrawal from dedication a portion of right-of-way known as Small Street and establish the Public Hearing date for October 28, 2024.**
2. Take no action.
3. Table action to a future meeting.

Attachments

1. Small St Application
2. Small St Survey
3. Street Closing Small St
4. Resolution of Intent closing Small St



PETITION FOR STREET OR ALLEY CLOSURE

We, the property owners abutting the alley or street located at (please describe)

hereby petition the City of Kannapolis to remove from dedication the right-of-way for the above-mentioned alley or street.

ADDRESS

SIGNATURE

Larry R. Tallman 205 Small St. 704-932 6327
Kannapolis, NC 28083

RETURN TO: Richard Smith, Planning Director
rsmith@kannapolisnc.gov
Questions Call: 704-920-4444

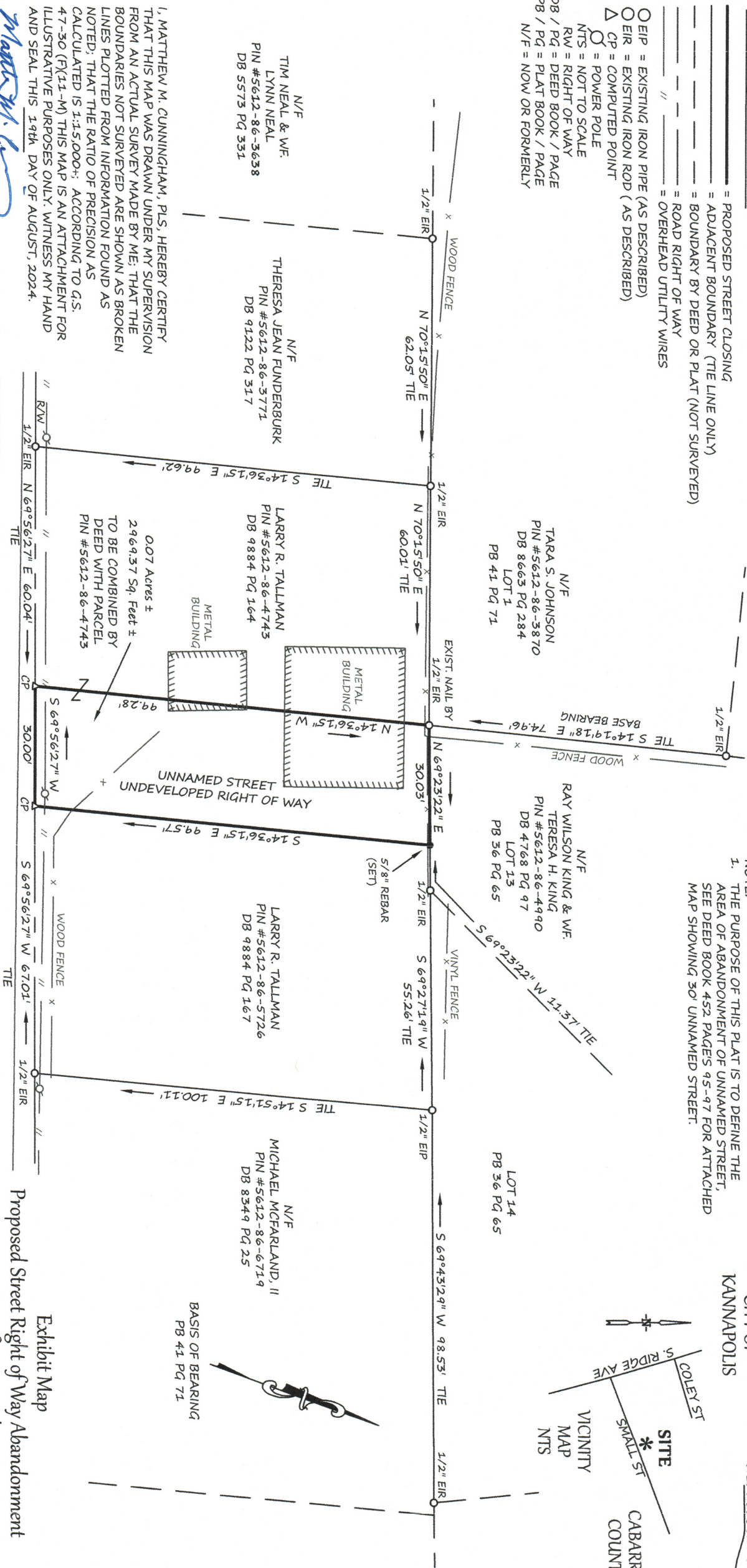
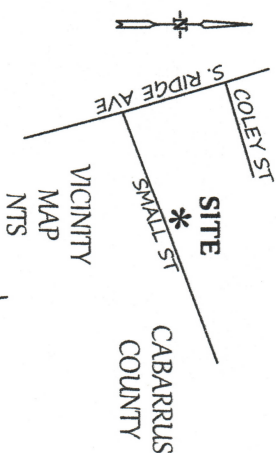
Revised 7/2024

Legend

- PROPOSED STREET CLOSING
- ADJACENT BOUNDARY (TIE LINE ONLY)
- BOUNDARY BY DEED OR PLAT (NOT SURVEYED)
- ROAD RIGHT OF WAY
- OVERHEAD UTILITY WIRES
- EIP = EXISTING IRON PIPE (AS DESCRIBED)
- EIR = EXISTING IRON ROD (AS DESCRIBED)
- CP = COMPUTED POINT
- NTS = NOT TO SCALE
- RW = RIGHT OF WAY
- PB / PG = DEED BOOK / PAGE
- N/F = NOW OR FORMERLY

NOTE:
1. THE PURPOSE OF THIS PLAT IS TO DEFINE THE AREA OF ABANDONMENT OF UNNAMED STREET. SEE DEED BOOK 452 PAGES 95-97 FOR ATTACHED MAP SHOWING 30' UNNAMED STREET.

CITY OF KANNAPOLIS
WEDNESBURY CT



I, MATTHEW M. CUNNINGHAM, PLS, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000+; ACCORDING TO G.S. 47-30 (F)(1)-(M) THIS MAP IS AN ATTACHMENT FOR ILLUSTRATIVE PURPOSES ONLY. WITNESS MY HAND AND SEAL THIS 14th DAY OF AUGUST, 2024.

Matthew M. Cunningham
Professional Land Surveyor L-4393

Cunningham
Land Surveying, PLLC

NC Firm No. P-2321 NC PLS L-4393
14050 Culp Road, Gold Hill, NC 28071
704-467-2296

THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

SMALL STREET
35' PUBLIC R/W

EDGE OF PAVEMENT

Exhibit Map
Proposed Street Right of Way Abandonment

City of Kannapolis
Number 4 Twp, Cabarrus Co., NC
Field Survey Date: August 5, 2024
Map Prepared: August 12, 2024

Scale : 1" = 30'
30' 15' 0' 30' 60'

Job # 2024-14 Street Closing



**A RESOLUTION
STATING THE INTENT OF THE CITY OF KANNAPOLIS TO CONSIDER CLOSING
A PORTION OF SMALL STREET AS DESCRIBED HEREIN AND FIXING THE DATE
OF PUBLIC HEARING
ON THE QUESTION OF SUCH CLOSING**

BE IT RESOLVED by City Council of the City of Kannapolis:

Section 1. That it is the intent of City Council of the City of Kannapolis to consider closing of a portion of the following described Public Street or alley pursuant to Section 160A-299 of the General Statutes of North Carolina.

Lying and being in the City of Kannapolis, Township No. 4, Cabarrus County, North Carolina and being an undeveloped right-of-way of unnamed street located on the north side of Small Street and being more particularly described by metes and bounds as follows:

BEGINNING at a computed point being the northeast intersection of Small Street and an unnamed street and the southwest corner of Larry R Tallman (Parcel Pin Number: 5612-86-5726, Deed Book 9884 page 167) said point being located S 69°56'27" W a distance of 67.01 feet from a ½" existing iron rod on northern right-of-way of Small Street, the southeast corner of the aforementioned Deed Book; **thence S 69°56'27" W a distance of 30.00 feet** to a computed point in northwest intersection of Small Street and unnamed street, also being the southeast corner of Larry R. Tallman (Parcel Pin Number 5612-86-4743, Deed Book 9884 Page 164) said point being located N 69°56'27" E a distance of 60.04 feet from ½" existing iron rod on the northern right-of-way of Small Street, the southwest corner of aforementioned Deed Book: **thence** with the unnamed street and the eastern line of Tallman **N 14°36'15" W a distance of 99.28 feet** to an existing nail by ½" iron rod being the northwest corner of unnamed street, said iron also marking the southeast corner of Tara S. Johnson, now or formally, (Parcel Pin Number 5612-86-3870, Deed Book 8663 Page 284), also being Lot No 1 of Plat Book 41 page 71, said corner also marking southwest corner of Lot 13 Plat Book 36 page 65 of Ray Wilson King and wife Teresa H. King, now or formally: **thence** with the line of Lot 13 and the northern line of unnamed street **N 69°23'22" E a distance of 30.03 feet** to set 5/8" rebar said point being the northeast corner of unnamed street and Larry R. Tallman northwest corner (Deed Book 9884 page 167), said point being located S 69°23'22" W a distance of 11.37 feet from a ½" existing iron rod being the southeast corner of Lot 13; **thence** with the eastern line of unnamed street and the western line of Larry R. Tallman **S 14°36'15" E a distance of 99.57 feet** to the **point of BEGINNING**, having an area of 2969.37 square feet, 0.07 acres more or less, according to map and survey by Matthew M. Cunningham PLS, of Cunningham Land Surveying, PLLC dated August 19, 2024 (Job number 2024-14 Street closing) to which map and survey reference is hereby made and a copy of which is attached hereto and incorporated herein by reference.

Section 2. That a public hearing on the question of such closing the above described right-of-way will be held at 401 Laureate Way, Kannapolis, North Carolina, at 6:00 o'clock p.m., on the 28th day of October, 2024 at which time plans for such closing will be explained and all persons will be given an opportunity to be heard.

Section 3. That notice of said closing and public hearing shall be given by publication, mailing and posting as required by law.

Adopted this 23rd day of September 2024

Milton D. Hinnant, Mayor
City of Kannapolis

Bridgette Bell, MMC, NCCMC
City Clerk

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING
BUSINESS MEETING MINUTES
August 26, 2024**

A regular business meeting of the City Council of the City of Kannapolis was held on Monday, August 26, 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: Dianne Berry
Darrell Jackson
Doug Wilson
Ryan Dayvault
Tom Kincaid

Council Members Absent: Jeanne Dixon

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant to the City Manager: Kristin Jones

Assistant to the City Manager: Tina Cline

Assistant City Manager: Wilmer Melton

City Clerk: Bridgette Bell

City Attorney: Walter M. Safrit

Staff Present: Irene Wong Brian Roberts
David Jordon Annette Privette Keller
Terry Spry Suzanne Burgess
Wanda Jones Brenda Lee
Hanna Sanders Renee Butler
Kirk Beard Albaro Reyes-Martinez
Richard Smith Alex Anderson
Gerald Faulkner

Others Present: Sherry Rhodes Ruby Wagoner
Teresa Thibault Phil Goodman
Grant Rader Pam Scaggs

Denver Scaggs	Denver Scaggs, Jr
Joe Hatley	Nate Buhlar
Ed Moler	Stephanie Moler
T.J. Cook	Yolanda Cooke
Vema Witherspoon	Ronica Dean

CALL TO ORDER AND WELCOME:

Mayor Hinnant announced if anyone wishes to speak tonight, would need to fill out a card and take a Public Hearing and Public Comments Policy. The time limit has been increased from three to four minutes. Speaker's cards will be read in the order received by the Clerk. Once all cards have been called and citizens an opportunity to speak, no more speakers will be allowed to speak.

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

RECOGNITIONS:

City Department Spotlight: Finance Department (Brian Roberts, Finance Director)

Finance Director Brian Roberts began by introducing each of the employees in the Finance Department. A power point presentation was provided. The Finance Department is charged with the responsibility of administering the City's financial affairs in compliance with all State and Federal laws and reporting requirements and is dedicated to doing so with credibility and in a manner worthy of distinction and excellence. The City has received the Certificate of Achievement for Excellence from the Government Finance Officers Association (GFOA) since 1991.

The Department Reports to the Assistant City Manager. 8 Full Time Staff, 1 Part-Time Staff (new for FY25). 1 Fellow with the Lead for North Carolina (LFNC) program.

- FY25 Budget \$1,508,304.00
- 1.8% of the FY25 Adopted General Fund Budget
- 1.1% of the FY25 Total Adopted City Budget

Workload Measures during FY23*

- Payroll Remittances Processed: 12,297
- Accounts Payable and EFTs issued: 3,204
- Number of contracts issued: 50
- Number of purchase order processed: 700
- Miscellaneous Payrolls Processed: 508
- Number of P-Card Transactions Reconciled: 10,249

1 There being no questions or comments, Mayor Hinnant thanked Mr. Roberts for the presentation.

2
3 **Volunteer Award - Mrs. Ruby Wagoner (Darrell Hinnant, Mayor) (Copy included as Exhibit**
4 **A)**

5 Mayor Hinnant presented Mrs. Wagoner with a Certificate of Recognition for her outstanding service
6 to the community. Mrs. Wagoner has been greeting patients at the Transitional Health Services
7 ever since her sister was a patient and even after her sister passed on. Ruby is also involved in
8 church and shows a lot of love with her contagious smile, humorous jokes and pleasant
9 conversations. Ruby also worked at Plant 4, Fieldcrest Cannon Mills for many years.

10
11 **Police Officers Ceremonial swearing in of new officers (Terry Spry, Chief of Police)**

12 Chief Spry formally introduced five of the City's newest police officers who recently completed
13 Basic Law Enforcement Training. This course includes over 700 hours of training, covering a
14 variety of law enforcement topics and a comprehensive State exam on all topic areas at the
15 conclusion of the course. They are currently going through the Police Department's 21-week Field
16 Training Program. City Clerk Bridgette Bell ceremonially provided the Oath of Office to the
17 following: Matthew Caldwell, Sydney Pike, Denver Scaggs Jr., Caleb Tate and Bryce Young.

18
19 **Presentation - Kannapolis' 40th Year Anniversary Christmas Ornament (Irene Wong,**
20 **Economic & Community Development Director)**

21 Heart Gifts by Teresa is located on S. Main St in Kannapolis and has been in business since 1992.
22 Owner Teresa Thibault has grown her business to employ eight people who custom design and
23 paint unique Christmas ornaments that have been commissioned by places such as the White
24 House, Sea World, NASA, Dollywood, and major retailers across the U.S. In addition to wholesale
25 orders, Heart Gifts also participates in the Southern Christmas Show, displays at the Americas
26 Mart Atlanta, and was featured on ABC News in December 2023 for its Made in America segment.
27 To commemorate the City of Kannapolis' 40th birthday, staff collaborated with Mrs. Thibault to
28 design an ornament. The ornament was presented at the meeting.

29
30 **ADOPTION OF THE AGENDA- Motion to adopt agenda or make revisions**

31 Mayor Hinnant stated a revised agenda adding a Closed Session There was no objection.

32
33 Mayor Pro tem Wilson made a motion to approve the revised agenda. Motion was seconded by Council
34 Member Dayvault.

35
36 **CONSENT AGENDA:**

37 Council Member Jackson made a motion to approve the Consent Agenda. Motion was seconded
38 by Council Member Dayvault and approved by unanimous vote.

1 Resolution Intent to consider withdrawal from dedication a portion of right-of- way known as
2 Goble Street. (Richard Smith, Planning Director) (Copy included as Exhibit B)

3
4 Resolution Support for Lighting at the I-85 interchange at Kannapolis Parkway/George Liles
5 Parkway. (Wilmer Melton, Assistant City Manager) (Copy included as Exhibit C)

6
7 August 12, 2024, Work Session Minutes Session (Bridgette Bell, City Clerk)

8
9 August 12, 2024, Closed Session Minutes (Bridgette Bell, City Clerk)

10
11 **BUINESS AGENDA:**

12 **Public Hearing- DA-2024-05 - Cambridge Kannapolis, LLC (Cannon Village Shopping**
13 **Center) - Conduct a Public Hearing and approve a Resolution approving the Ordinance for**
14 **the execution of the Development Agreement. (Richard Smith, Planning Director) (Copy**
15 **included as Exhibit D)**

16 Mr. Smith explained on December 12, 2021, City Council adopted a Wastewater Allocation
17 Policy to "provide for the judicious allocation" of the City's limited wastewater treatment
18 capacity. To do so, City Council adopted a fair and reasonable method for strategic allocation of
19 this resource among qualifying public and private land development interests. The allocation
20 process is administered by issuing permits to projects with meet specified City interest and goals.
21 In the case of private commercial and residential permit recipients, it has become clear that once
22 a permit is awarded, it is necessary to require the developer to guarantee completion of the project,
23 as presented, within a specified time. In the event of failure to meet these requirements, the
24 allocation could be rescinded and awarded to another qualified party.

25
26 The method of acquiring that contractual guarantee would be accomplished by a Development
27 Agreement, a form of which is presented to City Council at its meeting for consideration, public
28 comment, and approval. The project for consideration of the above-described Development
29 Agreement is approximately 6.90 +/- acre portion of property, further identified as Cabarrus
30 County Parcel Identification Number 56147242620000. The Development Agreement with
31 Cambridge Kannapolis, LLC. calls for a grocery anchored commercial shopping center.

32
33 Mayor Hinnant opened the public hearing to those in attendance for an opportunity to speak.
34 Mayor Pro tem Wilson asked if this project was affiliated with the project in Matthews. Mayor
35 Hinnant noted that a representative was present tonight and he could respond to Mr. Wilson's
36 question.

1 Mayor Hinnant asked how many square feet we are talking about. Mr. Smith responded the grocery
2 store is 53,000 sf and 13,000 for the retail building and more is reserved for the restaurant, seating
3 approximately 120 people.

4
5 In response to Mr. Wilson's question, Nate Buhler, presentative for Cambridge Properties stated
6 their company is out of Charlotte and is not affiliated with the Matthews project.

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

9
10 Council Member Kincaid made a motion to approve a Resolution approving the Ordinance for the
11 execution of the Development Agreement. Motin was seconded by Mayor Pro tem Wilson and
12 approved by unanimous vote.

13
14 **Budget Amendment #25-08 - Appropriating Cash Reserves for Upfits at Public Works Operations**
15 **Center (Mike Legg, City Manager, Brian Roberts, Finance Director, Kristin Jones, Assistant to the**
16 **City Manager) (Copy included as Exhibit E)**

17 City Manager Legg explained this budget amendment was tabled from the last meeting and is one
18 of the strategic planning capital projects and pertains to the Public Works Operations Center. The
19 facility is approximately almost a 30-year building and needs some improvements. This budget
20 amendment budgets the following capital project funds for \$468,000 in General Fund funding for
21 Public Works Operations Center at 25% of total project costs and \$1,406,250 (75%) of total project
22 costs hitting the Water and Sewer Fund since most employees working at Public Works are housed
23 in this fund. This project is a large capital project that spans over multiple fiscal years, may have
24 debt proceeds or outside funding (grants) and therefore will be set up in a separate capital project
25 fund.

26
27 Mr. Legg noted some of the key renovations:

- 28
29 1. Architectural design – to better improve the imprint of the facility to better fit
30 all departments and operations associated.
31 2. Updating plumbing
32 3. Updating HVAC System - new duct and new exhaust, as well as new boiler.
33 4. Renovation of offices, restrooms, locker rooms, shops, meeting rooms,
34 lobby area, break room.
35 5. Replacement of all interior and exterior doors, to include all passenger entry's
36 and exits and mechanical roll up doors.
37 6. Adding a large wash bay for the washing of oversize 20-ton trucks, jet vac,
38 back hoes, lawn equipment etc.

7. Adding 6 bays for vehicles that must be stored inside during cold weather.
8. Repaving the motor pool area.
9. Gating of the entire facility - and adding card access to enter the premises.
10. Expand the fuel Island which currently includes 4 pumps. This would increase to 8 as there are more vehicles in the fleet (and more departments) than when the building was originally constructed.
11. Add an additional building generator to support the entire facility.

There being no comments or questions, Council Member Dayvault made a motion to approve budget amendment #25-08 appropriating cash reserves for upfits at the Public Works Operations Center. Motion was seconded by Council Member Jackson and approved by unanimous vote.

Budget Amendment #25-07 - Appropriating Cash Reserves for Initial Planning and Design for the Eastside Park. (Mike Legg, City Manager, Brian Roberts, Finance Director, Kristin Jones, Assistant to the City Manager) (Copy included as Exhibit F)

City Manager Legg explained this budget amendment budgets the following capital project funds for \$397,500 in planning and design for Eastside Park. A capital project fund is set up for this project because of the cost, it is spanning over multiple fiscal years and the need to go issue debt for this project. The City also pursued a State PARTF grant in the amount of \$500,000 for this project. This project was ranked seconded out of 40 projects statewide. Kannapolis was informed this afternoon that the grant had been awarded. This grant coupled with debt proceeds will be appropriated to the project fund to fund the remaining costs of this project. This project is a large capital project that spans over multiple fiscal years, may have debt proceeds or outside funding (grants) and therefore will be set up in a separate capital project fund.

The project will consider of the construction of a 33-acre City owned Midlake Road property with Lake Fisher frontage. The project will be a passive park including open space, lake access (paddle boats), walking paths/sidewalks, greenway/nature trails, playground, picnic shelters, splashpad, dog park, restrooms, and parking.

An appropriation of fund balance is required to fund the initial planning and design costs in the amount of \$397,500. This funding is then transferred to a capital project fund set up specifically for Eastside Park. The planning process will begin next month and go through early of 2025 with the project bid early spring. The project will begin at the end of next year with a completion date of about one year.

Council Member Berry asked if there was a deadline for using the funding or if funds could be set aside for future use. Mr. Legg responded there is a three-year window to use the funds.

1 Following questions and comments regarding the PARTA Grant, Mayor Pro tem Wilson made a
2 motion to approve budget amendment #25-07 Appropriating Cash Reserves for Initial Planning
3 and Design for the Eastside Park. Motion was seconded by Council Member Jackson and approved
4 by unanimous vote.

5
6 **(Mike Legg, City Manager, Brian Roberts, Finance Director, Kristin Jones, Assistant to the**
7 **City Manager) (Copy included as Exhibit G)**

8 Mr. Legg explained this budget amendment was also tabled from the last meeting which includes
9 \$250,000 for Midway Revitalization - Phase I planning and design. This project is a large capital
10 project that spans over multiple fiscal years, may have debt proceeds or outside funding (grants)
11 and therefore will be set up in a separate capital project fund. Attached is the Imagine Knapolis
12 Focus Group presentation to City Council from November 2022 which provides a general
13 framework for the revitalization process. At a high level, the key project goals that were presented
14 to City Council at that time included:

- 15
- 16 • Definition of anchors (i.e., skatepark, pickleball franchise, museums, other
- 17 sports-related projects).
- 18 • Identify key public investments (sidewalks, parking facilities, streetscaping).
- 19 • Develop a strategy for private investment (existing and future property owners).
- 20

21 Significant professional services are needed to put together this initial revitalization strategy. These
22 include land designers, architects, and economists. An appropriation of fund balance is required to
23 fund the initial planning and design costs in the amount of \$250,000. This funding is then
24 transferred to a capital project fund set up specifically for the Midway Revitalization efforts.

25
26 This budget amendment includes \$250,000 for Midway Revitalization - Phase I planning and
27 design. This project is a large capital project that spans over multiple fiscal years, may have debt
28 proceeds or outside funding (grants) and therefore will be set up in a separate capital project fund.

29
30 Because Council Member Dixon is absent tonight, Mayor Pro tem Wilson made a motion to table
31 this matter to September 9, 2024, to get Mrs. Dixon's input.

32
33 Council Member Dayvault noted a while back, Council was provided a presentation by DFI and
34 wondered if the City would re-engage DFI, is this part of the planning process or start all over.

35
36 Mr. Legg explained that DFI did a high-level analysis to help understand the basis of Midway and
37 economics. They also had some concepts that depended upon the First Baptist Church property as
38 an anchor, which is vital to the project. DFI focused on the residential side. He is not sure if that

1 strategy makes sense anymore, especially on the church property. The church has indicated they
2 are open to ideas about partnering with the City but may be in keeping with some of the things
3 they are doing like athletics. Mr. Legg did not know this is a right fit for DFI but could engage
4 them on some level. He feels it is more about understanding things like how to build sidewalks on
5 that part of Main Street and not disrupt businesses, how much parking do we need, and what is an
6 anchor. In downtown, we built a ballpark and a couple of other things that attracted private
7 investment, and it worked. We could probably do the same for Midway but need to figure out what
8 that is. This process will help get a team together in working with Council and the community.

9
10 Mr. Dayvault stated the conversations that night involved the big elephant in the room, which was
11 the biggest blight in Midway. From a public and health safety standpoint, all the issues that exist
12 in that one section, is hard to imagine anything being successful happening when you have those
13 kinds of problems, like drugs and whatever else goes on. He is not sure how to address those issues
14 through studies but feels that needs to be addressed first and have a plan.

15
16 Mr. Legg agreed and when we pursue this project, to have a plan. One thing we don't want to make
17 any public investments, if the private sector is not on board and the property owners don't want to
18 make any changes. We first must see what the big picture looks like, if we plan to do anything.
19 There may be a point in time it is decided that it is not worth it or worth going all in. That will be
20 a Council decision.

21
22 Mayor Pro tem Wilson stated this is a very complicated subject and would like for Mrs. Dixon to
23 be present before any decision is made and would like to table the matter until the next work
24 session. Regarding what Mr. Dayvault has said, it may be the case that the City must purchase the
25 property and tear it down, because it is very bad. He would like to spend some of his own time
26 reaching out to some of the businesspeople he knows in that area and get feedback on how feel.

27
28 He feels that area really needs to go for various reasons. Mr. Dayvault has already raised the safety
29 and health concerns. Mr. Wilson noted that at one time, there were some rough buildings at north
30 Kannapolis and now they are gone. Mayor Hinnant stated that the owners had them torn down.

31
32 Mrs. Berry's biggest concern is the long-time businesses' owners in Midway that are not willing
33 to close. She wondered if they would be pushed out or just build around them. Mr. Legg stated it
34 is the intent if those business want to stay, the City will support them. But without a plan, it is hard
35 to make any decisions.

36
37 Mayor Hinnant agrees with the comments made and that the City has a lot of work to do. It is
38 agreed the biggest sore spot is the apartments. Over the years, he has had about 50 people asking

1 when will the City do something about Midway and the first thing, they ask is why can't you tear
2 those apartments down. Even the church has called to ask why the City allows the apartments to
3 operate. He feels Council should go ahead and approve the process and then can define the plan.

4
5 Mayor Pro tem Wilson made a motion to continue this matter to the next Council meeting,
6 September 9, when Mrs. Dixon can be present.

7
8 Mr. Dayvault asked if before the September 9th meeting, can Council get some information on the
9 project, like what is it worth and market value. If the City is to spend money that is the number
10 one thing that needs to be addressed. He feels Council needs to get this information before the
11 September 9th meeting, so that Council can decide.

12
13 Mayor Hinnant stated if we get information and if it is as bad as we think it is, what difference
14 does it make on how we act upon this \$250,000, because we already know that it is bad. He
15 understands the value of having Mrs. Dixon present to comment.

16
17 Mrs. Berry stated that instead of spending \$250,000, first allow Code enforcement to get a report
18 and present at the next meeting, then going forward. Clean out the dark horse out first, then move
19 on.

20
21 Council Member Jackson stated that Midway is a going to be a very important part of our footprint
22 as we go forward into the future. Downtown is just about maxed out and once they see there is an
23 interest from a public standpoint, feels that developers will be more interested to see that the City
24 has a commitment. He does not want Midway to deter any of our growth. Hundreds of millions of
25 dollars have been spent downtown and this is a big part and show that we are going to continue to
26 expand.

27
28 Council Member Kincaid asked what Mrs. Dixon can add that would change it in anyway.

29
30 Mr. Wilson stated he could not answer that question and does not know her thoughts. Mr. Kincaid
31 stated that this matter has been going on a long time and should not have waited a year and a half
32 to address this issue. Mr. Wilson is only asking to wait a couple more weeks. As far as why has
33 this been dragging on for so long, is a Staff question.

34
35 Mr. Legg explained that Code Enforcement has been out on several occasions and staff has
36 explored ever option to solve the problem. The reason nothing has been done is that it not easier
37 solvable. It is not in violation of the kinds of things the City has the authority to fix. Therefore, it
38 must be solved in a creative way, one has been mentioned to purchase the property. There is a

1 process in which you can declare the entire area as slum and blight that gives you more authority
2 that what the current statutes and current ordinances provide. These things were talked about a
3 year ago, but at that time, was not something people were comfortable with. To his point, is not a
4 simple solution and needs more discussion.

5
6 Mrs. Berry asked where those people will go, because there is nowhere to go out and rent a room.
7 Mr. Legg stated that is another one of the complicated factors and will need to figure out how to
8 handle.

9
10 Council Member Jackson seconded the motion to table action on Budget Amendment # 25-06 -
11 appropriating Cash Reserves for Initial Planning and Design Concepts for the Revitalization of
12 Midway to September 9, work session. The motion was approved by unanimous vote.

13
14 **CITY MANAGER COMMENTS:**

15 Mr. Legg noted at the last meeting, the idea of changing the names of NCDOT bridges and streets
16 was brought up. There are a lot of steps in the process, Council approved resolution,
17 recommendation letters, a character certification form and other steps. The NCDOT and Board of
18 Transportation approves the renaming of any state facilities. Renaming of City streets or buildings
19 is done through Council.

20
21 Mr. Legg further stated one other thing that Staff has gotten are several concerns for homeless
22 concerns. Staff is working with the police department and possibly in the next couple of months,
23 Staff will bring back some ideas on how to assist or solving short time.

24
25 Mr. Wilson stated that he had suggested to name bridge after Milton Taylor and Ryan added that
26 Linda Johnson also be recognized. Instead of having two names for the bridge, suggested that East
27 C Street that runs in front of the Carver School, where Mr. Taylor was principal for many years,
28 be named Milton Taylor Road. So instead of making the bridge a two-name bridge, from Ridge
29 Avenue to Wood Street, (24 addresses affected), rename to Milton Taylor Street, Road or Avenue.
30 The bridge could be named after Linda Johnson since she was so instrumental in getting
31 improvements for the bridge.

32
33 Mrs. Berry agreed to rename the street after Milton Taylor as he was started out teaching at Carver,
34 then promoted to Principal at Kannapolis Middle before retiring. That was his street, his area and
35 makes perfect sense.

36
37 **CITY COUNCIL COMMENTS:**

38 Mr., Dayvault asked that Staff investigate the matter of squatters taking over homes. He stated that

1 one prominent member of the community told him that his home had been vacant for a year or so
2 and squatters have taken over the home. On three different occasions, he has attempted to have
3 them removed, but they keep breaking into the house and won't leave. Staff needs to investigate
4 any legal rights the City may have.

5
6 Mr. Legg noted the tools that was mentioned earlier in presentation will deal with this issue in
7 addition to other things. It mostly deals with the Police Department having certain abilities to solve
8 problems.

9
10 Mr. Wilson asked if it were legal for Council to block harassing emails. City Attorney Safrit stated
11 it would depend on if the process is of a public forum. He has not investigated whether that has
12 already been decided by the courts. But if it were a public forum, would not be able to block emails
13 and would keep as a record. Mr. Safrit stated that he would investigate the issue.

14
15 **SPEAKERS FROM THE FLOOR:**

16 Phil Goodman of 1005 Central Dr. stated he has read the changes and intends to respect them
17 entirely. Anything he says will be said with respect and not said to cheer anyone down. On August
18 5, the Mayor attended our Kannapolis History Associates (KHA) meeting in which I had two city
19 volunteers speaking. He asked for 3 minutes to speak, which I granted. He began to talk about how
20 he and the City Council were committed to a home for the KHA. He spoke with the implication
21 that the KHA was on board with the project, but it has never been discussed with KHA in any
22 detail. He also stated that money was approved to initiate the study for a building and a professional
23 person was being hired. The Mayor assured the audience, and this is the one that I couldn't believe,
24 the Mayor assured the audience that a building for the KHA was in the very near future and his
25 words were "and it could be by the end of this year." Now, no one has ever talked to me, and I've
26 been the president for 17 years. No one has ever talked to the Board, and no one has ever talked to
27 the KHA. I find that as a slap in the face and an insult and I think it is an insult to the Council that
28 anyone would go and make that kind of comment without proper background and proper authority.
29 I hope that the Mayor is not using the fiasco of KHA to slam me or come at me personally because
30 I disagreed with so many things he said. I don't know if the Mayor has the authority to go out and
31 talk to businesses about city business without being approved by the City Council. This is my
32 opinion and everything that I say is my opinion. The Mayor simply does not show or demonstrate
33 respect to the City Council nor or citizens with his behavior tactics and false representations and
34 this is getting out of control. He consistently stirs up discontent, disbelieve and dishearten with our
35 City Council and citizens. I truly believe the 6 people that sit on this Council could get along much
36 better if there was not constant stirring from our Mayor breaking differences and just opposition
37 between the 6 members. I just don't feel like I as a citizen and you as a Council and our city is
38 being properly represented by our Mayor. And that is all that I will say. I love you; I respect your

1 position, and I just think you are out of order with the way you handle business.

2
3 As far as this thing with Midway very quickly, I agree with the folks that say let's do some research
4 if the people living down there are not willing to put any dog into the fight, I am not sure that I
5 would ever agree with any referendum or anything if there was such a thing that would save
6 rebuilding Midway, if nobody that owned property there is not willing to jump in and sell the
7 property or do something. Lastly, I will say to you that I am very proud of this Council with the
8 last several months. You've done a good job; you can disagree, and it is OK to disagree. Thank
9 you for your time and I look forward to coming years with the City.

10
11 Grant Rader Of 1050 Betty Street stated I just want to say that I completely, 100% agree with every
12 single thing Phil said. One of the things that I wanted to talk about tonight was Kannapolis History
13 Associates on a potential Kannapolis History Museum. I think that it should be downtown,
14 however currently it costs the city absolutely nothing. Feel is like he said 17 years been managing
15 it. Absolutely volunteer. Does not get a dime for doing so. He does it because he loves Kannapolis
16 and loves its history. The problem that it has is twofold#1 it's invisible. Nobody knows that it's
17 there. If the city does anything, they could help market the thing to get some people go there and
18 see what a wonderful place that it is. Second problem they have is the inadequate space. He has
19 more material and storage then he has on display. It's impossible to display everything that the
20 Kannapolis History Associates has, and if the city does anything, number one, that man should be
21 involved in it. The board of the Kannapolis History Associates should be involved in it. They
22 should have some say to what takes place and where this thing goes. I think that it should be
23 downtown, but I also think that it should be part of a visitor center. People come in to find out
24 about Kannapolis. That's one of the things that would be wonderful, wonderful for them to see.
25 Sorry, I talk of my hands. I think if there was a place for people to come to, visitors to come to in
26 Kannapolis and learn about Kannapolis and learn about our history, I think they would leave with
27 a better understanding of where this came from, where we are, how we got there and where we're
28 going. I just believe that in all honesty, you must involve them. In anything that happens. I want
29 to comment for a second about that bridge and Linda Johnson. Linda Johnson was not only our
30 representative, but she was a great friend. When I asked her to help us with dot and making it a
31 bridge, not an interchange, she asked me to come before you and get a resolution, which you were
32 kind enough to give me. I also got almost 400 signatures on a petition. She took all of that to the
33 dot and managed to get them to commit to her and to you. That it would be a bridge, not an over,
34 not an interchange intersection. She called me and said you had a very good day today. I said, how
35 did I have a good day? She said, well, you got your bridge, you got sidewalks too. And she said, I
36 think they're afraid of me over there. I thought that was hilarious. At her eulogy, the Speaker of
37 the House said he always got the last word in with Lyndon Johnson. It was yes, ma'am. That's the
38 kind of power she had for representing us. And I honestly believe that there's no better name. You

1 could put in that thing that the Lyndon Johnson Memorial Bridge. And I've jokingly said we should
2 name the parking deck that Richard Anderson parking deck because of his objective to it, but that's
3 another story. I have some issue with the wording of this. Speakers are asked to be blah, blah, blah,
4 blah, blah, blah. Some of us have come before coming you and made comments that we don't agree
5 with things that you've done. We think some of them are. Unethical. Seem to point to a lack of a
6 moral compass, just things that have happened that I just violently disagree with. I will be
7 respectful in things that I say about it, but I want to be able to call out the people that I'm talking
8 about that have caused what I think is an issue. And I can assure you that although these are my
9 opinions, I'm going to share that opinion with every single person that I can find between now and
10 the period when all of you. Base election and make sure that. They vote accordingly. That's about
11 it. I got 9 seconds. Have a good evening.
12

13 Ronica Dean, 2013 S Ridge Ave. Kannapolis, NC. Sure, Yeah, I'm going to be quick. All right, so
14 here's the deal. Oddly enough, driving down into here for the meeting tonight, I was through the
15 midway and I looked at it and the midway said to me, will someone please restore this spot? OK,
16 what's happening in Kannapolis is that, and it's I've been through it. We're grassroots to new roots.
17 We have to figure out a way to keep the grassroots but still have the new roots. Now, that little
18 spot right there was a little bit involved with the. Skate park at the pastime or whatever and that
19 sort of fell through but what I learned is that Vance sporting goods that shoes they actually have a
20 way that they fund a help fund a skateboard ramp place. But I think the first thing that should be
21 done would be to kind of restore that. What we've got to do is turn Kannapolis out of a place that
22 you stopped by and get off and get a bag of chips on your road trip. OK because that's what I was
23 like when I first moved here, I was like wow I moved where you get So how much does that
24 involve the Rogers Lake situation that's going on? And in the end, if something, it's either needs
25 to be bulldozed and made all new OK or do something that's quaint enough that we can incorporate
26 what's already there but still have a new portion to update things and grow with life. OK. I think
27 it'd be neat to whatever goes there is. Thing that would have a multi-purpose involving like
28 hurricane. Places to be like I've always imagined like a Dome that could be a sport place or
29 something. Just, I don't know how to explain it, Just I wasn't expecting to speak, but I wasn't
30 expecting you guys to talk about the little vision I had on the way over here. So, I had to put it out
31 because it wasn't my vision. It was just brought through me. The first thing that needs to be done
32 there would be to clean it up and restore it. That's the first thing. We can do that easy enough. But
33 what we must do is make sure the riffraff doesn't control. But there's so much history, guys, come
34 on, We know what that railroad track was. And it was the old wagon trail. It's like the whole
35 country starts from 40 and this. And so, we have a reason to preserve it and not let it be mistreated
36 because everyone's so quick and happy to get their piece. Well, it's everybody's. Thank you for
37 your time, everybody.
38

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

4 Mayor Pro tem Wilson made a motion to go into closed session GS. 143-318.11 (a) (3) to consult
5 with an attorney to preserve the attorney client privilege and G.S. 143.318.11 (a) (4) for discussing
6 matters relating to the location or expansion of industries or businesses in the area. Motion was
7 seconded by Council Member Dayvault and approved by unanimous vote.
8

9 There being no further business, Council Member Dayvault made a motion to come out of Closed
10 Session. Motion was seconded by Council Member Berry and approved by unanimous vote.
11

12 Council went into closed session at 7:40 PM.
13

14 Council Member Dayvault made a motion to come out of closed session. Motion was seconded by
15 Council Member Berry and approved by unanimous vote.
16

17 Council resumed regular session at 8:00 PM.
18

19 Mayor Pro tem Wilson made a motion to adjourn the meeting. Motion was seconded by Council
20 Member Dayvault and approved by unanimous vote.
21

22 The meeting adjourned at 8:00 PM on Monday, August 26, 2024.
23
24
25

26
27 _____
28 Milton D. Hinnant, Mayor

29 _____
30 Bridgette Bell, MMC, NCCMC
City Clerk

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING
WORK SESSION MINUTES
September 09, 2024**

A regular work session meeting of the City Council of the City of Kannapolis was held on Monday, September 09, 2024, 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
Darrell Jackson
Dianne Berry
Doug Wilson
Tom Kincaid
Ryan Dayvault

Council Members Absent: None

City Manager: Mike Legg

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:	Irene Wong	Annette Privette Keller
	Terry Spry	David Jordan
	Tony Eury	Gerald Faulkner
	Alex Anderson	Richard Smith
	Brett Mann	Toni Driver
	Danielle Hough	Gary Mills
	Becky Tolle	George Hall
	Kirk Beard	Daniel Jenkins
	Laura Wolf	Michael Rattler

Others Present: Joe Hatley Phil Goodman

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 Jackson offered the Pledge of Allegiance.

1 **COMMUNITY ORGANIZATION AND CITY DEPARTMENT SPOTLIGHT-**

2 **City Department Spotlight – Community Organization Spotlight: Rowan-Cabarrus Community**
3 **College (Dr. Carol Spalding) (Copy included as Exhibit A)**

4 Dr. Spalding, President of the Rowan-Cabarrus Community College (RCCC) provided a power
5 point presentation representing their 2023-2028 Strategic Plan and introducing members of the
6 President's Cabinet. Dr. Spalding shared some statistics for RCCC. The College operations,
7 student and alumni added \$238.3 million to the local economy. 4,515 regional jobs were supported
8 by the college. Each graduating class will earn \$404.7 million more in future earnings due to their
9 education at RCCC. 2023-2024 enrolment were 8,874 curriculum students and 13,863 continuing
10 education students for a total of 22,296 RCCC students. RCCC is the 8th largest community college
11 in North Carolina. 2022-2023 continuing education enrollment: companies served 483; course
12 sections delivered 2,589 with total registrations of 53,842. RCCC's online enrollment since 2008
13 has increased from 12% to 58% with 18 fully online degree programs. 1,587 degrees, diplomas
14 and certificates were awarded in 2024 with the 2024 ceremony featured the largest number of
15 nursing and GED graduates in the college's history. More than 400 graduates participated in
16 ceremony, ranging in ages from 16 to 65. In 2019, the City of Kannapolis and Castle & Cooke NC
17 were awarded the North Carolina Community College System Distinguished Partners in
18 Excellence. Dr. Spauling mentioned that College Station is the home to Cosmetology, Esthetics,
19 Nail Technology and CHA Programs with an average of 400 students per month and has served
20 the community since 2018 with an average of 24 clients per day served by students. The Advanced
21 Technology Center is the home of Transferrable Engineering Degree, Cybersecurity, Mechatronics
22 and more. Biotechnology Building: Nursing 2022-2023 Academic Year Achievements included
23 96 nursing graduates last year were hired immediately into a full-time career with enrollment
24 increasing almost by 50 percent over the past two years. BioWork and Aseptic Programs and
25 STEM and other workforce initiatives include Lilly Manufacturing. 10,750 students completed
26 approximately 160,000 hours of training from the Kannapolis Police and Fire Department over the
27 past five years. 49 students were employed by the Kannapolis Police Department over the past five
28 years.

29
30 There being no questions or comments, Mayor Hinnant thanked Dr. Spalding for her presentation.

31 **City Department/Citizen Board: Parks & Recreation Department and Commission (Gary**
32 **Mills, Parks & Recreation Director) (Copy included as Exhibit B)**

33 Mr. Mills began by introducing several Staff members in the audience and gave an overview of
34 the Parks and Recreation Department operations and responsibilities.

- 35 • Department Operations and responsibilities:
36 • Parks & Recreation Advisory Commission
37 • Programs & Activities
38 • Facility Rentals
39 • Shelter Rentals

- Park Facilities
- Grounds Maintenance for City owned properties: Atrium Health Ballpark, Bakers Creek Park, the Dale Earnhardt Tribute Plaza, Veterans Park, Village Park, Safrit Park, Pleasant Avenue Park, West Avenue Linear Park, green ways, the Kannapolis Cemetery and grounds maintenance. Oversee maintenance contracts for many NCDOT right-of-way, Total of 35 properties under contract maintenance.
- Greenways/Bakers Creek/8th St Greenway/Rocky River and Irish Buffalo Creek Greenway
- Special Use Facilities/The Swanee and Gem Theatre (Phase III renovations made upgrades to the visitor experience and was completed May 2024. Phase IV renovations will see upgrades to concessions and dressing rooms). Over 57,000 tickets have been sold and 23,000 bags of popcorn sold since the reopening in May.

The Parks & Recreation Department has been nationally recognized as top 1% of all parks and recreation agencies in the county. Initial accreditation began in 2016 and recredited in 2021. Reaccreditation is every 5 years. There are 28 full-time and 160 part-time employees.

The Parks & Recreation Commission consists of a nine-member volunteer commission which City Council appoints members of the commission. Terms are 3 years and staggered. The Commission meets every 2nd Tuesday of each month. They provide feedback on all matters of parks and recreation related to activities and facilities provided by the City.

Mr. Mills gave an overview of the department:

Athletics

- Adult softball
- Youth Basketball
- Youth Flag Football
- Youth Soccer
- Youth Baseball/softball

Recreation Programming

- Adult programs & day trips
- Healthy lifestyle programming
- Other in-person programming

- ✓ Run Kannapolis
- ✓ Loop the Loop
- ✓ Summer Concert Series/Concerts at Village Park/Thursdays on Main/Movies in the Park./
- ✓ Jiggy with the Piggy
- ✓ Celebration of Lights
- ✓ Kannapolis Christmas Parade

1 Mr. Mills provided statistics of youth registration numbers by year with soccer followed by
2 baseball/softball and flag football as the most interested top three programs. In 2024, the
3 department provided youth with 44,158 contact hours for discovering a healthy life. On an average,
4 the department takes 2-3 day trips a month serving over 398 active older adults directly on day
5 trips. It is the department's FY25 goal to offer at least 350 programs.

6
7 The department oversees facility rentals for the Laureate Center, Train Station and Village Park.
8 In FY24, there were 1090 professional and social facility rentals. The Swannee and Gem Theatre
9 are also available for reservations when not being utilized for entertainment venues. Shelter
10 reservations with locations at Bakers Creek (4), Village Park (5), Veterans Park (Gazebo) and one
11 at Mountain Street. In FY24 there were 1034 shelter rentals, equating to 6,-75 hours of usage.

12
13 There being no questions or comments, Mayor Hinnant thanked Mr. Mills for his presentation.

14
15 **ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions**

16 Council Member Jackson made a motion to adopt the agenda. The motion was seconded by
17 Council Member Dixon and approved by unanimous vote.

18
19 **PROCLAMATIONS:**

20 Mayor Hinnant recognized September 11 as a National Day of Recognition and Remembrance.

21
22 **CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions**

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

25 Budget Amendment #25-09 - Appropriating Cash Reserves for a Workers Compensation
26 Settlement (Kristin Jones, Assistant to the City Manager) (Copy included as Exhibit C)

27 Budget Amendment #25-10 - Appropriating Cash Reserves in the Transit Fund for
28 Additional Bus Stops (Wilmer Melton, Assistant City Manager, Kristin Jones, Assistant
29 to the City Manager) (Copy included as Exhibit D)

30 **BUSINESS AGENDA:**

31 **Budget Amendment #25-06 - Appropriating Cash Reserves for Initial Planning and Design**
32 **Concepts for the Revitalization of Midway (Mike Legg, City Manager, Irene Wong,**
33 **Economic & Community Development Director, Richard Smith, Planning Director) (Copy**
34 **included as Exhibit E)**

35 This budget amendment appropriates funding of \$250,000 for planning and design for the Midway
36 Revitalization Project. A capital project fund is set up for this project due to its anticipated cost,
37 its spanning over multiple fiscal years and the need to potentially issue new debt related to this

1 project. CDBG funds may also be used for this project. These initial funds will establish the
2 financial resources to fully define the project and potentially begin initial design work or other
3 activities. It is anticipated that additional funding will be required in future budget years to
4 complete the project. This project is a large capital project that spans over multiple fiscal years,
5 may have debt proceeds or outside funding (grants) and therefore will be set up in a separate capital
6 project fund.

7
8 Ms. Wong explained the process was started in June 2021 in having Land Design look at the
9 midway area to develop a concept plan to identify if certain areas could be used as parks space,
10 sports or other public related uses. Also at that time, reviewed the Parks and Recreation Master
11 Plan as well as the Kannapolis Strategic Planning Process. In 2023, the City partnered with DFI
12 for an opportunity to identify affordable, multi-family housing. It was the recommendation to
13 proceed with code enforcement, streetscape enhancement, park/open space and parking. DFI
14 recommendations identified \$7-8.5 million needed for streetscape improvements, \$2-2.5 million
15 for public park/open space, and \$300-\$500k for public parking. Total \$9.3 – \$11 million). City
16 Council expressed concerns at that time about Larry's apartments.

17
18 Planning Director Richard Smith stated that the Kannapolis Comprehensive plan identifies this
19 area as a redevelopment area such as urban growth and walkable mixed uses. One of the
20 challenges, different from the downtown scenario in that the City owned the downtown property.
21 With this project, there are various owners. Regarding code enforcement, one of the things is that
22 the minimum criteria is not always the best look. He said that is pretty much being seen in the
23 Midway area. New private development-high construction costs likely to require public support.
24 Expectation of outcomes: smaller sites, smaller scale redevelopment-similar to existing downtown
25 spaces. Determine goals, priorities. Staff needs to determine the goals and priorities of the area.
26 Mr. Smith stated it will certainly be a complicated process and warrant patience.

27
28 The next recommended steps would be to Designate Urban Redevelopment Area (URA). 18-25
29 months. Under the Urban Redevelopment Statute, is an area designated as blighted or potentially
30 being blighted. The formation of an Urban Redevelopment Commission could be Council or the
31 Planning Commission. However, the Planning Commission would need to be involved with the
32 entire process since they would have to prove that the area is blighted and make a recommendation
33 to Council. He recommends that Council appoint themselves as the URA Commission with the
34 Planning Commission making their recommendation to Council once they have completed an
35 inventory of the area. It is about a 6-month process to establish a URA Commission to take it
36 through the proper channels, inventory the area, get property owner and public input and make
37 recommendations to Council including streetscape, master plans, anchors/public space, parking
38 and rail trail progress slowed.

1 Mr. Smith stated with the initiatives they have, can update the minimum housing code; however,
2 he cautioned Council that the policy would not only pertain to the Midway area, but citywide.
3 The URA could only be specific for the Midway area and would allow an extra layer of authority
4 to put people on notice that the City will seek upfits in the area. The URA also will allow the
5 City by statute to target private entities to help invest in those areas.

7 Mr. Smith stated there is a redevelop opportunity for blighted properties that goes into play.
8 First you would get a building inspector to assist with the inventory so they can deem things are
9 blighted or could be blighted. This could be the covered windows, peeling paint, foundations,
10 etc. Lastly, EPA assessment site. There is an old service station site as well as a drycleaning
11 area. Those two areas could be designated as possibilities for an EPA assessment.

13 Council Member Jackson asked in using the URA process, does that mean we will have better
14 decisions on the apartments? Mr. Smith stated that it would not focus solely on the landmark
15 site, but would be a site that fall under the blight category.

17 Council Member Dixon stated under the URA plan, would it also include the affordable multi-
18 housing project. Mr. Smith asked as far as what was recommended by DFI? Mrs. Dixon
19 responded yes; Mr. Smith stated that would be up to Council discretion as part of the URA
20 Commission. The first thing would be to identify what is the geographical area, blighted
21 properties and most certainly that could be one of the outcomes.

23 Council Member Jackson made a motion to approve Budget Amendment #25-06 -
24 Appropriating Cash Reserves for Initial Planning and Design Concepts for the Revitalization
25 of Midway. Motion was seconded by Council Member Dixon. The motion passed by a 4-3 vote
26 with Council Members Berry, Dayvault and Mayor Pro tem Wilson voting no.

28 **Budget Amendment #25-07 - Appropriating Cash Reserves for the first-year funding set**
29 **aside for a Cultural Arts Facility/History Museum (Mike Legg, City Manager) (Copy**
30 **included as Exhibit F)**

31 Mr. Legg provided some background information. As part of the Strategic Planning process, a
32 historic preservation focus group was established consisting of several community members and
33 staff. Mr. Legg recapped what the group has done to present. The focus group stated that ever what
34 they came up with be sustainable. All the initiative design must be designed for our children and
35 grandchildren, not our parents and grandparents, it is for the future. Technology and community
36 volunteers are critical. Commissions of both the Kannapolis History Associates and KAA-MaCC,
37 need to be considered and a sufficient tribute to the Cannon family was part of their
38 recommendations. He initiatives need to consider inclusion of other tourism assets, such as the NC
39 Music Hall of Fame, Curb Motorsports, Parks and Recreation etc. Pursue a multipurpose cultural

1 arts historic preservation facility which includes a wide variety of community uses. One
2 recommendation for generating interest in the community and preserving our historic assets, which
3 did occur and was quite successful. Grant seeking program to raise money for this project and
4 future initiatives.

5
6 Developing a list of historic milestones and facts, is already in existence. Develop an interactive
7 overlay modern digital map showing what Kannapolis use to be like physically and geographically.
8 All the buildings no longer exist and at least would mark where they were.

9
10 Example: where the various Cannon Mill buildings were located and what they were used for.
11 This might include a modern (current/future) map overlayed with an historic map so users could
12 see specific sites today and what was there 20 years ago, 50 years ago, etc.

13
14 Example: the Core Lab sits on top of the former lake (most newcomers wouldn't know that).
15 Include a smart phone-based application.

16
17 The focus group would include a short/mid-term "decentralized" display strategy to assist with the
18 Grass Roots strategy. Multiple locations: GI House, UNC NRI History Wall, City Hall, etc. It
19 would include the development of a short-term plan for storage of non-displayed historic assets.
20 and include the development and initial implementation of a digital preservation strategy.

21
22 The first step would be to establish a "Registry" of all items known (recognizing the current
23 owner) and a call for items of historic value in the community. Setting aside money to digitalize
24 existing documents and photographs. The biggest recommendation the focus group came up with
25 was to establish a cultural arts preservation advisory board. The initial purpose is to develop space
26 needs for potential facilities, hiring a consultant to assist, explore options with our non-profit
27 partners in the community. Duties would include to research public facilities across the state and
28 beyond. The appointees would be a wide range of talents and skills in the local community. To
29 decide whether the Cannon family tribute should be a part of a larger project or a stand along
30 project. If stand alone, would identify sites, development concepts and establish a budget for a
31 Cannon Family Tribute (with Architect/Site Design professional help). Multiple sites/venues
32 should be part of the plan (different sizes, types and purposes).

33
34 Digitize the old history book, update and get it online so that larger groups can have access to it.
35 Establish walking/driving tours. Interviewing people that have been around a long time and know
36 the history. In addition to that focus group was a Tourism Focus Group comprised mostly of staff
37 along with some of the representatives from tourism and arts council members. They came up with
38 several related initiatives. Facilitate stabilization/prosperity of the N.C. Music Hall of Fame equals
39 a sustainable business model. Capitalize on history & heritage programs and initiatives

emerging from the Historic Preservation Focus Group = strategic marketing and programming.
Facilitate the planned renovations to Gem Theatre.

To begin implementation of the Strategic Plan projects included in the projected 5-year financial plan, several budget amendments are necessary. This budget amendment appropriates capital project funds in the amount of \$746,115 - which represents 84% of the value of one cent on the FY 2025 tax rate (\$888,232) - to establish initial funding for a Cultural Arts Facility/History Museum. The intent is to set aside these funds for a yet-to-be defined project. A portion of these funds will be used for initial project planning activities. Most of this funding will be a set aside amount for future capital expenditures to advance the project. It is anticipated that additional funding, including the potential for issuance of new debt, will be required in future budget years to complete the project.

City Council Actions to Date.

November 2022: Citizen's Focus Group - Historic Preservation.

November 2022: City Staff Focus Group – Tourism.

January 2024: Approved Budget Amendment for partial funding for Historic Preservation/Cultural Arts Program (\$280,000 initially)

- a. Cultural Arts/Historic Preservation Program Coordinator
- b. Additional support staff.
- c. Operating revenues to implement the two focus groups recommendations.

June 2024: Approved FY 25 Budget.

- a. Included \$145,000 in remaining funds needed for Historic Preservation/Cultural Arts Program (focus group recommendations).
- b. Included capital project funds in the amount of \$746,115 - which represents 84% of the value of one cent tax rate - to establish initial funding for a Cultural Arts Facility/History Museum.

5.August 2024: Swanee Theatre operations returned to the City.

6.August 2024: Approved Budget Amendment (\$234,501) to fund initial planning work for Phase III of the Gem Theatre (additional concessions, potential visitors center, office/flex space, 2nd floor environmental remediation).

Mayor Pro tem Wilson noted in Mr. Legg's presentation it was mentioned about a community center. He feels that the History Museum would be a good place to incorporate a Visitor's Center.

1 He feels that a community center could house both the Visitor Center and the History Museum.
2 He also feels that Council needs to work with the History Associates and KAA-MaCC and get
3 their thoughts. Mr. Wilson said there was also two other focus groups who said we needed a
4 community center. A couple of years ago when a public poll was taken, the citizens also said we
5 need a community center. He would like to see both facilities as one center.
6

7 Council Member Jackson sees it as a marketing opportunity for downtown. He said we went from
8 one restaurant to 20 restaurants. There is a lack of need of daytime population downtown and need
9 some kind of tourist attraction. He feels that the History and Visitors center combined should be
10 downtown and would help increase more daytime traffic. He said we don't have the density to
11 support real good retail and entertainment, and restaurants will be a big player and success of
12 downtown. People who travel on Interstate 85, 49 and 77, come to talk about our history museum,
13 our welcome center and our racing heritage.
14

15 Council Member Dayvault fully supports what Mr. Jackson says about the facility being downtown
16 and is the only logical place. That is why the Gem Theatre and Curb Motor Sports is successful.
17 He supports all the initiatives to get our history memorialized. We went through an era of time that
18 this town that was all about elimination of history and while it has served us well in a lot of ways,
19 we were able to restart our community. We eliminated a lot of things that shown what we were
20 and what built this town. The only concern he has from the focus group is the presumption that the
21 City will facility taking control of assets and other things people have gathered. He thinks that
22 could be dealt with down the road in other ways after a plan if formalized. He thinks it is
23 presumable to say that as part of the plan, we are taking assets from someone. If you take out that
24 piece and immediately do everything else in this presentation, he is in full support.
25

26 Council Member Berry stated as she has said before, "before we do anything, sit down with the
27 two entities and see what they are willing to do and get on the same page". If we don't, we will
28 have a museum with nothing in it.
29

30 Council Member Dixon agrees with the statement that to be sustainable all initiatives must be
31 designed for our children and grandchildren not our parents and grandparents. She also agrees that
32 contact needs to be made with the Cannon Family, the History Associates and KAA-MaCC and
33 move forward.
34

35 Council Member Dayvault said there are a lot of things that should have been done five or ten
36 years ago, minus a building. Historical markers and the GI codes we have now to designated areas,
37 all those things that can be done outside of creating a building. We really need to have someone
38 move forward outside of creating a structure.
39

1 Mayor Pro tem Wilson thinks that Block 6 should be looked at and it goes back to what Mr. Jackson
2 said that this facility should be an attractive stimulator downtown.

3
4 Mayor Hinnant suggested to form a Cultural Arts Historical Advisory Board and ask them to
5 formulate a plan with detailed tasks and action. That seems to be straightforward and is what Mr.
6 Wilson and Mr. Dayvault have talked about. Hopefully this Commission will come up with a plan
7 with the number of square feet and a priority location.

8
9 Council Member Dayvault made a motion to approve Budget Amendment #25-07 - Appropriating
10 Cash Reserves for the first-year funding set aside for a Cultural Arts Facility/History Museum.
11 Motion was seconded by Council Member Dixon and approved by unanimous vote.

12
13 **Budget Amendment #25-11 - Appropriating cash reserves for the first-year funding set aside**
14 **for future downtown economic development efforts (Mike Legg, City Manager) (Copy**
15 **included as Exhibit G)**

16 Mr. Legg explained to begin implementation of the Strategic Plan projects included in the projected
17 5-year financial plan, several budget amendments are necessary. This budget amendment includes
18 capital project funds of \$888,232 - which represents one cent on the FY 2025 tax rate - to establish
19 a project fund for future downtown economic development efforts.

20
21 The intent is to set aside these funds for a yet-to-be defined downtown economic development
22 project. It is anticipated that additional funding will be required in future budget years to complete
23 the project. This will likely include issuing some level of new debt. Should the contemplated
24 project not materialize in the future, these funds can be reappropriated for other uses at the
25 discretion of City Council.

26
27 Following general discussion, Council Member Jackson made a motion Budget Amendment #25-
28 11 - Appropriating cash reserves for the first-year funding set aside for future downtown economic
29 development efforts. Motion was seconded by Mayor Pro tem Wilson and approved by unanimous
30 vote.

31
32 **CITY COUNCIL COMMENTS:**

33 Mayor Pro tem Wilson asked about renaming West C Street. Mr. Legg responded that Staff would
34 bring back a street and facility naming policy at a future meeting. Afterwards Council can pursue
35 that initiative.

36
37 Council Member Jackson gave kudos to Tony Eury and David Jordan and all those were involved
38 with the sound system. He stated it is the best since they have been here.

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

4 Mayor Pro tem Wilson made a motion to go into closed session pursuant to GS. 143-318.11 (a) (3)
5 to consult with an attorney in order to preserve the attorney client privilege and G.S. 143.318.11
6 (a) (4) for discussing matters relating to the location or expansion of industries or businesses in the
7 area. Motion was seconded by Council Member Berry and approved by unanimous vote.
8

9 Council went into closed session at 6:30 PM.
10

11 Mayor Pro tem Wilson made a motion to come out of closed session. Motion was seconded by
12 Council Member Dayvault and approved by unanimous vote.
13

14 Council resumed regular session at 8:50 PM.
15

16 There being no further business brought before Council, Council Member Dixon made a motion
17 to adjourn the meeting. The motion was seconded by Council Member Berry and approved by
18 unanimous vote.
19

20 The meeting adjourned at 8:50 PM on Monday, September 09, 2024.
21
22
23
24

25 _____
Milton D. Hinnant, Mayor

26 _____
27 Bridgette Bell, MMC, NCCMC
28 City Clerk



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Sherry Gordon, Community Development Program Administrator
Subject: **PUBLIC HEARING and APPROVAL** - FY 2023-24 Consolidated Annual Performance and Evaluation Report (CAPER) (**APPROVED UNANIMOUS**)

Action Requested by City Council

1. Conduct a Public Hearing for the FY 2023-24 Consolidated Annual Performance and Evaluation Report (CAPER)
2. Motion to approve the CAPER report and submit to the US Department of Housing & Urban Development (HUD) by September 30, 2024.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Each year, the City must prepare a written summary of the previous year's activities and accomplishments for the CDBG Entitlement program. This report provides details on how the programs funded met HUD's national objectives of serving the needs of low to moderate income residents, as well as how the activities helped meet the goals as detailed in the City's Consolidated Plan. Citizen input is required.

The report has been made available for public inspection at the City of Kannapolis Administrative Office, 401 Laureate Way and on the website. This public hearing has also been duly advertised.

During FY 2023-2024, the City was awarded \$397,437 in CDBG funds and expended \$142,255 in urgent repair funds; \$332,707 for infrastructure/sidewalks; \$50,066 in public services and \$79,487 in program administration. The expenditures include a portion of prior years' unexpended funds as well. The City generated \$81,400 in program income.

The City was awarded \$178,486 in HOME funds for FY 2023-2024. Funds were allocated to rehab two single-family dwellings for homeowners and construction began in late March with final inspections and approvals completed after June 30, 2024. The amount expended on these two projects was \$126,975. The City generated \$19,500 in program income.

Fiscal Implications

None

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

1. Motion to approve CAPER report and submit to HUD by September 30, 2024.
2. Table the action to a future meeting.
3. Take no action.

Attachments

1. FY23 CAPER AD
2. DRAFT CAPER



NOTICE OF PUBLIC HEARING

The Kannapolis City Council will hold a public hearing on Monday, September 23, 2024 at 6:00 p.m. (as soon thereafter as the matter may be heard) in the Kannapolis Administrative Bldg, 401 Laureate Way, Kannapolis, NC. The purpose of this hearing is to receive citizens comments and questions on the use of Fiscal Year 2023-2024 Community Development Block Grant (CDBG) & HOME funds from the US Department of Housing and Urban Development (HUD).

Copies of this Report are available for public inspection at the following location: City of Kannapolis Administrative Bldg., 401 Laureate Way, Kannapolis, NC and from the City's website: www.kannapolisnc.gov

Anyone who requires an 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 **Heather James, Human Resource Director**, by phone at 704-920-4322 or by email at hjames@fkannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

Questions can be directed to Kannapolis Community Development at 704-920-4332



PUBLICATION DIRECTIONS

Publish in Non-Legal section only with black border.

Please use all logos!

Please publish by September 12, 2024.

Mail invoice and affidavit of publication to the following address:

City of Kannapolis
CDBG Program
401 Laureate Way
Kannapolis, NC 28081
Attn: Sherry Gordon
(704) 920-4332

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Kannapolis continues to make progress toward meeting FY 2023-24 program goals. We continue to work with community partners to expand housing options for homeless persons; increase the supply of affordable housing stock; improve condition of existing housing stock; increase homeownership opportunities; address and reduce barriers to affordable housing; increase the inventory of lead safe housing units; eliminating blight in neighborhoods; support the creation of jobs accessible to low and moderate income residents; support of expansion of education and training opportunities as well as encouraging the expansion of programs to help low/mod income residents build wealth and improve credit.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve & strengthen neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	0	0.00%			

Improve & strengthen neighborhoods	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	0.00%			
Improve & strengthen neighborhoods	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	10	0	0.00%			
Improve & strengthen neighborhoods	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5	0	0.00%	2	0	0.00%
Prevent & address homelessness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME Funds: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	0.00%			
Prevent & address homelessness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME Funds: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		20	0	0.00%

Prevent & address homelessness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME Funds: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	5	0	0.00%			
Prevent & address homelessness	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME Funds: \$	Homelessness Prevention	Persons Assisted	50	0	0.00%	30	0	0.00%
Promote self-sufficient & community development	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	200	0	0.00%			
Promote self-sufficient & community development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		100	0	0.00%
Provide decent & affordable housing	Affordable Housing	CDBG: \$ / HOME Funds: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	20	0	0.00%			

Provide decent & affordable housing	Affordable Housing	CDBG: \$ / HOME Funds: \$	Homeowner Housing Added	Household Housing Unit	2	0	0.00%			
Provide decent & affordable housing	Affordable Housing	CDBG: \$ / HOME Funds: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	13	260.00%	15	13	86.67%
Provide decent & affordable housing	Affordable Housing	CDBG: \$ / HOME Funds: \$	Direct Financial Assistance to Homebuyers	Households Assisted	6	0	0.00%			
Provide decent & affordable housing	Affordable Housing	CDBG: \$ / HOME Funds: \$	Homeless Person Overnight Shelter	Persons Assisted	5	0	0.00%			
Provide decent & affordable housing	Affordable Housing	CDBG: \$ / HOME Funds: \$	Homelessness Prevention	Persons Assisted	20	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

During the FY 2023-24 CDBG activities were conducted in accordance with the priority goals and objectives identified in our Consolidated Plan. Funds were distributed to 21 non-profit agencies provided public services to Kannapolis residents; Twenty-seven (27) homeowners were assisted with urgent repairs utilizing CDBG funds. Roofs, plumbing repairs and inoperable HVAC systems were replaced along with the installation of handicap ramps. HOME funds were also used to provide complete house rehabilitation for two homeowners and assist Habitat for Humanity Cabarrus with constructing one new single-family dwelling for a family on waiting list. (final inspection provided after June 30th)

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	5,475
Black or African American	3,098
Asian	373
American Indian or American Native	14
Native Hawaiian or Other Pacific Islander	0
Total	8,960
Hispanic	1,963
Not Hispanic	6,997

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City utilizes CDBG funds to meet the needs of low/moderate income communities by partnering with nonprofit agencies providing services to Kannapolis residents. The clients served are made of a broad range of races and ethnicities.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	397,437	142,255
Other	public - federal	0	
Other	public - state	0	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The needs of the City's residents are greater than its resources. The City does make an effort to seek other sources of funding for its community development efforts. All of the agencies receiving funds for public service activities receive the vast majority of their funding from other sources, thereby leveraging funds received by the City.

Part of the 25% match requirement of the HOME Program is provided by partnership with Habitat for Humanity and Cooperative Christian Ministry, where volunteers and in-kind donations are used to repair and rehab homes in conjunction with HOME funds.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City provided rehab assistance to two homeowners utilizing HOME funds but only one of those was completed by June 30, 2023. Seventeen homeowners were assisted utilizing CDBG urgent repair funds.

Discuss how these outcomes will impact future annual action plans.

Future goals should be met as production and supply issues improve within the economy.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	66	0
Moderate-income	3	0
Total	69	0

Table 7 – Number of Households Served

Narrative Information

CDBG funds were utilized to provide urgent repairs to homeowners in turn providing a safe and habitable environment.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is a member of the Piedmont Regional Continuum of Care Consortium, made up of agencies and local governments in Union, Stanly, Cabarrus, Rowan and Davidson Counties. The PRCoC is a collaborative effort among stakeholders to reduce and eliminate homelessness. They assess housing needs and work collaboratively with HUD and North Carolina State, County and City agencies to secure grants and request funding to develop affordable housing opportunities for the chronically homeless throughout the five-county area.

City staff also serve on the Cabarrus County Homelessness Task Force group which was organized by Cooperative Christian Ministries. The group meets quarterly to review updates on factors affecting homelessness, collaborative opportunities in the community and progress at local level.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City partners with Cooperative Christian Ministry in the teaching house transitional housing program to provide a way for families to move out of homelessness and towards a more stable housing financial footing. The City currently owns (6) houses. All of these houses are being leased to Cooperative Christian Ministry for a transitional housing program for the homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City's non-profit partners are key in the prevention of homelessness. Cooperative Christian Ministry provides financial assistance for rent and utilities as well as a food pantry. Prosperity Unlimited and Habitat for Humanity provide financial literacy education and foreclosure prevention counseling. Salisbury-Rowan Community Action Agency is another partner that provides services for individuals, children and families to enhance their quality of life and promote opportunities for self-sufficiency. The school system provides referrals and some assistance to families at imminent risk of homelessness for individuals who are being discharged from institutions and systems of care, there are some specialized services to assist these individuals. These support organizations include the Cabarrus County Criminal Justice Partnership Program, the Employment Security Commission's Offender

Specialist to help with job seeking, Cardinal Innovations for mental health, Rowan-Cabarrus Community College for workforce training programs for offenders and its R3 Career Center (has programs for those with a criminal record), Serenity House in Concord, and the McLeod Addictive Disease Center (located in Charlotte works with youth offenders, addicts).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to support agencies that address homelessness issues in conjunction with the Continuum of Care and the 10 year Plan to End Homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City does not have a public housing authority within the city limits. However, the City is served by the Rowan Housing Authority for public housing and Section 8 program services as well as the City of Concord Housing Authority.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of Concord Housing Authority as well as the Rowan County Housing Authority Administrators encourage and develop self-sufficiency in public housing residents and Section 8 recipients.

Actions taken to provide assistance to troubled PHAs

No action taken or needed as neither the City of Concord Housing Authority nor the Rowan Housing Authority are considered "troubled".

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

There may be instances where public policy will adversely affect a group but there are not any policies that we are aware of or have been reported to us that place limits on growth and adversely affect the return on residential investment.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City has identified economic development diversity in the local economy and creating new jobs as a primary goal by supporting local businesses, encouraging entrepreneurship and making business more affordable through incentives and business friendly policies. Most Kannapolis residents are more able to meet their basic needs when they are fully and securely employed. One aspect of this goal is to create the most positive living environment to help attract and retain businesses and industries. The City proactively recruits businesses to the community to provide jobs for our residents.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City will continue its efforts to reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead safe housing available to the low-income population. The City requires lead tests on all units scheduled for rehabilitation that were built prior to 1978 and includes the lead abatement work as part of the scope of services completed by the contractor. The City will increase access to housing without LBP hazards by participating in the construction of new housing units affordable to low-income households. These include low-income housing tax credit projects as well as single family construction.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City views its Consolidated Plan and Action Plans as its anti-poverty strategy. Funds are used to the benefit of low and moderate income citizens in effort to increase wealth and quality of life. Creating and building individual and family wealth is a goal of the City's CDBG and HOME programs. Housing counseling continues to be an important asset for low and moderate income residents to receive the one-on-one help necessary to address issues such as homeownership, credit issues, mortgage default, home equity conversion mortgages, fair housing, rental assistance and emergency shelter needs. This activity is coupled with expanded programs for new affordable housing production available for low and moderate income buyers and renters. Whenever available, Individual Development Account (IDA) funds will be sought to assist in helping to alleviate poverty build personal wealth and financial stability. The City, through its partnership with Prosperity Unlimited, Inc., assisted with providing the full array of

housing counseling services to its citizens.

The City's partnership with Cooperative Christian Ministry and Salisbury Rowan Community Action in transitional housing programs provides a way for families to move out of homelessness and towards a more stable housing and financial footing.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continues its effort to encourage new organizations or existing organizations with new programs to apply for public service activity funding, by setting aside a portion of funds specifically for these applicants. The City would like to assist in providing the start-up funds needed to establish new programs that benefit the Kannapolis community.

The Mayor and City Council make the decisions about the City's community development activities and funding, with guidance from the general public and the Community Improvement Commission (CIC). The CIC is a 9-member group of citizens appointed by City Council to provide input to the community development program, review annual plans, CAPERs, and other documents, and provide recommendations about funding for public service activities and recently added the review of Code Enforcement demolition cases.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The partnerships that the City has with the HOME Consortium and local housing agencies allows more affordable housing units to be available for lower wealth residents. As resources continue to shrink we continue to leverage funds in order to be able to serve more families. Continued funding, referral cooperation, data and advocacy will help enhance the coordination among social service agencies to address both housing and non-housing needs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City in partnership with other agencies and organizations will both implement and support programs that help address the physical and human development needs of the low to moderate income communities. These development efforts will help eliminate and mitigate the barriers to affordable housing.

This includes and is not limited to: provide and assist in construction, rehabilitation and planning of low to moderate income housing; continue to support non-profits to assist in human development while providing educational and training needed to work toward securing available social economic opportunities; provide and assist in down payment assistance programs; workforce development programs and financial management programs; plan for and assist non-profit agencies offering homebuyer counseling and educational programs.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Kannapolis takes very seriously the need for program compliance and monitoring. In addition to annual monitoring visits with its subgrantees, the City also ensures compliance through frequent communication with subgrantees throughout the project period. This is done through written, telephone, and in-person communications. At the beginning of each fiscal year, the City conducts training for the non-profits that are receiving funding for public services so that they understand the reporting and documentation requirements. Sub-grantees submit reports throughout the year on project progress and are required to provide documentation with any reimbursement request. The other primary tool used in monitoring subgrantees is the written agreement/contract between the City and the subgrantee. The contract serves as a binding document that specifies the responsibilities of each party, and the City uses the contracts as a way to ensure that HUD program rules are being followed and that the City is attaining its goals. Each contract outlines roles and responsibilities, timelines, funding, and default provisions. Each year, the City reviews its contracts with subgrantees to determine provisions or language within the contracts that should be strengthened.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Federal regulations require the CAPER to be submitted to HUD no later than 90 days after the end of the fiscal year. The draft FY 2023-24 CAPER became available for public review and comment on September 25, 2023. A public notice was placed in the Independent Tribune on September 10, 2023 and a public hearing was held on September 25, 2023 at the City Council meeting. The Community Improvement Commission reviewed the plan on August 15, 2023 at regularly scheduled public meeting. Comments were received regarding

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its

experiences.

No changes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

DRAFT



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Walter Safrit, City Attorney
Subject: **PUBLIC HEARING and GRANT OF ENCROACHMENT** - Stadium Lofts Apartments (**APPROVED UNANIMOUS**)

Action Requested by City Council

1. Hold Public Hearing.
2. Motion to Approve the Grant of Encroachment Easement Agreement for Stadium Lofts Apartments.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

It has been determined that the Lofts apartments have a permanent canopy on the West Avenue side of the building which encroaches into the airspace over the City sidewalk. It does not interfere with any normal use of the sidewalk as it is 15 feet or more above it. Also, there is a small airspace encroachment by a canopy overhang along the south side of the building. The encroachments will be an exception to the Lofts' property title until the easement is granted. The Lofts' owner has requested the Grant of Easement. Owner will pay \$1,000.00 for the easements.

Fiscal Implications

None.

Policy Issues

None.

Legal Issues

City grant of easement is necessary to eliminate an exception to title for the apartment building.

Recommendations and Alternate Courses of Action

1. **Motion to approve Grant of Encroachment Easement Agreement for Stadium Lofts Apartments (Recommended).**
2. Table the matter to a future meeting.
3. Take no action.

Attachments

1. Canopies Encroachment Easements Agreement (final) (002)

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

ENCROACHMENT EASEMENTS AGREEMENT

THIS ENCROACHMENT EASEMENTS AGREEMENT (the "Agreement") is made effective as of _____, 2024 by and between the **CITY OF KANNAPOLIS** (the "Grantor"), and **KB4, LLC**, a North Carolina limited liability company (the "Grantee").

STATEMENT OF PURPOSE

A. The Grantee is the owner of that certain tract of real property located in Cabarrus County, North Carolina, shown as "Block 4A" on the plat recorded in Map Book 90, Page 66, Cabarrus County Public Registry (see Deed recorded in Book 15855, Page 125) ("Grantee's Property");

B. Grantee's Property abuts (i) West Avenue (public maintenance right-of-way, width varies) ("West Avenue") and (ii) property owned by Grantor known as Cabarrus County Tax Parcel No. 5614-60-0005, which property is more particularly described as the "Plaza Entry Way" parcel on the plat recorded in Map Book 90, Page 66 of the Cabarrus County Public Registry (together with West Avenue, "Grantor's Property");

C. Grantee constructed a building on Grantee's Property (the "Building") that includes canopy areas (collectively, the "Canopies") that extend into the areas above Grantor's Property (i) labeled as "CANOPY EASEMENT BENEFITTING KB4, LLC 0.013 ACRE (563 SQ. FT.)" on the survey attached hereto as Exhibit A and incorporated herein by this reference (the "Map"), and (ii) labeled as "CANOPY EASEMENT BENEFITTING KB4, LLC 0.006 ACRE (276 SQ. FT.)" on the Map (collectively, the "Easement Areas"); and

D. The Easement Areas are more particularly described on Exhibit B attached hereto and incorporated herein by this reference ("Easement Area").

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. ***Grant of Easements.*** Grantor hereby grants and conveys to Grantee, its successors and assigns, easements to allow the Canopies to be located within the Easement Areas. The foregoing easements shall include the right for Grantee, and its successors and assigns, to maintain, repair, and/or replace the Canopies as needed, together with the right enter

the Easement Areas with equipment and/or personnel to perform such maintenance, repairs, and/or replacements.

2. ***Easements to Run with Land.*** The easements contained in this Agreement shall run with the land benefitted thereby and shall be binding upon all parties hereto and their successors in title or interest and their permitted assigns.

3. ***Miscellaneous.***

(c) ***Governing Law.*** The laws of the State of North Carolina shall govern the interpretation, validity, performance and enforcement of this Agreement.

(d) ***Invalidity.*** Should any provision be declared invalid by a legal authority of competent jurisdiction, the other provisions of this Agreement shall remain in full force and effect.

(e) ***Modification/Merger.*** Any modification to this Agreement must be in recordable form and be executed by the affected parties and shall not be effective until recorded in the public records of Cabarrus County.

(f) ***No Waiver.*** No waiver of any provision of this Agreement shall be deemed to imply or constitute a further waiver of that provision or any other provision.

[Signature Pages to Follow]

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the day and year first written above.

GRANTOR:

CITY OF KANNAPOLIS

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

I certify that the following person(s) personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____

Notary Public

My commission expires: _____

GRANTEE:

KB4, LLC

A North Carolina limited liability company

BY: _____

NAME: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

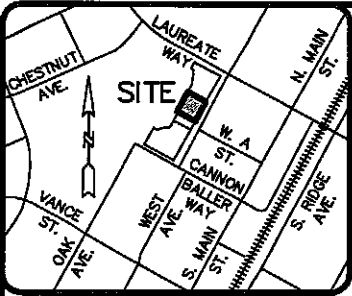
I certify that the following person(s) personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: _____.

Date: _____

Notary Public

My commission expires: _____

EXHIBIT A
Map



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING IRON AS DESCRIBED
- ⊗ NPS (NO POINT SET)
- BOUNDARY LINE (AS SURVEYED)
- - - BOUNDARY LINE (BY DEED OR MAP)
- - - PUBLIC RIGHT-OF-WAY LINE
- - - NEW CANOPY EASEMENT LINE

NOTES:

1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE IS 1:49,931.
2. AREA COMPUTED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M. PANEL 3710561400K, EFFECTIVE DATE NOVEMBER 16, 2018.
5. THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH G. S. 47-30(M) AS REVISED.

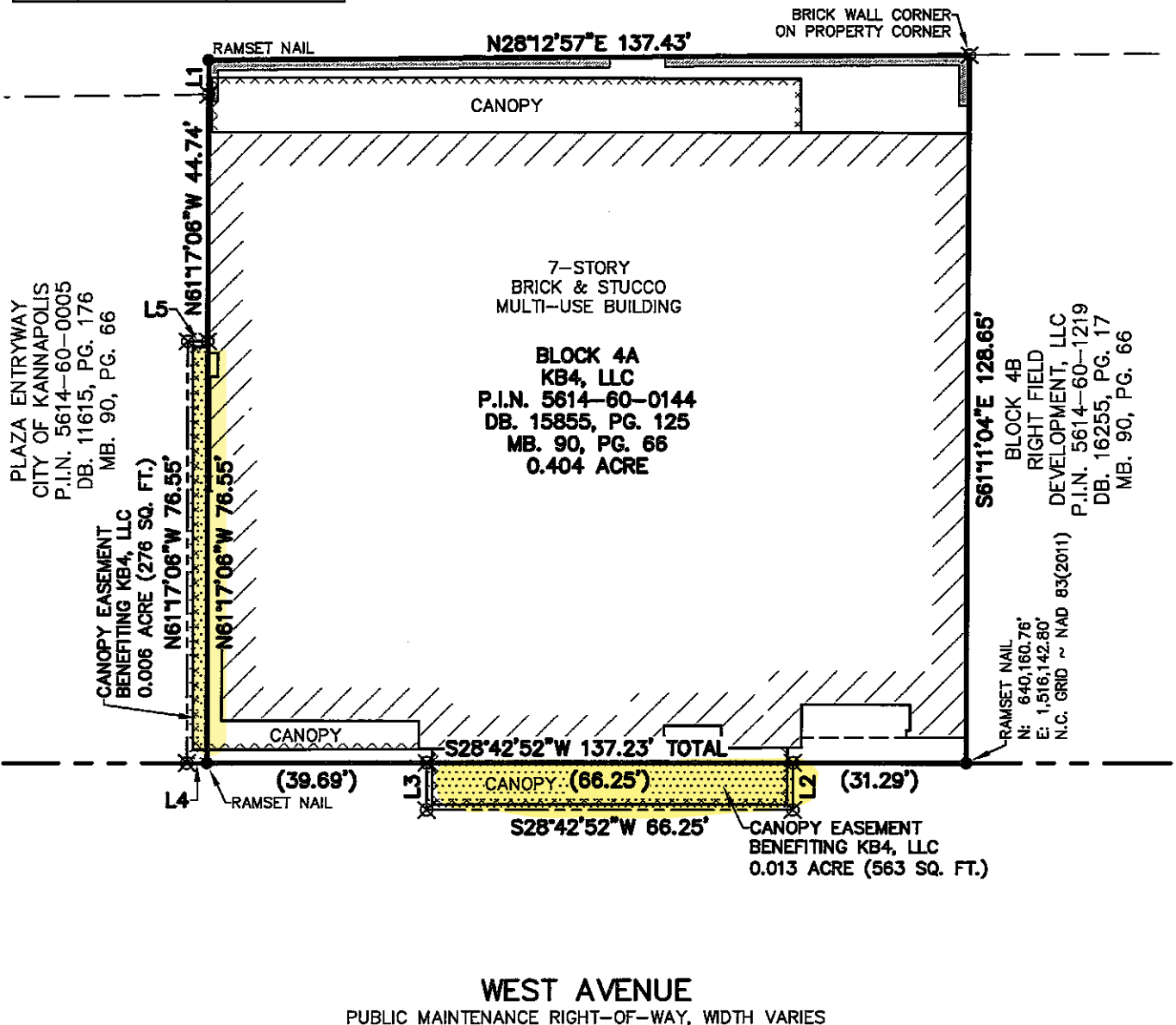
REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON:
2. CABARRUS COUNTY ON-LINE G.I.S. TAX MAP.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N61°04'06"W	6.16'
L2	S61°17'08"E	8.50'
L3	N61°17'08"W	8.50'
L4	S28°42'52"W	3.60'
L5	N28°42'54"E	3.60'

CITY OF KANNAPOLIS
P.I.N. 5614-50-7226
DB. 11569, PG. 240
DB. 11615, PG. 182
MB. 78, PG. 48
MB. 90, PG. 66

BASIS OF BEARING
N.C. GRID ~ NAD 83(2011)
EPOCH 2010.00



PLAT CERTIFICATION

I, MARION L. SANDLIN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN REFERENCES AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:49,931; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT:

☒ D. THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10th DAY OF MAY, 2024 A.D.

PROFESSIONAL LAND SURVEYOR SANDLIN, JR. LICENSE NO. L-2941

SURVEY OF EASEMENTS BENEFITING KB4, LLC

ON PROPERTIES OF: CITY OF KANNAPOLIS

NUMBER 4 TOWNSHIP, CABARRUS CO., NC

ADDRESS: 120 WEST AVENUE, KANNAPOLIS, NC

LOT N/A, BLOCK 4A, KANNAPOLIS SPORTS AND ENTERTAINMENT VENUE

PLAT RECORDED IN MB. 90, PG. 66, DEED RECORDED IN DB. 15855, PG. 125

FOR CLIENT: KB4, LLC

SCALE: 1 IN. = 30 FT. DATE: MAY 10, 2024



CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-0263
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025
ACAD FILE: 240194 ESMT.DWG

EXHIBIT B
Description of Easement Area

SURVEY DESCRIPTION

0.006 ACRE CANOPY EASEMENT:

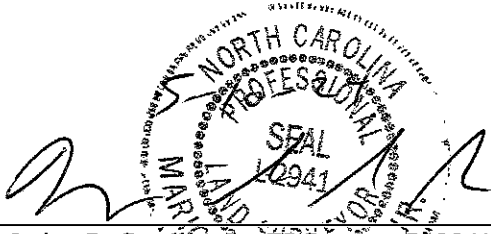
TO ARRIVE AT THE **TRUE POINT OF BEGINNING**, COMMENCE AT AN EXISTING RAMSET NAIL BEING THE NORTHEAST PROPERTY CORNER OF 'BLOCK 4A' (MB. 90, PG. 66; CABARRUS COUNTY REGISTRY), SAID POINT ALSO HAVING N.C. GRID ~ NAD 83(2011) GRID COORDINATES OF N: 640,160.76' E: 1,516,142.80', THEN RUN WITH THE WEST PUBLIC RIGHT-OF-WAY LINE OF WEST AVENUE S28°42'52"W 137.23' TO AN EXISTING RAMSET NAIL, SAID RAMSET NAIL BEING THE NORTHEAST PROPERTY CORNER OF 'PLAZA ENTRYWAY' (MB. 90, PG. 66; CABARRUS COUNTY REGISTRY) AND BEING THE **TRUE POINT OF BEGINNING**; THENCE FROM THE **TRUE POINT OF BEGINNING** AND RUNNING WITH THE WEST PUBLIC RIGHT-OF-WAY LINE OF SAID WEST AVENUE S28°42'52"W 3.60' TO A COMPUTED POINT; THENCE RUNNING WITH NEW LINES ACROSS THE LANDS OF THE CITY OF KANNAPOLIS (DB. 11615, PG. 176; CABARRUS COUNTY REGISTRY) TWO (2) COURSES AND DISTANCES AS FOLLOWS: 1) N61°17'06"W 76.55' TO A COMPUTED POINT, AND 2) N28°42'54"E 3.60' TO A COMPUTED POINT ON THE NORTH PROPERTY LINE OF SAID CITY OF KANNAPOLIS; THENCE WITH THE NORTH PROPERTY LINE OF SAID CITY OF KANNAPOLIS S61°17'06"E 76.55' TO THE POINT OF BEGINNING, CONTAINING 0.006 ACRE (276 SQ. FT.), MORE OR LESS, AS SHOWN ON A CESI SURVEY TITLED "SURVEY OF EASEMENTS BENEFITING KB4, LLC, ON PROPERTIES OF: CITY OF KANNAPOLIS" (DATED MAY 10, 2024; JOB NO. 240194.000).


Marion E. Sandlin, Jr., PLS L-2941
CESI Civil, Geotechnical, Surveying
45 Spring St. SWSANDLIN, JR.
P.O. Box 268
Concord, NC 28026

SURVEY DESCRIPTION

0.013 ACRE CANOPY EASEMENT:

TO ARRIVE AT THE **TRUE POINT OF BEGINNING**, COMMENCE AT AN EXISTING RAMSET NAIL BEING THE NORTHEAST PROPERTY CORNER OF 'BLOCK 4A' (MB. 90, PG. 66; CABARRUS COUNTY REGISTRY), SAID POINT ALSO HAVING N.C. GRID ~ NAD 83(2011) GRID COORDINATES OF N: 640,160.76' E: 1,516,142.80', THEN RUN WITH THE WEST PUBLIC RIGHT-OF-WAY LINE OF WEST AVENUE S28°42'52"W 31.29' TO A COMPUTED POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE FROM THE **TRUE POINT OF BEGINNING** AND RUNNING WITH NEW LINES WITHIN THE PUBLIC RIGHT-OF-WAY OF SAID WEST AVENUE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) S61°17'08"E 8.50' TO A COMPUTED POINT, 2) S28°42'52"W 66.25' TO A COMPUTED POINT, AND 3) N61°17'08"W 8.50' TO A COMPUTED POINT ON THE WEST PUBLIC RIGHT-OF-WAY LINE OF SAID WEST AVENUE, SAID POINT BEING LOCATED N28°42'52"E 39.69' OF AN EXISTING RAMSET NAIL; THENCE RUNNING WITH THE WEST PUBLIC RIGHT-OF-WAY LINE OF SAID WEST AVENUE N28°42'52"E 66.25' TO THE POINT OF BEGINNING, CONTAINING 0.013 ACRE (563 SQ. FT.), MORE OR LESS, AS SHOWN ON A CESI SURVEY TITLED "SURVEY OF EASEMENTS BENEFITING KB4, LLC, ON PROPERTIES OF: CITY OF KANNAPOLIS" (DATED MAY 10, 2024; JOB NO. 240194.000).



Marion L. Sandlin, Jr., P.E., E-2941
CESI Civil ~ Geotechnical Surveying
45 Spring St. SW
P.O. Box 268
Concord, NC 28026



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING and ORDER** - Withdrawal from dedication a portion of right-of-way and close a portion of Goble Avenue between East 12th Street and East 13th Street (**APPROVED UNANIMOUS**)

Action Requested by City Council

1. Conduct a Public Hearing to consider withdrawal from dedication a portion of Right-of-Way (ROW) known as Goble Avenue
2. Motion to approve an Order to close a portion of Goble Avenue between East 12th Street and East 13th Street.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Planning staff received a request from Nathaniel Jordan to close the portion of Goble Avenue ROW that directly abuts his property located at 601 E 12th Street, as shown on the submitted survey map as being located between East 12th Street and East 13th Street.

Mr. Jordan has indicated that he has used and maintained this portion of the ROW for the past thirty (30) years. Generally, when these ROW areas are closed, the properties are equally divided between adjacent property owners. The other adjacent property owner in this case, however, has indicated that they do not want the additional property and have deferred their right to this property to Mr. Jordan.

Provided there is no evidence given at the Public Hearing that withdrawing from this dedication is not contrary to the public interest, it is recommended that City Council approve the Order to Close.

Fiscal Implications

None

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

1. Motion to approve an Order to Close thereby withdrawing from dedication a portion of Right-of-Way known as Goble Avenue (Recommended).

2. Motion to table item to a future meeting.
3. Take no action.

Attachments

1. Goble ROW
2. Public Notice Ad
3. List of Notified Properties
4. Letter to Property Owners
5. Posted Sign Notice
6. Goble Ave Survey
7. Goble Ave Survey Metes Bounds
8. Order to Close Goble Ave R-O-W





Order Confirmation

Order# 0000876165

PO Box 27283
Richmond, VA 23261-7283

Client: CITY OF KANNAPOLIS
Phone: 7049204300

Pavor : CITY OF KANNAPOLIS
Phone: 7049204300

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Account: 3143368
Address: BRIDGETTE BELL
KANNAPOLIS NC 28081

Sales Rep **Accnt Rep** **Ordered By**
aboan hdrclifr Pam

Fax: 7049337463
EMail: ap@kannapolisnc.gov

Total Amount \$1,506.48
Payment Amount \$1,506.48

Amount Due	\$0.00	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>PO Number:</u>
Tax Amount:	0.00	0	0	1	
Payment Meth:	Credit - Debit Card				

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000876165-01	CLS Legal	2 X 91 li	\$0.00

Production Method
AdBooker (liner)

Production Notes

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
CON Independent Trib	C-Legal Ads	Legal Notices	4

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING 401 Laureate Way,

Run Dates 8/31/2024, 9/ 5/2024, 9/12/2024, 9/19/2024

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
NCC Online	C-Legal Ads	Legal Notices	7

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING 401 Laureate Way,

Run Dates 8/31/2024, 9/ 1/2024, 9/ 2/2024, 9/ 3/2024, 9/ 4/2024, 9/ 5/2024, 9/ 6/2024

TagLine: NOTICEOFPUBLICHEARING401LAUREATEWAYKANNAPOLISNCCITYCOUNCILMEETINGMONDAYSEPTE
MBER232024AT600PMARESOLUTIONSTATINGTHEINTENTOFT

Ad Content Proof

Note: Ad size does not reflect actual ad



Order Confirmation

Order# 0000876165

PO Box 27283

Richmond, VA 23261-7283



NOTICE OF PUBLIC HEARING 401 Laureate Way, Kannapolis, NC

City Council Meeting
Monday, September 23, 2024, at 6:00 pm

A RESOLUTION STATING THE INTENT OF THE CITY OF KANNAPOLIS TO CONSIDER CLOSING A PORTION OF GOBLE STREET AS DESCRIBED HEREIN AND FIXING THE DATE OF PUBLIC HEARING ON THE QUESTION OF SUCH CLOSING

BE IT RESOLVED by City Council of the City of Kannapolis:

Section 1. That it is the intent of City Council of the City of Kannapolis to consider closing a portion of the following described public street or alley pursuant to Section 160A-299 of the General Statutes of North Carolina.

LEGAL DESCRIPTION

Lying and being in China Grove Township, Rowan County, North Carolina and being a portion of undeveloped right-of-way of Goble Street located on the north side of East 12th Street within the City of Kannapolis and being more particularly described as follows:

BEGINNING at a calculated point being the southwesterly corner of Nathaniel Jordan and wife Ruth Bost Jordan property (Parcel identification: 150-044, Deed Book 1301 page 951) also, being the intersection of the northern right-of-way of East 12th Street (formerly Eastview Street) and the southeasterly right-of-way of Goble Street, as shown on Book of Maps 9995, page 276, said point being located N 86 54'00" W a distance of 149.96 feet from an existing 1" iron on the northern right-of-way of East 12th Street, corner of Lots 17 & 18; thence, a new line with the northern right-of-way of East 12th Street, N 86 54'00" W a distance of 34.58 feet to an existing 1/2" iron rod, said rod marking the southeast corner of the Bent Oaks, LLC (Parcel identification: 150-045A, Deed Book 1440, page 320) said iron being the intersection of the northern right-of-way of East 12th Street and southwesterly right-of-way of Goble Street, said rod being S 86 41'17" E a distance of 50.03 feet from an existing 1/2" iron rod corner of Lots 11 & 12; thence, along the undeveloped right-of-way of Goble Street and with Bent Oaks, LLC, N 05 11'14" E a distance of 150.06 feet to an existing 3/4" iron pipe; thence, with a new line crossing undeveloped right-of-way of Goble Street, S 85 52'08" E a distance of 34.92 feet to an existing 1/2" iron rod, said rod marking the northwesterly corner of Nathaniel Jordan and wife Ruth Bost Jordan property; thence with the undeveloped right-of-way of Goble Street and the Jordan property S 05 19'29" W (passing a 5/8" bent iron rod at 147.66 feet) for a total distance of 149.45 feet, to the point of BEGINNING, having an area of 5201.56 square feet, 0.12 acres more or less, according to map and survey by Matthew M. Cunningham PLS. of Cunningham Land Surveying, PLLC dated August 15, 2024 (job number 2024-13 Street Closing) to which map and survey reference is hereby made and a copy of which is attached hereto and incorporated herein by reference.

Section 2. That a Public Hearing on the question of such closing of the above described right-of-way will be held at 401 Laureate Way, Kannapolis, North Carolina at 6:00 PM, or as soon thereafter as the matter may be heard, on the 23rd day of September, 2024 at which time plans for such closing will be explained and all persons will be given an opportunity to be heard.

Section 3. That notice of said closing and Public Hearing shall be given by publication, mailing, and posting as required by law.

Adopted this 26th day of August 2024.

Milton D. Hinnant
Mayor

Anyone who requires an 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 Heather James, Human Resource Director, by phone at 704-920-4322 or by email at hjames@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.

Publish: Saturday, August 31, 2024, Thursday, September 5, 2024, Thursday, September 12, 2024, Thursday, September 19, 2024

OWNNAME	TAXADD1	CITY	STATE	ZIPCODE
ANNIE L THOMAS	900 EVELYN AVE	KANNAPOLIS	NC	28083-3037
BENT OAKS LLC	6012 BAYFIELD PARKWAY #312	CONCORD	NC	28027-7597
NATHANIEL & RUTH JORDAN	601 E 12TH ST	KANNAPOLIS	NC	28083-2717
RUSSELL & LINDA DAVIS	600 E 13TH ST	KANNAPOLIS	NC	28083-2879



September 3, 2024

Re: Street Closure –Portion of Goble Street

Dear Property Owner:

In accordance with General Statute 160A-299 - *Procedure for Permanently Closing Streets and Alleys*, which states that after City Council adopts a Resolution of Intent declaring its intent to close a street or alley and sets a date for a public hearing on the intent to close, a certified copy of the Resolution of Intent must be mailed to owners of property adjoining the street or alley.

The City of Kannapolis has received an application to withdraw from dedication a portion of right-of-way known as Goble Street located between 12th Street and 13th Street. You have been identified as a property owner holding interest in property nearby the street as described to be closed (see reverse side of this letter for a map showing the portion described).

Please find enclosed a certified copy of the Resolution stating the City's intent to consider this withdrawal. The Public Hearing has been scheduled for Monday, September 23, 2024, 401 Laureate Way, Kannapolis, NC at 6:00 PM.

If you need additional information, you may contact the Planning Department at (704) 920-4350.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Smith". The signature is fluid and cursive, with the first name "Richard" and last name "Smith" clearly distinguishable.

Richard Smith
Planning Director

Enclosure

**A RESOLUTION
STATING THE INTENT OF THE CITY OF KANNAPOLIS TO CONSIDER CLOSING
A PORTION OF GOBLE AVENUE AS DESCRIBED HEREIN AND FIXING THE
DATE OF PUBLIC HEARING ON THE QUESTION OF SUCH CLOSING**

BE IT RESOLVED by City Council of the City of Kannapolis:

Section 1. That it is the intent of City Council of the City of Kannapolis to consider closing of a portion of the following described Public Street or alley pursuant to Section 160A-299 of the General Statutes of North Carolina.

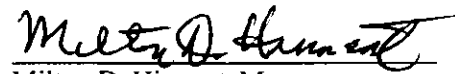
Lying and being in China Grove Township, Rowan County, North Carolina and being a portion of undeveloped right-of-way of Goble Street located on the north side of East 12th Street within the City of Kannapolis and being more particularly described as follows:

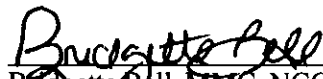
BEGINNING at a calculated point being the southwesterly corner of Nathaniel Jordan and wife Ruth Bost Jordan property (Parcel identification: 150-044, Deed Book 1301 page 951) also, being the intersection of the northern right-of-way of East 12th Street (formerly Eastview Street) and the southeasterly right-of-way of Goble Street, as shown on Book of Maps 9995, page 276, said point being located N 86 54'00" W a distance of 149.96 feet from an existing 1" iron on the northern right-of-way of East 12th Street, corner of Lots 17 & 18; thence, a new line with the northern right-of-way of East 12th Street, N 86 54'00" W a distance of 34.58 feet to an existing ½" iron rod, said rod marking the southeast corner of the Bent Oaks, LLC (Parcel identification: 150-045A, Deed Book 1440, page 320) said iron being the intersection of the northern right-of-way of East 12th Street and southwesterly right-of-way of Goble Street, said rod being S 86 41'17" E a distance of 50.03 feet from an existing ½" iron rod corner of Lots 11 & 12; thence, along the undeveloped right-of-way of Goble Street and with Bent Oaks, LLC, N 05 11'14" E a distance of 150.06 feet to an existing ¾" iron pipe; thence, with a new line crossing undeveloped right-of-way of Goble Street, S 85 52'08" E a distance of 34.92 feet to an existing ½" iron rod, said rod marking the northwesterly corner of Nathaniel Jordan and wife Ruth Bost Jordan property; thence with the undeveloped right-of-way of Goble Street and the Jordan property S 05 19'29" W (passing a 5/8" bent iron rod at 147.66 feet) for a total distance of 149.45 feet, to the **point of BEGINNING**, having an area of 5201.56 square feet, 0.12 acres more or less, according to map and survey by Matthew M. Cunningham PLS, of Cunningham Land Surveying, PLLC dated August 15, 2024 (job number 2024-13 Street Closing) to which map and survey reference is hereby made and a copy of which is attached hereto and incorporated herein by reference.

Section 2. That a public hearing on the question of such closing the above described right-of-way will be held at 401 Laureate Way, Kannapolis, North Carolina, at 6:00 o'clock p.m., on the 23rd day of September, 2024 at which time plans for such closing will be explained and all persons will be given an opportunity to be heard.

Section 3. That notice of said closing and public hearing shall be given by publication, mailing and posting as required by law.

Adopted this 26th day of August 2024


Milton D. Hinnant, Mayor
City of Kannapolis

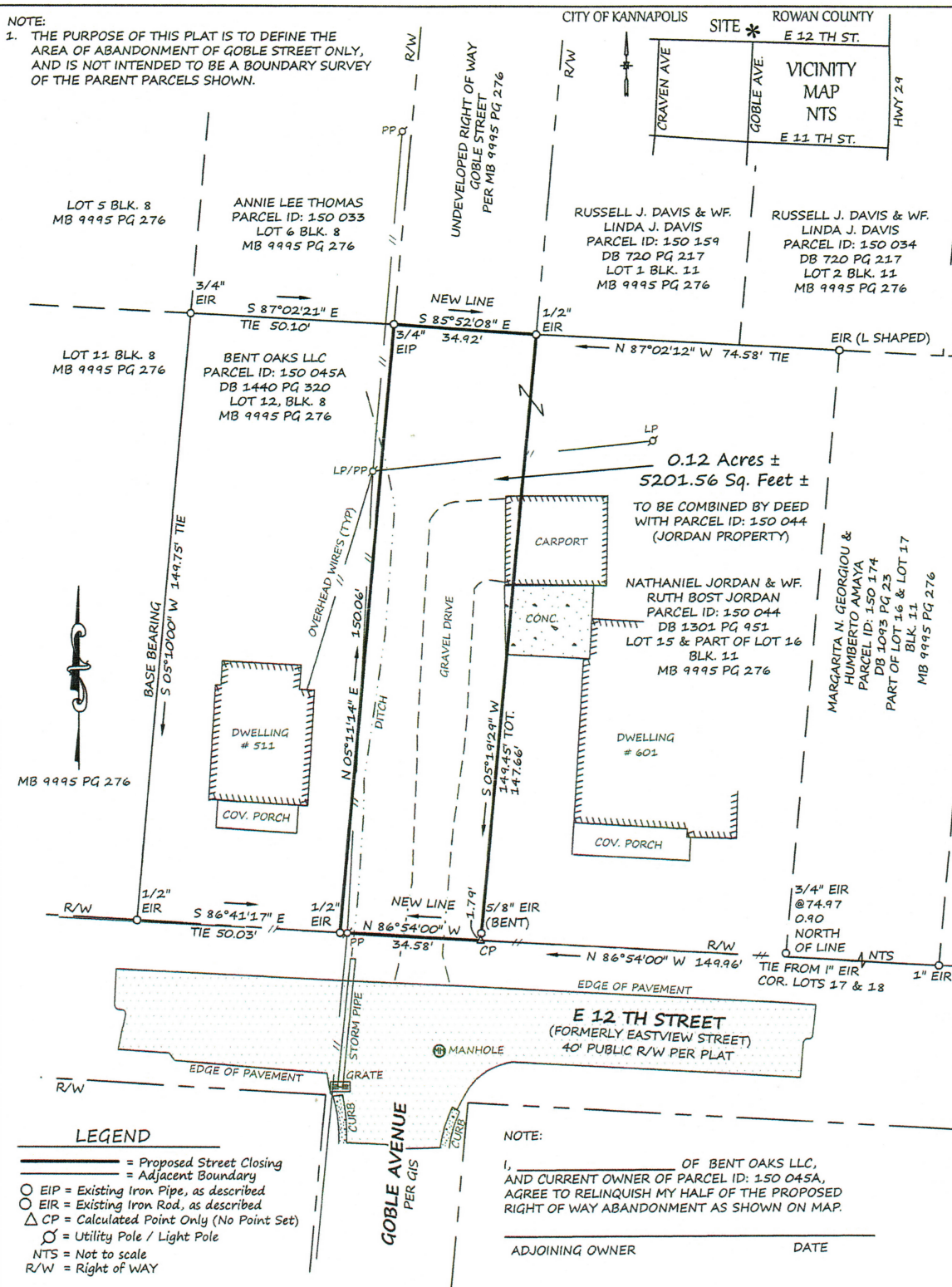

Bridgette Bell, MMC, NCCMC
City Clerk





NOTE:

1. THE PURPOSE OF THIS PLAT IS TO DEFINE THE AREA OF ABANDONMENT OF GOBLE STREET ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PARENT PARCELS SHOWN.



I, MATTHEW M. CUNNINGHAM, PLS. HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000+; ACCORDING TO G.S. 47-30 (F)(11-M) THIS MAP IS AN ATTACHMENT FOR ILLUSTRATIVE PURPOSES ONLY. WITNESS MY HAND AND SEAL THIS 25th DAY OF JULY, 2024.

Professional Land Surveyor L-4393

Cunningham
Land Surveying, PLLC

Firm No. P-2321 NC PLS L-4393
14050 Culp Road, Gold Hill,
NC 28071 704-467-2296

PRELIMINARY MAP
NOT TO BE USED FOR
SALES, CONVEYANCE OR
RECORDATION

Exhibit Map
Proposed Street Right of Way Abandonment
Portion of Goble Street
Map Book 9995 Page 276, H. O. Archer Addition
City of Kannapolis
China Grove Twp, Rowan Co., NC
Field Survey Date: July 24, 2024
Map Prepared: July 25, 2024

Scale : 1" = 30' Job # 2024-13 Street Closing
30' 15' 0' 30' 60'

EXHIBIT A

LEGAL DESCRIPTION

Lying and being in China Grove Township, Rowan County, North Carolina and being a portion of undeveloped right-of-way of Goble Street located on the north side of East 12th Street within the City of Kannapolis and adjoining Nathaniel Jordan and wife Ruth Bost Jordan (Parcel 150-044) and Bent Oaks, LLC (Parcel 150-045A) and being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point being the southwesterly corner of Nathaniel Jordan and wife Ruth Bost Jordan property (Parcel identification: 150-044, Deed Book 1301 page 951) also, being the intersection of the northern right-of-way of East 12th Street (formerly Eastview Street) and the southeasterly right-of-way of Goble Street, as shown on Book of Maps 9995, page 276, said point being located N 86°54'00" W a distance of 149.96 feet from an existing 1" iron on the northern right-of-way of East 12th Street, corner of Lots 17 & 18; thence, a new line with the northern right-of-way of East 12th Street, N 86°54'00" W a distance 34.58 feet to an existing ½" iron rod, said rod marking the southeast corner of the Bent Oaks, LLC (Parcel identification: 150-045A, Deed Book 1440, page 320) said iron being the intersection of the northern right-of-way of East 12th Street and southwesterly right-of-way of Goble Street, said rod being S86°41'17" E a distance of 50.03 feet from an existing ½" iron rod corner of Lots 11 & 12; thence, along the undeveloped right-of-way of Goble Street and with Bent Oaks, LLC, N 05°11'14" E a distance of 150.06 feet to an existing ¾" iron pipe; thence, with a new line crossing undeveloped right-of-way of Goble Street, S 85°52'08" E a distance of 34.92 feet to an existing ½" iron rod, said rod marking the northwesterly corner of Nathaniel Jordan and wife Ruth Bost Jordan property; thence, with the undeveloped right-of-way of Goble Street and the Jordan property S 05°19'29" W (passing a 5/8" bent iron rod at 147.66 feet) for a total distance of 149.45 feet, to the **point of BEGINNING**, having an area of 5201.56 square feet, 0.12 acres more or less, according to map and survey by Matthew M. Cunningham PLS, of Cunningham Land Surveying, PLLC dated August 15, 2024 (job number 2024-13 Street closing) to which map and survey reference is hereby made and a copy of which is attached hereto and incorporated herein by reference.

**CITY COUNCIL
CITY OF KANNAPOLIS
ORDER TO CLOSE**

WHEREAS, pursuant to North Carolina General Statute 160A-299, City Council of the City of Kannapolis has proposed to permanently close a portion of Goble Avenue located between East 12th Street and East 13th Street described as a Public Street or alley pursuant to Section 160A-299 of the General Statutes of North Carolina which is more particularly described as:

LEGAL DESCRIPTION

Lying and being in China Grove Township, Rowan County, North Carolina and being a portion of undeveloped right-of-way of Goble Street located on the north side of East 12th Street within the City of Kannapolis and being more particularly described as follows:

BEGINNING at a calculated point being the southwesterly corner of Nathaniel Jordan and wife Ruth Bost Jordan property (Parcel identification: 150-044, Deed Book 1301 page 951) also, being the intersection of the northern right-of-way of East 12th Street (formerly Eastview Street) and the southeasterly right-of-way of Goble Street, as shown on Book of Maps 9995, page 276, said point being located N 86 54'00" W a distance of 149.96 feet from an existing 1" iron on the northern right-of-way of East 12th Street, corner of Lots 17 & 18; thence, a new line with the northern right-of-way of East 12th Street, N 86 54'00" W a distance of 34.58 feet to an existing ½" iron rod, said rod marking the southeast corner of the Bent Oaks, LLC (Parcel identification: 150-045A, Deed Book 1440, page 320) said iron being the intersection of the northern right-of-way of East 12th Street and southwesterly right-of-way of Goble Street, said rod being S 86 41'17" E a distance of 50.03 feet from an existing ½" iron rod corner of Lots 11 & 12; thence, along the undeveloped right-of-way of Goble Street and with Bent Oaks, LLC, N 05 11'14" E a distance of 150.06 feet to an existing ¾" iron pipe; thence, with a new line crossing undeveloped right-of-way of Goble Street, S 85 52'08" E a distance of 34.92 feet to an existing ½" iron rod, said rod marking the northwesterly corner of Nathaniel Jordan and wife Ruth Bost Jordan property; thence with the undeveloped right-of-way of Goble Street and the Jordan property S 05 19'29" W (passing a 5/8" bent iron rod at 147.66 feet) for a total distance of 149.45 feet, to the **point of BEGINNING**, having an area of 5201.56 square feet, 0.12 acres more or less, according to map and survey by Matthew M. Cunningham PLS, of Cunningham Land Surveying, PLLC dated August 15, 2024 (job number 2024-13 Street Closing) to which map and survey reference is hereby made and a copy of which is attached hereto and incorporated herein by reference.

WHEREAS, a Public Hearing on the question of such closing was held on September 23, 2024, at which time the plans for such closing were explained and all persons given an opportunity to be heard; and

WHEREAS, notice of said closing was given in accordance with the requirements of law; and

WHEREAS, it has been found to the satisfaction of the City Council after the Public Hearing that closing of the street or public roadway is not contrary to the public interest and that no individual owning property in the vicinity of the street or public roadway or in the subdivision in which it is located would be deprived of reasonable means of ingress or egress to their property.

NOW, THEREFORE, IT IS HEREBY ORDERED by the City Council of the City of Kannapolis as follows:

1. That the portion of Goble Avenue located between East 12th Street and East 13th Street as described above, is hereby closed effective immediately.
2. That the City of Kannapolis reserves any and all right, title and interest in and to any utility improvements or easements within any portion of the above described street closed pursuant to this Order.
3. That a certified copy of this Order be filed in the office of the Register of Deeds for Cabarrus County, North Carolina.

Adopted this 23rd day of September 2024.

Milton D. Hinnant
Mayor

Attest:

Bridgette Bell, MMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report
September 23, 2024

To: Mayor and City Council
From: Alex Anderson, Director of Water Resources, Richard Smith, Planning Director
Subject: **PRESENTATION - Wastewater Treatment Capacity Update (NO ACTION REQUIRED)**

Action Requested by City Council

None, presentation only.

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

This update will focus on currently available sewer treatment capacity, capacity obligations and staff recommendations on the revised allocation plan. No action is required from City Council, as staff will present an amended Wastewater Allocation Policy and updated Exhibit A (the allocations) at an upcoming City Council meeting.

Fiscal Implications

None

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

None, presentation only.

Attachments

None