



**CITY COUNCIL
BUSINESS MEETING ACTION AGENDA
KANNAPOLIS CITY HALL
401 LAUREATE WAY, KANNAPOLIS, NC
NOVEMBER 25, 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

RECOGNITIONS

- A. Recognition of 2024 Kannapolis 101 Resident Graduates (Annette Privette Keller, Director of Communications)

PROCLAMATIONS

- A. National Pearl Harbor Day (Darrell Hinnant, Mayor)

CONSENT AGENDA - Motion to Adopt Consent Agenda or make revisions

- A. **COMMUNITY DEVELOPMENT BLOCK GRANT** (CDBG) Urgent Repair Program Amendment (APPROVED UNANIMOUS) (Sherry Gordon, Community Development Program Administrator)
- B. **MINIMUM HOUSING CODE VIOLATION** - 607 Leonard Ave (APPROVED UNANIMOUS) (Richard Smith, Planning Director)
- C. October 28, 2024 Business Meeting Minutes & October 28, 2024 Closed Session Minutes (APPROVED UNANIMOUS) (Bridgette Bell, City Clerk)
- D. November 18, 2024 Special Meeting Minutes & November 18, 2024 Closed Session Minutes (APPROVED UNANIMOUS) (Bridgette Bell, City Clerk)

BUSINESS AGENDA

- A. **PUBLIC HEARING AND RESOLUTION** - Request to rename East C Street to Milton Taylor Street (Hearing Continued from October 28, 2024 City Council meeting) (APPROVED UNANIMOUS) Changed to Milton L. Taylor Street. (Richard Smith, Planning Director)
- B. **PUBLIC HEARING - TA-2024-03** - Text amendments to Article 5, Section

5.10.F.(2)a.3(b) and Section 5.10.F.(2)B.2.: Stormwater Management Standards, Operation and Maintenance. (APPROVED UNANIMOUS) (Richard Smith, Planning Director)

- C. **AGREEMENT** - Interlocal Agreement with Town of Landis for Wastewater Treatment Feasibility (APPROVED UNANIMOUS) (Alex Anderson, Director of Water Resources, Kristin Jones, Assistant to the City Manager)

CITY MANAGER REPORT

CITY COUNCIL COMMENTS

SPEAKERS FROM THE FLOOR

CLOSED SESSION - Motion to go into Close Session pursuant to G.S. 143.318.11 (a) (5) for discussion of a negotiating position on price and other material terms of real property acquisition, and G.S. 143.318.11 (a) (4) for discussing matters relating to the location or expansion of industries or businesses in the area and G.S. 143-318.11 (a) (6) for the purpose of discussing personnel matters. (Mayor Pro tem Wilson)

MOTION - Continue meeting to 9:00 AM on Friday, December 6, 2024 at the Kannapolis City Hall, 401 Laureate Way, Executive Conference Room, 2nd Floor

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
November 25, 2024

To: Mayor and City Council
From: Annette Privette Keller, Director of Communications
Subject: Recognition of 2024 Kannapolis 101 Resident Graduates

Action Requested by City Council

None. Presentation Only

Required Votes to Pass Required Action

Presentation Only. No Action Required

Background

Twenty-five residents of Kannapolis were curious enough about how our city government works that they dedicated ten weeks to the Kannapolis 101 program. They went behind the scenes to look at everything from Public Safety to Economic Development and Environmental Services.

The participants of the Fall 2024 session were:

Aaliyah Hunter	Andrew Josupait	Carol Lee	Connie Brennan
Dawn Hucks	Delecia Bradley-Francis	Gina Hagan	Jayne Williams
Diane Browder-Boswell	Judy Stirewalt	Kylie Bocanegra	Logan Sipe
Mark Swenson	Rhonda Jones	Rhonda Flanders	Sandra Nichols
Shane Watkins	Meaghan Elizabeth Wade	Stephanie Forman	Sylvia S. Gause
Rhakeem Vanderburg	Tamara C Corriher	Tim Haley	Wayne Stirewalt
Theron Gerard Smoutherson			

Fiscal Implications

Policy Issues

Legal Issues

Recommendations and Alternate Courses of Action

Attachments

None



Office of the Mayor
KANNAPOLIS, NORTH CAROLINA
P R O C L A M A T I O N

NATIONAL PEARL HARBOR REMEMBRANCE DAY

WHEREAS, on a serene Sunday morning on December 7, 1941, the skies above Pearl Harbor were darkened by the bombs of Japanese forces in a surprise attack that tested the resilience of our Armed Forces and the will of our Nation, and

WHEREAS, we mourn the loss of more than 2,400 Americans whose lives were lost and 1,178 that were injured during the surprise attack on our homeland that changed the course of America and world history. Their service and sacrifice and the service and sacrifice of all our World War II veterans will be forever honored on this day by the citizens of a free and grateful Nation, and

WHEREAS, Pearl Harbor touched many lives, both military and civilian, although decades have passed since that ill-fated day in December of 1941, remains important today as it was over 75 years ago, and

WHEREAS, our Nation remains forever indebted to all those who gave their last full measure of devotion eight decades ago. We will never forget those who perished, and we will always honor our sacred obligation to care for our service members, veterans, and their families, caregivers, and survivors.

NOW, THEREFORE, I, MILTON D. HINNANT, Mayor of the City of Kannapolis, North Carolina, by the virtue of the authority vested in me as Mayor, do hereby urge all citizens to observe December 7, 2024, as National Pearl Harbor Remembrance Day and encourage all Americans to reflect on the courage shown by our brave warriors that day and remember their sacrifices.



IN WITNESS WHEREOF, I have set my hand and caused the great seal of the City of Kannapolis to be affixed the 25th day of November 2024.

Milton D. Hinnant



Kannapolis City Council

City Council Agenda Staff Report
November 25, 2024

To: Mayor and City Council
From: Sherry Gordon, Community Development Program Administrator
Subject: **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) Urgent Repair Program Amendment (APPROVED UNANIMOUS)**

Action Requested by City Council

Motion to increase the maximum funding amount for CDBG urgent repair projects from \$8,000 to \$10,000 for eligible households.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

Currently, the CDBG urgent repair program grants up to \$8,000 per household for eligible repairs in partnership with Habitat Cabarrus. Due to increased construction costs, the \$8,000 is no longer adequate. By increasing the grant amount to \$10,000 the program will be able to continue to meet repair needs of low to moderate income homeowners for projects such as new roofs, HVAC systems, plumbing and electrical repairs as well as handicap ramps.

Fiscal Implications

None

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

1. **Approve the increased grant amount for CDBG urgent repair projects from \$8,000 to \$10,000 for eligible households. (Recommended)**
2. Do nothing.

Attachments

None



Kannapolis City Council

City Council Agenda Staff Report
November 25, 2024

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **MINIMUM HOUSING CODE VIOLATION - 607 Leonard Ave (APPROVED UNANIMOUS)**

Action Requested by City Council

Adopt an Ordinance directing the Housing Inspector to remove or demolish structures on property located at 607 Leonard Avenue.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The property located at 607 Leonard Avenue is recommended for demolition based upon violation of the Minimum Housing Code and the recommendation of the Community Improvement Commission (CIC) at their October 25, 2024, Commission Meeting.

Code Enforcement has had the property mowed several times with subsequent liens recorded at Cabarrus County. An interior inspection was conducted on October 21, 2023. Attempts to provide notice regarding the hearing were difficult because the original property owner is deceased and there is no identifiable current property owner. The hearing was scheduled for January 9, 2024, and advertised in the local paper, but no parties of interest were present. Subsequently, staff identified a party of interest who was notified of the hearing findings and the established April 9, 2024 date to repair or demolish the structures.

Staff has not received any correspondence from any parties of interest.

Fiscal Implications

Funding to demolish the primary structure and several accessory structures is available in the Planning Department Budget. The expected cost to demolish the structure is approximately \$20,000.00, plus the cost to remove any asbestos found during an inspection.

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

- 1. Adopt an Ordinance to demolish the substandard structure (Recommended).**
2. Delay action and address again at a future meeting.

3. Take no action.

Attachments

1. 607 Leonard Ave FFO
2. 607 Leonard Exhibit A
3. Inspection letter 607 Leonard Ave
4. Lis Pendens 607 Leonard Ave
5. CE Ad 252.50
6. 607 Leonard Ave - Ordinance to Demolish

FINDINGS OF FACT AND ORDER

TO: Owners and parties of interest of the property located at 607 LEONARD AVE (56134657700000), in the City of Kannapolis, North Carolina.

The undersigned Minimum Housing Code Inspector of the City of Kannapolis pursuant to law conducted a hearing at the time and place stated in the Complaint and Notice heretofore issued and served, or at a time to which the hearing with previous notice to the above-named owners and parties in interest or their agents or attorneys. At the hearing, the Answer, if any, filed by the owners and parties in interest were carefully analyzed and considered by the undersigned. In addition to other evidence presented, the undersigned personally inspected the property described above, and such inspection and examination has been considered, along with other evidence offered at this hearing.

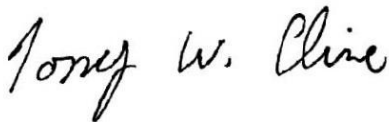
Upon the record and all of the evidence offered and contentions made, the undersigned Minimum Housing Code Inspector does hereby find the following facts:

1. The above-named owners and parties in interest with respect to the property located at the place specified above were duly served as required by law with written Complaint and Notice of Hearing which set forth the Complaint that the premises located at the above address is in violation of the City of Kannapolis Minimum Housing Code and the particulars thereof, and fixed a time and place for a hearing upon the Complaint as provided by law.
2. **At the hearing, the following owners, persons in interest or their agents or their agent's attorneys, were present and participated therein:** **No parties of interest were in attendance**
3. The premises described above does violate the City of Kannapolis Minimum Housing Code by reason of the conditions found to be present and to exist in and about the structure.
4. Due to these conditions, the building and/or premises described above is within the meaning of the City Minimum Housing Code, so as to be unfit for occupation.

IT IS THEREFORE ORDERED that the owners of the property above are required to bring such property into compliance with the Minimum Housing Code by:

- ☐ repairing, altering, improving or vacating and closing the deteriorated structure.
☒ repairing, altering, improving or vacating and demolishing the dilapidated structure.
☒ cleaning up the premises.

By a date no later than the 9th day of April 2024.



Tony W Cline
Senior Code Enforcement Officer

"Exhibit A"

Inspection location: 607 Leonard Avenue

Date/Time: October 31, 2023 at 2:55pm

Kannapolis Code of Ordinances Section 8-7: A DWELLING IS UNFIT FOR HUMAN HABITATION IF ANY ONE OF THE MAJOR FOLLOWING CONDITIONS EXIST:

X____ (3) Floors or roofs which have improperly distributed loads, which are overloaded, or which have insufficient strength to be reasonably safe for the purpose used

X____ (5) Dilapidation, decay, unsanitary conditions, or disrepair which is dangerous to the health, safety or welfare of the occupants or other people in the city or jurisdiction.

X____ (6) Inadequate facilities for egress in case of fire or panic.

X____ (7) Defects significantly increasing the hazards of fire, accident or other calamities.

X____ (8) Lack of adequate ventilation, light, heating or sanitary facilities to such extent as to endanger the health, safety or general welfare of the occupants or other residents of the city.

X____ (9) Lack of proper electrical, heating or plumbing facilities required by this chapter which constitutes a definite health or safety hazard.

X____ (10) Lack of connection to a potable water supply and/or to the public sewer or other approved sewage disposal system. This includes when water supply has been cut-off for non-payment.

Kannapolis Code of Ordinances Section 8-7: A DWELLING IS UNFIT FOR HUMAN HABITATION IF IT FAILS TO FULLY COMPLY WITH SEVEN (7) OR MORE OF THE FOLLOWING MINOR CONDITIONS EXIST:

STRUCTURAL STANDARDS

X____ (1) Listing, leaning, buckling, rotting, deteriorated or damaged walls, partitions, supporting members, sills, joists, rafters or other structural members and shall not have holes or cracks which might allow rodent entry.

X____ (2) Inadequate floors or roofs which do not have adequate supporting members of strength to be safe and support reasonable loads.

____ (3) Foundation, foundation walls, piers, or other foundation supports shall not be deteriorated or damaged.

____ (4) Improperly maintained steps, stairs, landings, porches which may fail or collapse.

____ (5) Inadequate egress in case of fire or panic

____ (6) Unsuitable walls, ceilings, closets and hallways which do not have materials that promote cleanliness or sanitation or do not maintain privacy between spaces.

____ (7) Exterior portions of a dwelling must be constructed and maintained with weathertight materials including roof, flashings, walls, floors and doors.

____ (8) Defective, deteriorated or fire hazardous chimney, including one in danger of falling

____ (9) Use of the ground for floors or wood floors on the ground is prohibited

PLUMBING STANDARDS

____ (10) Lack of a kitchen, sink, lavatory, tub or shower, water closet, and an adequate supply of both hot and cold water supplied through an approved pipe distribution system and connected to a potable water supply.

____ (11) Plumbing fixtures shall be maintained and in good working order

____ (12) Plumbing fixtures shall be located within the dwelling and accessible. The water closet and tub or shower shall be in a room(s) affording privacy.

HEATING STANDARDS

____ (13a) Every heating system (central or electric) shall heat habitable rooms, bathrooms and water closets to a minimum of seventy (70) degrees during average winter conditions (measured three (3) feet from the floor).

____ (13b) Alternate heat may be used where there is no central or electric heat but there must be sufficient electrical receptacles, fireplaces, chimneys, flues, or gas vents whereby appliances may be connected in order to heat all habitable rooms, bathrooms and water closets to the same standards listed for central or electric heated dwellings

____ (13c) Portable kerosene heaters are not acceptable as a permanent heating source.

ELECTRICAL STANDARDS

____ (14) Habitable rooms shall contain at least two (2) floor or wall electrical receptacles connected per code. Rooms other than habitable rooms shall have at least one (1) supplied ceiling or wall type electric light fixture

____ (15) Public halls and stairways must be always adequately lighted when natural light is not sufficient

____ (16) Fixtures, receptacles, equipment, and wiring must be maintained in a state of good repair and installed in accordance with the code

VENTILATION STANDARDS

____ (17) Habitable rooms shall have at least one window or skylight facing outdoors.

X___ (19) Bathrooms equipped with more than one (1) water closet compartment shall comply with light and ventilation requirements for habitable rooms

SAFE AND SANITARY MAINTENANCE STANDARDS

X___ (23) Foundation walls, exterior walls or roofs in disrepair, not weathertight, rodent proof, not capable of supporting normal loads or not protected with paint or other protective covering.

X___ (24) Floors, interior walls, or ceilings must be in sound condition and maintained

X___ (25) Windows, exterior doors shall be weathertight, watertight, and maintained

X___ (26) Inside and outside stairs and appurtenances (rails, treads, etc.) shall be safe to use and capable of supporting the load that normal use may cause and be maintained in sound condition

X___ (27) Bathroom and kitchen floor surface and water closet compartment shall be maintained to be reasonably impervious to water

X___ (28) Every supplied facility, equipment or utility required must be maintained and in good working order.

INSECT, RODENT, AND INFESTATION CONTROL STANDARDS

X___ (31) Windows and exterior door opens must have a screen when leading to the outside except when artificially ventilated or air conditioned.

X___ (32) Basement or cellar windows and openings shall be rodent proof



September 28, 2023

Mrs. HL Hallman Est
C/O Hoyt Hallman
607 Leonard Ave
Kannapolis, NC 28081

Greetings:

According to public records, you own and/or are responsible for the property at **607 Leonard Avenue (PIN 5613-46-5770)**. Due to possible substandard conditions within the structure on the property, citizen complaints, and possible public safety concerns, I am scheduling **October 12, 2023, at 10:00 a.m.** as the date and time to inspect the interior of building. Please be present to allow entry on this date.

Please call if you need to schedule an alternate time, or if I can be of assistance. Please be aware that without your presence, or without a timely phone call to reschedule the inspection, an administrative search warrant may be obtained to enter the structure on a date convenient with staff. Should the administrative search warrant be needed further notice to you will not be made. I can be reached at 704-920-4356, or by e-mail at twcline@kannapolisnc.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tony W. Cline', is positioned below the 'Sincerely,' text.

Tony W. Cline
Senior Code Enforcement Officer

NOTICE OF LIS PENDENS
FILED PURSUANT TO N.C. GEN. STAT. § 1-120.2
CITY OF KANNAPOLIS
PROCEEDING

THIS NOTICE OF LIS PENDENS is filed by the City of Kannapolis, a Municipal Corporation of Cabarrus County, North Carolina, to provide record notice of the following code enforcement proceeding:

1. This code enforcement proceeding is pending before the Housing Inspector of the City of Kannapolis, 118 South Main Street, Kannapolis, NC 28082.

2. The parties to this code enforcement action are:

<u>Carrie A. Hallman Heirs.</u>	<u>Clyde H. Herman Jr</u>
<u>Hoyt R. Hallman</u>	<u>Peggy Herman Smith</u>
<u>Nellie Merritt Harrett</u>	<u>W. B. Favell</u>
<u>Helen Favell Hayes</u>	<u>S.P. Favell Jr.</u>
<u>A. D. Favell</u>	

3. The nature and purpose of this code enforcement action is correction of violations of the Kannapolis Code of Ordinances under (applicable proceeding checked):

☒ Chapter 8, Minimum Housing and Article 19, Part 6, North Carolina General Statutes.

☐ Chapter 4, Article II. Non-Residential Building Code, and Article 19, Part 5, North Carolina General Statutes.

Other: _____

A copy of the complaint and notice of hearing issued in said code enforcement proceeding is attached hereto and incorporated herein by reference.

4. The real property affected by this code enforcement proceeding is described as follows:

607 Leonard Avenue

Cabarrus County Tax Department Parcel Identification Number (PIN#) **5613-46-5770**

The undersigned certifies further that a copy of this Notice of Lis Pendens was served upon the owners and parties in interest in the subject building or dwelling in accordance with NC Gen. Stat. §§ 1-120.2 and 160A-428 or 160A-445 as applicable.

Date: **November 15, 2024**

Title: Senior Code Enforcement Officer
City of Kannapolis, North Carolina

For completion by Clerk:
JD_____, Page _____



Order Confirmation

Order# 0000856480

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**
hjonesncc aboan Pam Scaggs

Fax: 7049337463
EMail: ap@kannapolisnc.gov

Total Amount **\$252.50**

Payment Amount **\$252.50**

Amount Due **\$0.00**

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets **Proofs** **Affidavits** **PO Number:**

0

0

1

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000856480-01	CLS Legal	2 X 50 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	1

Run Schedule Invoice Text: File No. KNCE2023-01443 COMPLAINT AND NOTICE

Run Dates 12/17/2023

<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: File No. KNCE2023-01443 COMPLAINT AND NOTICE

Run Dates 12/17/2023, 12/18/2023, 12/19/2023, 12/20/2023, 12/21/2023, 12/22/2023, 12/23/2023

TagLine: FILENOKNCE202301443COMPLAINTANDNOTICEOFHEARINGBEFORETHEHOUSINGINSPECTORUNDERT
HEMINIMUMHOUSINGCODETOOWNERSANDPARTIE



Order Confirmation

Order# 0000856480

PO Box 27283

Richmond, VA 23261-7283

Ad Content Proof

Note: Ad size does not reflect actual ad



File No. KNCE2023-01443

COMPLAINT AND NOTICE OF HEARING BEFORE THE HOUSING INSPECTOR UNDER THE MINIMUM HOUSING CODE

TO: Owners and parties in interest in the property located at **607 LEONARD AVE (56134657700000)**, in the City of Kannapolis, North Carolina.

YOU ARE HEREBY NOTIFIED that the housing unit and/or lot located at the address designated above is a condition that appears to be unfit for human habitation and to violate the City of Kannapolis Minimum Housing Code in the following ways:

See Exhibit "A"

YOU ARE FURTHER NOTIFIED that a hearing will be held before the Inspector of the City of Kannapolis at 401 Laureate Way at **10:00am on January 5, 2024**, for the purpose of finding the facts as to whether or not the condition of such property falls within the scope of the above mentioned sections of the Minimum Housing Code. At the hearing, you shall be entitled to offer such evidence as is relevant to material to the questions sought to be determined or the remedies to be affected.

YOU ARE FURTHER NOTIFIED that if, upon such hearing, the Housing Inspector shall find that the conditions of the above-described property do in fact violate the Minimum Hosing Code and do in fact render such dwelling unit unfit for human habitation, the Housing Inspector will issue an order in writing directed to the owner of such property requiring the owner to remedy these conditions. The Housing Inspector may make such other orders and take such other procedures as are authorized under the Housing Code and the General Statutes of North Carolina.

Further information as to this matter may be obtained by contacting the undersigned at 704-920-4356. I can also be reached by e-mail at twcline@kannapolisnc.gov.

This the 8th day of December 2023.

Publish: December 17, 2023.

**AN ORDINANCE DIRECTING THE HOUSING INSPECTOR TO REMOVE OR
DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN
HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON
THAT THE SAME MAY NOT BE OCCUPIED**

WHEREAS, the City of Kannapolis finds that the dwelling described herein is unfit for human habitation under the City Minimum Housing Code and that all of the procedures of the Minimum Housing Code have been complied with; and

WHEREAS, the dwelling should be removed or demolished as directed by the Code Administrator/Housing Inspector and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owner of this dwelling has been given a reasonable opportunity to bring the dwelling up to the standards of the Minimum Housing Code in accordance with NCGS 160D-1203(5) pursuant to an order issued by the Code Enforcement Officer/Housing Inspector on January 9, 2024, and the owner has failed to comply with the Order;

NOW, THEREFORE, BE IT ORDAINED by City Council of the City of Kannapolis that:

Section 1. The owner of such building(s), dwelling(s) and premises is hereby ordered to vacate any occupants or personal property therein on or before **December 1, 2024**.

Section 2. The Housing Inspector is hereby authorized and directed to place a placard containing the legend:

“This building is unfit for human habitation; the use or occupation of
this building for human habitation is prohibited and unlawful.”

on the building located at the following address:

607 Leonard Avenue (Cabarrus County Parcel 56134657700000)

Section 3. The Code Enforcement Officer/Housing Inspector is hereby authorized and directed to proceed to remove or demolish the above-described structure in accordance with this order to the owner thereof dated April 9, 2024, and in accordance with the Housing Code and NCGS 160D-1203(5).

Section 4. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the County Tax Collector and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of NCGS Chapter 160A or as otherwise allowed by law. Each such Ordinance shall be recorded in the Register of Deeds in the county wherein the property is located as provided by NCGS 160D-1203;

(b) Upon completion of the required removal or demolition, the Code Enforcement Officer/Housing Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Code Enforcement Officer/Housing Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after the sale of the materials and satisfaction of the cost of removal or demolition, the Code Enforcement Officer/Housing Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by NCGS 160D-443(7).

Section 5. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 6. This Ordinance shall become effective upon its adoption.

ADOPTED this 25th day of November, 2024.

Milton D. Hinnant, Mayor

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk

**CITY OF KANNAPOLIS
CITY COUNCIL MEETING
BUSINESS MEETING MINUTES
October 28, 2024**

A regular business meeting of the City Council of the City of Kannapolis was held on Monday, October 28, 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
Jeanne Dixon

Council Members Absent: None

City Manager: Mike Legg

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:	David Jordan	Tony Eury
	Terry Spry	Brian Roberts
	Gerald Faulkner	Kirk Beard
	Richard Smith	Gary Mills
	Alex Anderson	Irene Wong
	Michael Rattler	Albaro Reyes-Martinez

Others Present:	Joe Hatley	Stephanie Foman
	Jay Daniel	Ronica H Dean
	Pam Smith	Kenneth Wortman
	Naomi Hatchell	Charon Armstrong
	Myla Dixon	Tamara Shinn
	Chris Gaddis	Jason Gaddis

CALL TO ORDER AND WELCOME:

1 Mayor Hinnant called the meeting to order and welcomed all in attendance.

2
3 **MOMENT OF SILENT PRAYER AND PLEDGE OF ALLIGIANCE.**

4 Mayor Hinnant led a moment of silent prayer and Council Member Dixon offered the Pledge of
5 Allegiance.

6
7 **ADOPTION OF THE AGENDA- Motion to adopt agenda or make revisions**

8 Mayor Pro tem Wilson made a motion to approve the agenda. The motion was seconded by Council
9 Member Jackson and approved by unanimous vote.

10
11 **RECOGNITIONS:**

12 **Ceremonial Swearing-In of Police Officers (Terry Spry, Chief of Police)**

13 Chief Spry introduced five of the Police Department's newest officers and were ceremonially sworn
14 into office by City Clerk Mrs. Bridgette Bell. These officers recently completed Basic Law
15 Enforcement Training. This course includes over 700 hours of training, covering a variety of law
16 enforcement topics and a comprehensive State exam at the conclusion of the course. They are
17 currently going through the Police Department's 21-week Field Training Program.

18
19 Chase Faine
20 Edward Mena
21 Dominic Pillo
22 Brandon Shue
23 Jordan Young
24

25 **PROCLAMATIONS**

26 Mayor Hinnant read a proclamation for Veterans Day, November 11, 2024.

27
28 **CONSENT AGENDA:**

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

31
32 Non-Employee Discrimination Procedure Policy (Mallory Hodgson, Assistant Engineering
33 Director) (Copy included as Exhibit A)
34

35 First Reading: TA-2024-03 -Text amendments to Article 5, Section 5.10.F.(2) a.3(b) and Section
36 5.10.F.(2) b.2.: Stormwater Management Standards, Operation and Maintenance. (Richard Smith,
37 Planning Director) (Copy included as Exhibit B)

38 October 14, 2024, City Council Minutes (Bridgette Bell, City Clerk)

1 October 14, 2024, Closed Session Minutes (Bridgette Bell, City Clerk)

2
3 **BUSINESS AGENDA:**

4 **Public Hearing and Resolution - Request to rename East C Street to Milton Taylor Street**
5 **(Richard Smith, Planning Director) (Copy included as Exhibit C)**

6 Council Member Dixon requested that that item be continued until the November 25, 2024, Council
7 meeting to allow time to speak to the family concerning the street renaming. Motion was seconded
8 by Council Member Kincaid and approved by unanimous vote.
9

10 **Public Hearing- Voluntary Annexation (A-2024-02) of approximately 99.6 +/- acres of**
11 **combined unaddressed properties located on Cannon Farm Road (Rowan County Parcel #'s**
12 **244 046, 244 047 and 244 012) and consider a motion to extend the Corporate Limits of the**
13 **City of Kannapolis. (Richard Smith, Planning Director) (Copy included as Exhibit D)**

14 Mr. Smith explained that the applicant and property owner, Laurel Gardens Development, LLC
15 (Jason Gaddis), has applied for voluntary annexation of approximately 99.6 +/- acres of combined
16 unaddressed contiguous property located on Cannon Farm Road.
17

18 On October 14, 2024, the City Council adopted a Resolution of Intent to Annex the subject
19 property; authorized the Clerk to Investigate the Intent to Annex; Certify the Sufficiency of the
20 Petition; and established a public hearing date of October 28, 2024.
21

22 The properties are further identified as Rowan County Parcel Identification Numbers 244 046, 244
23 047, and 244 012, and are currently located in an unincorporated area of Rowan County in the
24 Extra Territorial Jurisdiction (ETJ) of the City of Kannapolis. These properties are the previously
25 intended next phase of the older Laurel Crest subdivision developed by Jon Finger. The new
26 developer is requesting annexation to receive select city services. The subject unaddressed parcels
27 are located on Cannon Farm Road in an unincorporated area of Rowan County and are currently
28 zoned Residential 4 (R4). While the properties are located outside the City's corporate limits, they
29 are within the City's ETJ and already have a City of Kannapolis Zoning Designation.
30

31 Council Member Dayvault asked if the property will be served by water and sewer. Mr. Smith
32 responded that the project would have septic tanks and there has been discussion regarding water.
33 Mr. Dayvault asked how many houses per acre. Mr. Smith responded one acre.
34

35 There being no further discussion or questions, Mayor Hinnant opened the public hearing to those
36 in attendance for an opportunity to speak. There being no speakers, Mayor Hinnant closed the
37 public hearing.

38 Council Member Dayvault made a motion to adopt an Ordinance to extend the Corporate Limits

1 of the City of Kannapolis of approximately 99.6 +/- acres of combined unaddressed properties
2 located on Cannon Farm Road. The motion was seconded by Mayor Pro tem Wilson and approved
3 by unanimous vote.
4

5 **Public Hearing and Order to withdrawal from dedication a portion of right-of- way known as**
6 **Small Street. (Richard Smith, Planning Director) (Copy included as Exhibit E)**

7 Mr. Smith explained that Staff received a request from Larry Tallman to close the portion of Small
8 Street ROW that is located between 204 and 209 Small Street, as depicted on the submitted survey
9 map.
10

11 Mr. Tallman has indicated that he has used and maintained this portion of Small Street for the
12 past fifty (50) years. Generally, when these ROW areas are closed, the properties are equally
13 divided between the adjacent property owners. In this case, Mr. Tallman owns both properties
14 adjacent to the requested ROW closure. Provided there is no evidence given at the Public
15 Hearing that withdrawing from this dedication is not contrary to the public interest, it is
16 recommended that City Council approve the Order to Close.
17

18 There being no questions or comments, Mayor Hinnant opened the public hearing to those in
19 attendance for an opportunity to speak. There being no speakers, Mayor Hinnant closed the
20 public hearing.
21

22 Council Member Berry made a motion to approve an Order to withdrawal from dedication a portion
23 of right-of-way known as Small Street. The motion was seconded by Mayor Pro tem Wilson and
24 approved by unanimous vote.
25

26 **Irish Buffalo Creek Greenway Grant submittal Phase II (Gary Mills, Parks & Recreation**
27 **Director) (Copy included as Exhibit F)**

28 Mr. Mills explained that this project is a +/- 1.2-mile extension (north) of the existing 3.1-mile
29 Irish Buffalo Creek (IBC) Greenway. The existing IBC Greenway starts at Vietnam Veterans
30 Park heading north and ends at the existing trailhead parking area at Rogers Lake Rd. It
31 connects seven residential neighborhoods (several thousand people) to Vietnam Veterans Park
32 and is regionally part of the 15 county Carolina Thread Trail network. Kannapolis' greenway
33 master plan proposes to extend the IBC greenway north into downtown Kannapolis. Grassy
34 fields, woods, schools, and residential neighborhoods border the scenic Creekside greenway.
35 When built-out, the greenway will be more than 7-miles in length. The proposed 1.2-mile
36 segment is the next leg of the phased greenway. This proposed segment will head north from
37 Rogers Lake Road and connect to Safrat Park, an existing 17-acre Kannapolis Park, and the

1 Hwy. 3 sidewalk/bike lane network.

2
3 This second phase has already received a planning grant (\$35,000) from the Cabarrus Health
4 Alliance (CHA) who has been a project partner since 2008. The project has been attractive to
5 CHA because the greenway provides close to home recreation for thousands of people who can
6 run, bike, walk, and stay active. They see the greenway as a great tool to reduce childhood and
7 adult obesity in Cabarrus County. This next planned phase of the Irish Buffalo Creek Greenway
8 follows the approved Kannapolis greenway master plan. There is widespread public support
9 for the greenway as greenways and walking trails were one of the top requested amenities by
10 City residents in our recent survey as part of our adopted citywide comprehensive P&R master
11 plan. This next phase will require easement or right of way from 5 landowners.

12
13 This grant is from a funding source through the state of North Carolina called the Great Trails
14 State Program as this is the state legislature recognized "Year of the Trail" in North Carolina.
15 The state legislature appropriated \$25 million in funding **this year only**, for trail development
16 across the state of North Carolina. They are funding for acquisition, design, and construction.
17 We are looking to apply for an acquisition grant in the amount of \$290,000 of which the City's
18 portion would be \$145,000. If the grant is awarded, acquisition will need to take place within
19 three years and development will need to occur within five years of acquiring the property. The
20 current intent is for the City to seek additional outside funding for design/construction of the
21 greenway via another CMAQ grant (which funded the most recent extension). The City's
22 portion of the match for the Great Trails State Grant will be \$145,000, if grant is awarded and
23 accepted.

24
25 There being no questions or comments, Mayor pro tem Wilson made a motion to approve the
26 submittal of the Irish Buffalo Creek Greenway Grant Phase II. Motion was seconded by Council
27 Member Kincaid and approved by unanimous vote.

28
29 **CITY MANAGER COMMENTS:** None.

30
31 **CITY COUNCIL COMMENTS:**

32 Council Member Dayvault mentioned the "sea of American flags" flown today at the downtown
33 Old Armor Beer Company. ESPN's SportsCenter hosts, Sal Paolantonio and Marty Smith, visited
34 the City of Kannapolis to film segments of their Veteran's Day Special "American Heroes".
35 Segments will include Old Armor Beer Company and their veteran ownership, local veterans,
36 Veterans Park, and the Dale Earnhardt Tribute Plaza.

37
38 Mayor Hinnant noted that the City was honored this week and welcomed attendees of the Southeast

1 U.S./Japan Conference. This conference focuses on maintaining positive international connections
2 with Japan and North Carolina, Alabama, Florida, Georgia, Mississippi, Tennessee and South
3 Carolina. While in Kannapolis, key Japanese officials and business leaders from around the
4 Southeast learned about our downtown revitalization and toured the North Carolina Research
5 Campus. The conference rotates around the Southeast states and Japan. This year's event also
6 includes visits to Honda Aircraft in Greensboro, and the Charlotte Motor Speedway
7

8 **SPEAKERS FROM THE FLOOR:**

9 Ronia H Dean of 2013 South Ridge Avenue stated that she has spoken about traffic in the past and
10 did not want to be a complainer without solutions. Every straight street in Kannapolis needs to be a
11 toll road and that way out of state people will have to pay. Whether it is \$5.00 per car or \$600 per
12 hour. Eliminate 45 MPH. Create a police speed enforcement team or it does not have to be
13 manpower, it could be citizen power and have a way to request police assistance for a particular
14 area. There are many things we can do.
15

16 Naomi Hatchell of 1804 Clay Street thanked Mayor Pro tem Wilson and Council Member Dayvault
17 on bringing up the issue of recording city meetings. She said by making the recordings available
18 online would be helpful to those that may have to work late and are not able to attend Council
19 meetings. You cannot hear passion in one's voice or feel the atmosphere when just reading meeting
20 minutes. She noted that the school board and other entities offer this online. Also, the recordings
21 can be achieved for future generations.
22

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

26 Mayor Pro tem Wilson made a motion to go into closed session GS. 143-318.11 (a) (3) to consult
27 with an attorney to preserve the attorney client privilege and G.S. 143.318.11 (a) (4) for discussing
28 matters relating to the location or expansion of industries or businesses in the area. Motion was
29 seconded by Council Member Dayvault and approved by unanimous vote.
30

31 The Council went into closed session at 6:35 PM.
32

33 There being no further business, Mayor Pro tem Wilson made a motion to come out of Closed
34 Session. Motion was seconded by Council Member Dayvault and approved by unanimous vote.
35

36 Council resumed regular session at 7:30 PM.
37

38 City Manager Legg noted complaints regarding campaign signs at the Train Station. Every sign in

1 front of the train station is in violation of the City's sign ordinance and the State Board of Elections
2 signage rules. Also, the signs are blocking the sight right of way. He noted one approach is to remove
3 the signs or do nothing since the election is a week away. It was the consensus of Council to not do
4 anything in light that the election will be held next week.

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

8
9 The meeting adjourned at 7:35 PM on Monday, October 28, 2024.

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

15
16 _____
Bridgette Bell, MMC, NCCMC
17 City Clerk

**CITY OF KANNAPOLIS
CITY COUNCIL SPECIAL
MEETING MINUTES
November 18, 2024**

A special meeting of the City Council of the City of Kannapolis was held on Monday, November 18, 2024, at 6:00 PM at the Kannapolis City Hall Executive Conference Room located at 401 Laureate Way, Kannapolis, NC.

CITY COUNCIL MEMBERS PRESENT:

Mayor: Milton D. Hinnant

Council Members: Jeanne Dixon
Darrell Jackson
Dianne Berry
Tom Kincaid

Council Members Absent: Ryan Dayvault
Doug Wilson

City Manager: Mike Legg

Deputy City Manager: Eddie Smith

Assistant City Manager: Wilmer Melton

Assistant City Manager: Tina Cline

City Attorney: Walter M. Safrit

Staff Present: Heather James

Others Present: None

CALL TO ORDER AND WELCOME:

Mayor Hinnant called the meeting to order.

ADOPTION OF AGENDA - Motion to Adopt Agenda or make revisions

Council Member Kincaid made a motion to adopt the agenda. Motion was seconded by Council Member Jackson and approved by unanimous vote.

Closed Session pursuant to G.S. 143-318.11 (a)(6) for the purpose of discussing personnel matters

Council Member Berry made a motion to go into closed session pursuant to G. S. 143-318.11 (a)(6) for the purpose of discussing personnel matters. Motion was seconded by Council Member Dixon and approved by unanimous vote.

Council Member Kincaid made a motion to come out of closed Session. Motion was seconded by Council Member Dixon and approved by unanimous vote.

1 Council resumed regular session at 6:42 PM.

2
3 There being no further business to come before Council, Council Member Jackson made a motion
4 to adjourn. Motion was seconded by Council Member Jackson and approved by unanimous vote
5

6 The meeting adjourned 6:42 pm on Monday, November 18, 2024.
7
8
9

10
11 Milton D. Hinnant, Mayor

12
13 Bridgette Bell, MMC, NCCMC
14 City Clerk
15



Kannapolis City Council

City Council Agenda Staff Report
November 25, 2024

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING AND RESOLUTION** - Request to rename East C Street to Milton Taylor Street (Hearing Continued from October 28, 2024 City Council meeting) (APPROVED UNANIMOUS) Changed to Milton L. Taylor Street.

Action Requested by City Council

Conduct a Public Hearing and adopt a Resolution renaming East C Street to Milton Taylor Street.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

This item was continued from the October 28, 2024 City Council meeting. Staff was previously directed by City Council at their September 23, 2024 meeting to begin the process to rename East C Street to Milton Taylor Street. These efforts were made in order to honor and memorialize the contributions made by Mr. Taylor to the City of Kannapolis and the community as a whole. Mr. Taylor served as a public figure in the community for over thirty (30) years, serving in many civic and professional roles, and is best known as a teacher and administrator for the Kannapolis City School System and retired as a principal of George Washington Carver School (Kannapolis Middle School). Mr. Taylor passed away in 2017.

As per the City's Addressing Ordinance, the Planning Department is authorized to determine the need for road name changes and to recommend such changes to City Council.

If City Council moves forward with this renaming, contact will be made with Mr. Taylor's family informing them of the decision.

Fiscal Implications

This is a City street and the petition to rename is City driven. The cost of the street sign replacement will be paid by the City.

Policy Issues

None

Legal Issues

None

Recommendations and Alternate Courses of Action

1. **Motion to adopt Resolution renaming East C Street to Milton Taylor Street (Recommended).**
2. Take no action.
3. Table the matter to a future meeting.

Attachments

1. List of Notified Properties
2. Notice of Public Hearing
3. Resolution-Renaming of East C Street

AcctName1	MailAddr1	MailCity	MailState	MailZipCoc
STEPHEN L MCARTHUR & GAIL E SNOW ROWAN COUNTY	11914 SHAWNEE FOREST DR 130 W INNES ST	LITTLE ROCK SALISBURY	AR NC	72212 28144
NORRIS & SANDRA RAPER	200 N RIDGE AVE	KANNAPOLIS	NC	28083
RICKY & MELISSA HILTON	201 S RIDGE AVE	KANNAPOLIS	NC	28083
JAMES & AMY OVERCASH	202 E C ST	KANNAPOLIS	NC	28083
ROBERT & REBECCA CLARK	203 E C ST	KANNAPOLIS	NC	28083
DAVID & ANITA SIMPSON	301 E C ST	KANNAPOLIS	NC	28083
SHEILA GOODSON	302 E C ST	KANNAPOLIS	NC	28083
RONNIE & PAMELA TOTTEROW	303 E C ST	KANNAPOLIS	NC	28083
DEBORAH D LONG	3331 DANIEL PLACE DR	CHARLOTTE	NC	28213
JGS SERVICES LLC	340 BECKWICK LANE SE	CONCORD	NC	28025
AMIT DHAMEJA	349L COPPERFIELD BLVD NE # 225	CONCORD	NC	28025
ABIGAIL L ROJAS	514 E C ST	KANNAPOLIS	NC	28083
TINIKI T WRIGHT	520 E C ST	KANNAPOLIS	NC	28083
BROWNKANNAPOLIS MORTUARYLLC	540 E C ST	KANNAPOLIS	NC	28083
CAITLIN STROUD	544 E C ST	KANNAPOLIS	NC	28083
NEIL S WOODS III				
BREANA N WILSON	550 E C ST	KANNAPOLIS	NC	28083
RAHUL & EMILY JOSHI	606 E C ST	KANNAPOLIS	NC	28083
BARBARA GORMAN	608 E C ST	KANNAPOLIS	NC	28083
TOMMY & MARY LUNCEFORD	6300 HAWK NEST DR	CONCORD	NC	28027
RMRI LLC	8304 OLD STAGE RD	RALEIGH	NC	27603
SJ LAND TRUST 615 E C ST	9438 PEPPERIDGE AVE NW	CONCORD	NC	28027
CABARRUS COUNTY	PO BOX 707	CONCORD	NC	28026
132 EAYNE AVENUE LLC	525 N TRYON ST STE 1800	CHARLOTTE	NC	28202



October 16, 2024

Dear Property Owner:

Please be advised that the City of Kannapolis City Council will conduct a Public Hearing on Monday, October 28, 2024 at 6:00 PM, at City Hall, located at 401 Laureate Way, for the following case:

Street Renaming of East C Street

The purpose of the Public Hearing is to consider a request to rename East C Street in its entirety to Milton Taylor Street. Please see attached map for affected properties.

You are being notified because you are an affected property owner.

Should you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350.

Sincerely,

Richard Smith
Planning Director

Enclosure

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 Tina H. Cline, Human Resource Director, by phone at 704-920-4302 or by email at tccline@kannapolisnc.gov as soon as possible but no later than 48 hours before the scheduled event.



Street to be Renamed

Street to be Renamed

0 250 500 Feet



**CITY OF KANNAPOLIS
RESOLUTION OF CITY COUNCIL
RENAMING EAST C STREET TO MILTON TAYLOR STREET**

WHEREAS, Code Sec. 15-8 provides that City Council shall approve street names and changes of street names; and

WHEREAS, Milton Taylor served as a distinguished public figure in the Kannapolis community for over thirty years having served in many civic and professional roles; and

WHEREAS, Mr. Taylor was best known as a teacher and administrator for the Kannapolis City School System, having retired as a principal of George Washington Carver School (now Kannapolis Middle School), being admired and loved by students and teachers alike; and

WHEREAS, during his early years he excelled in sports and education having received a college scholarship in both football and baseball and by earning a Master's Degree in Education at North Carolina A&T University; and

WHEREAS, Mr. Taylor served in many community and educational institutions, including Omega Psi Phi Fraternity, the Optimist Club, North Carolina Association of Educators and as President of the Kannapolis Rotary Club; and

WHEREAS, Mr. Taylor was a friend and inspiration to all with intellectual prowess, a quick wit, easy smile and energetic demeanor.

NOW THEREFORE, in grateful memory of Mr. Taylor's many contributions to the wellbeing and betterment of our citizens, the City Council for City of Kannapolis does hereby honor and memorialize Milton Taylor's good works by renaming East C Street to Milton Taylor Street as a lasting tribute to and for his service to the greater Kannapolis community.

Adopted this the 25th day of November, 2024.

Milton D. Hinnant, Mayor

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk



Kannapolis City Council

City Council Agenda Staff Report
November 25, 2024

To: Mayor and City Council
From: Richard Smith, Planning Director
Subject: **PUBLIC HEARING - TA-2024-03** - Text amendments to Article 5, Section 5.10.F.(2)a.3(b) and Section 5.10.F.(2)B.2.: Stormwater Management Standards, Operation and Maintenance. (APPROVED UNANIMOUS)

Action Requested by City Council

1. Conduct a Public Hearing
2. Motion to adopt Resolution to Adopt a Statement of Consistency for TA-2024-03
3. Motion to adopt an Ordinance to Amend text of KDO for TA-2024-03

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The City currently has standards in place to help ensure that proper stormwater control measures (SCMs) are constructed in order to properly mitigate the impacts from new development. Staff is proposing amendments to Article 5, Section 5.10.F.(2)a.3(b) and to Section 5.10.F.(2)B.2.: Stormwater Management Standards, Operations and Maintenance of the Kannapolis Development Ordinance (KDO) to establish a more efficient system for the maintenance and management of SCM facilities. The proposed amendments are in line with practices now permitted by state statutes.

The Planning and Zoning Commission recommended approval of TA-2024-03 to City Council at their October 15, 2024 Commission meeting.

Fiscal Implications

None

Policy Issues

The Planning and Zoning Commission recommended approval of TA-2024-03 to City Council at their October 15, 2024, Commission Meeting. Pursuant to Section 2.3.A(1)d. of the KDO, City Council has final authority to review and make decisions on Zoning Text Amendments.

Legal Issues

None

Recommendations and Alternate Courses of Action

The Planning and Zoning Commission recommends approval of the proposed text amendments of the Kannapolis Development Ordinance (KDO), as shown.

The following actions are required to approve TA-2024-03 (Recommended):

1. Adopt Resolution to adopt a Statement of Consistency for TA-2024-03
2. Adopt an Ordinance to Amend text of KDO for TA-2024-03

Alternate Actions:

1. Take no action on TA-2024-03
2. Table action on TA-2024-02 to a future date

Attachments

1. TA-2024-03 PZ Statement of Consistency
2. CC 2024.10.25 Public Notice Ad
3. TA-2024-03 CC Statement of Consistency
4. An Ordinance To Amend Text of the Kannapolis Development Ordinance
5. 1 Proposed Text Amendments



**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY WITH REGARD TO
TEXT AMENDMENT TA-2024-03**

WHEREAS, Section 160A-383 (2013), of the North Carolina General Statutes, modified in Section 160D-605, specifies that the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive and any other officially adopted plan that is applicable; and

WHEREAS, the text amendments to **Article 5, Section 5.10.F.(2)a.3(b) and Section 5.10.F.(2)b.2: Stormwater Management Standards, Operation and Maintenance**, is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*; and

WHEREAS, the Planning and Zoning Commission conducted a Public Hearing on October 15, 2024 for consideration of text amendment Case# TA-2024-03 as submitted by the Planning Department staff and shown on Exhibit A (attached);

NOW, THEREFORE BE IT RESOLVED that the Planning and Zoning Commission finds the text amendment as represented in Case TA-2024-03 is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and is recommended for approval by the City Council based on consideration of the application materials, information presented at the Public Hearing, and the recommendation provided by Staff.

Adopted this the 15th Day of October 2024:

Chris Puckett, Chairman
Planning and Zoning Commission

Attest:

Pam Scaggs, Recording Secretary
Planning and Zoning Commission



Order Confirmation

Order# 0000880326

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 \$324.12

Payment Amount \$324.12

Amount Due \$0.00

Tax Amount: 0.00

Payment Meth: Credit - Debit Card

Tear Sheets **Proofs** **Affidavits** **PO Number:**
0 0 1

<u>Ad Number</u>	<u>Ad Type</u>	<u>Ad Size</u>	<u>Color</u>
0000880326-01	CLS Legal	2 X 33 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	2

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Kannapolis City Council

Run Dates 11/14/2024, 11/21/2024

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
NCC Online	C-Legal Ads	Legal Notices	14

Run Schedule Invoice Text: NOTICE OF PUBLIC HEARING Kannapolis City Council

Run Dates 11/14/2024, 11/15/2024, 11/16/2024, 11/17/2024, 11/18/2024, 11/19/2024, 11/20/2024, 11/21/2024, 11/22/2024, 11/23/2024, 11/24/2024, 11/25/2024, 11/26/2024, 11/27/2024

TagLine: NOTICEOFPUBLICHEARINGKANNAPOLISCITYCOUNCILMONDAYNOVEMBER252024AT600PMTEXTAMENDMENTTA202403PUBLICHEARINGTOCONSIDERTEXTAMENDMENTS



NOTICE OF PUBLIC HEARING Kannapolis City Council

Monday November 25, 2024 at 6:00 pm

Text Amendment - TA-2024-03 - Public Hearing to consider text amendments to the Kannapolis Development Ordinance (KDO), Article 5, Section 5.10.F.(2)a.3(b) and to Section 5.10.F.(2)b.2: Development Standards, Operation and Maintenance, regarding Stormwater Management Standards.

In accordance with Title II of the Americans with Disabilities Act (AD), any person requiring an accommodation to participate in a function or program of the City of Kannapolis, should contact Daniel Jenkins, Assistant Human Resource 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 48 hours before the scheduled event.

Publish: November 14, 21, 2024.

**RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
WITH REGARD TO TEXT AMENDMENT - TA-2024-03**

WHEREAS, Section 160A-383 (2013) of the North Carolina General Statutes, modified in Section 160D- 605, specifies that the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive and any other officially adopted plan that is applicable; and

WHEREAS, the text amendment to Article 5, Sections 5.10.F.(2)a.3(b) and 5.10.F.(2)B.2.: Stormwater Management Standards, Operation and Maintenance is consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*; and

WHEREAS, the Planning and Zoning Commission, after consideration at its October 15, 2024 meeting, recommended City Council adopt TA 2024-03, as submitted by the Planning Department staff with the required changes; and

WHEREAS, the City Council conducted a Public Hearing on November 25, 2024 for consideration of TA-2024-03 as recommended by the Planning and Zoning Commission,

NOW, THEREFORE BE IT RESOLVED that the City Council finds the text amendments as represented in Case TA-2024-03 consistent with the *Move Kannapolis Forward 2030 Comprehensive Plan*, as well as state statutes, reasonable, and in the public interest, and is recommended for approval by the City Council based on consideration of the application materials, information presented at the Public Hearing, and the recommendation provided by the Planning and Zoning Commission.

Adopted this the 25th Day of November 2024:

Milton D. Hinnant, Mayor
City of Kannapolis

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk

AN ORDINANCE TO AMEND TEXT OF THE KANNAPOLIS DEVELOPMENT ORDINANCE

WHEREAS, Article 5, Development Standards, Section 5.10.F.(2)a.3(b): Stormwater Management Standards, Operation and Maintenance, General Requirements is deleted and amended with additions of (b) - (d) and shall read hereafter as follows:

- (b) The operation and maintenance agreement shall include the establishment of an escrow account created by the Owner or Developer.
- (c) If structural SCMs are not performing adequately or as intended, or are not properly maintained, the City, in its sole discretion, may remedy the situation and in such instances the City shall be fully reimbursed from the escrow account.
- (d) The Owner or Developer shall fund the escrow account as follows:
 - 1. Prior to plat recordation or issuance of construction permits, whichever first occurs, the Owner or Developer shall establish and maintain a separate escrow account to establish, collect or retain funds for maintenance, repair, replacement and reconstruction costs for the stormwater control projects original cost of construction and shall be managed by the Owner or Developer.
 - 2. The amount of the escrow account shall not exceed ten percent (10%) of the original cost to construct the SCM as estimated by the sealed engineers.
 - 3. The Owner or Developer shall deposit into the escrow account no less than two percent (2%) of the engineer's estimated costs.
 - 4. The Owner or Developer shall have a period of five (5) years from the acceptance of the SCM to fully deposit the required escrow amount.
 - 5. The Owner or Developer shall annually by January 30 of each year verify to the City Engineer the amount held in the escrow account.”; and

WHEREAS, Article 5, Development Standards, Section 5.10.F.(2)b.2.: Stormwater Management Standards, Operation and Maintenance, Special Requirements for Homeowners' and other Association, Escrow Account, is hereby deleted and shall read hereafter as follows:

2. Escrow Account

- (a) The Agreement shall include the establishment of an escrow account created by the Developer and Association and then maintained by the Association.
- (b) If structural SCMs are not performing adequately or as intended, or are not properly maintained, the City, in its sole discretion, may remedy the situation and in such instances the City shall be fully reimbursed from the escrow account.
- (c) Both Developer and Association shall fund the escrow account as follows:
 - 1. Prior to plat recordation or issuance of construction permits, whichever first occurs, the Developer or the Association shall establish and maintain a separate escrow account to establish, collect or retain funds for maintenance, repair, replacement and reconstruction costs for the stormwater control project's original cost of construction and shall be managed by the Association.
 - 2. The amount of the escrow account shall not exceed ten percent (10%) of the original cost to construct the SCM as estimated by the sealed engineers.

3. The Developer shall deposit into the escrow account no less than two percent (2%) of the engineer's estimated costs.
4. The Association shall have a period of five (5) years from the acceptance of the SCM to fully deposit the required escrow amount.
5. The Association shall annually by January 30 of each year verify to the City Engineer the amount held in the escrow account.”; and

WHEREAS, City Council conducted a public hearing on November 25, 2024 to consider the amendment to the above-referenced Articles of the Kannapolis Development Ordinance (the “KDO”); and

WHEREAS, the proposed text amendment is required by law (NCGS 160D-925).

NOW, THEREFORE BE IT ORDAINED, by the Kannapolis City Council that the above-referenced Article of the KDO is amended as stated.

ADOPTED this the 25th day of November, 2024.

Milton D. Hinnant, Mayor
City of Kannapolis

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk

EXHIBIT A

ARTICLE 5. DEVELOPMENT STANDARDS; SECTION 5.10.F(2)a.3(b)

F. OPERATION AND MAINTENANCE

(2) OPERATION AND MAINTENANCE AGREEMENT

a. GENERAL REQUIREMENTS

3. An operation and maintenance plan or manual, together with a budget, shall be provided by the initial developer. The plan or manual shall indicate what operation and maintenance actions are needed, and what specific quantitative criteria will be used to determine when those actions are to be undertaken. The plan or manual must indicate the steps that will be taken to restore a stormwater system to design specifications if a failure occurs. The budget shall include the following:
 - (a) Annual costs such as routine maintenance, periodic sediment removal and replenishment of rip-rap, insurance premiums, taxes, mowing and reseeded, and required inspections (common costs include (i) maintenance of the SCM, (ii) premiums for liability insurance in an amount of not less than \$1,000,000.00 covering all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership, or maintenance of common areas, including the SCM, and (iii) premiums of hazard insurance on the common area(s) insuring against all risk of loss commonly insured against, including fire and extended coverage of peril); and
 - (b) ~~A sinking fund for structural, biological, or vegetative replacement of the SCM; major repair and replacement repair of the SCM; and other cost of the stormwater control facilities. These required documents shall be attached to the property association declaration as an exhibit~~
The operation and maintenance agreement shall include the establishment of an escrow account created by the Owner or Developer.
 - (c) If structural SCMs are not performing adequately or as intended, or are not properly maintained, the City, in its sole discretion, may remedy the situation and in such instances the City shall be fully reimbursed from the escrow account.
 - (d) The Owner or Developer shall fund the escrow account as follows:
 1. Prior to plat recordation or issuance of construction permits, whichever first occurs, the Owner or Developer shall establish and maintain a separate escrow account to establish, collect or retain funds for maintenance, repair, replacement and reconstruction costs for the stormwater control project's original cost of construction and shall be managed by the Owner or Developer.
 2. The amount of the escrow account shall not exceed ten percent (10%) of the original cost to construct the SCM as estimated by the sealed engineers.
 3. The Owner or Developer shall deposit into the escrow account no less than two percent (2%) of the engineer's estimated costs.
 4. The Owner or Developer shall have a period of five (5) years from the acceptance of the SCM to fully deposit the required escrow amount.
 5. The Owner or Developer shall annually by January 30 of each year verify to the City Engineer the amount held in the escrow account.
4. Each SCM shall be maintained by the landowner, homeowners' association, property owners' association, or commercial lot owner(s) designated in the approved stormwater operations and maintenance manual and budget. An association may be delegated responsibilities in subsection 2 above only if:

ARTICLE 5. DEVELOPMENT STANDARDS; SECTION 5.10.F(2)b.2

F. OPERATION AND MAINTENANCE

(2) OPERATION AND MAINTENANCE AGREEMENT

b. SPECIAL REQUIREMENTS FOR HOMEOWNERS' AND OTHER ASSOCIATIONS

For all structural SCMs required by this section that are or are to be owned and maintained by a homeowners' association, property owners' association, or similar entity, ("Association") the operation and maintenance agreement ("Agreement") required by subsection a above, shall comply with the following requirements, in addition to those in subsection a above.

1. Continuous Operation and Maintenance

The Agreement shall include acknowledgment that the Association shall continuously operate and maintain the stormwater control and management facilities.

2. Escrow Account

- (a) The Agreement shall include the establishment of an escrow account created and maintained by the ~~City~~ Developer and Association and then maintained by the Association.
- (b) If structural SCMs are not performing adequately or as intended, or are not properly maintained, the City, in its sole discretion, may remedy the situation, and in such instances the City shall be fully reimbursed from the escrow account.
- (c) ~~Both Both developer contribution and annual sinking funds~~ Developer and Association shall fund the escrow account, as follows:
 - 1. Prior to plat recordation or issuance of construction permits, whichever first occurs ~~first~~, the ~~developer~~ Developer or the Association shall establish and maintain a separate escrow account to establish, collect or retain funds for maintenance, repair, replacement and reconstruction costs for the stormwater control project's original cost of construction and shall be managed by the Association. pay into the escrow account an amount equal to 15 percent of the initial construction cost of the structural SCMs.
 - 2. The amount of the escrow account shall not exceed ten percent (10%) of the original cost to construct the SCM as estimated by the sealed engineers. The remaining 85 percent of the sinking fund shall be deposited into the escrow account annually for 24 years in and equal amount.
 - 3. The Developer shall deposit into the escrow account no less than two percent (2%) of the engineer's estimated costs.
 - 4. The Association shall have a period of five (5) years from the acceptance of the SCM to fully deposit the required escrow amount.
 - 5. The Association shall annually by January 30 of each year verify to the City Engineer the amount held in the escrow account.

3. City's Right of Entry

The Agreement shall grant the City a right of entry to inspect, monitor, maintain, repair, and reconstruct structural SCMs.



Kannapolis City Council

City Council Agenda Staff Report
November 25, 2024

To: Mayor and City Council

From: Alex Anderson, Director of Water Resources, Kristin Jones, Assistant to the City Manager

Subject: **AGREEMENT** - Interlocal Agreement with Town of Landis for Wastewater Treatment Feasibility (APPROVED UNANIMOUS)

Action Requested by City Council

Motion to approve the Resolution and approve budget amendment #25-17 appropriating funds for the joint Kannapolis and Landis wastewater treatment feasibility study.

Required Votes to Pass Required Action

Majority Present at Meeting

Background

The City of Kannapolis and Town of Landis are wanting to explore wastewater treatment and pumping options. Kannapolis is experiencing private development requests for wastewater treatment capacity which is currently limited and staff is recommending to explore possible alternative options. The Town of Landis is currently wishing to partner with Kannapolis to explore alternative options that would be beneficial to both communities. This preliminary study will be conducted by LKC Engineering and is estimated to take 3 to 6 months.

This interlocal agreement only commits Kannapolis and Landis to conduct and fund a preliminary study for wastewater treatment options. This interlocal agreement in no way commits either party to any other future actions or partnership. If this preliminary study produces viable alternative options, staff will present those options to City Council.

Approval of a budget amendment for funding the study is required if City Council approves the Interlocal Agreement.

Fiscal Implications

Appropriation of cash reserves is necessary to fund Kannapolis' 50 percent portion.

Policy Issues

None

Legal Issues

Approval of agreement is required.

Recommendations and Alternate Courses of Action

1. **Motion to approve the Resolution and approve budget amendment #25-17 appropriating funds for the joint Kannapolis and Landis wastewater treatment feasibility study. (Recommended).**
2. Table action for future meeting.
3. Take no action.

Attachments

1. Budget Amendment 25-17
2. Interlocal Agreement - Feasibility Study
3. LKC Scope & Fee - Kannapolis-Landis Wastewater Treatment Feasibility
4. Resolution Approving Feasibility Study Cooperation Agreement

**ORDINANCE AMENDING BUDGET FOR THE
CITY OF KANNAPOLIS, NORTH CAROLINA
FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025
Amendment # 25-17**

BE IT ORDAINED by the City Council of the City of Kannapolis, North Carolina meeting in open session this 25th day of November 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 funds a feasibility study for Kannapolis-Landis Water Treatment Plant.

SECTION I – Water and Sewer Fund

Revenue:	Increase: Appropriated Fund Balance Revenue: 39900-39900	\$51,000
Expenditure:	Increase: Water Treatment: Consultants Expenditure: 36200-48300	\$51,000

This ordinance is approved and adopted on this 25th day of November 2024.

Milton D. Hinnant, Mayor

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk

COUNTY OF ROWAN

THIS AGREEMENT of Interlocal Cooperation, pursuant to Part 5, Article 20 of Chapter 160A of the General Statutes of North Carolina, made and entered into as of the ___th day of November, 2024, by and between the City of Kannapolis, North Carolina (“Kannapolis”) and the Town of Landis, North Carolina (“Landis”), municipal corporations of the State of North Carolina (collectively the “Parties”):

WHEREAS, the Parties entered into the Treated Water Purchase Agreement dated December 5, 2016 (the “Water Purchase Agreement”) and Wholesale Sewer Sales Agreement date May 8, 2023 (the “Sewer Agreement”); and

WHEREAS, the Agreements provide for transfer of treated water and untreated wastewater between both Parties; and

WHEREAS, the Parties desire to undertake a study to evaluate wastewater treatment and pumping of untreated wastewater options (the “Study”).

NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements hereinafter made, Kannapolis and Landis agree as follows:

1. Purpose: The purpose of this Agreement is to set forth the terms under which the Parties will commission the Study and the terms of payment for the Study.
2. Kannapolis agrees to contract with the consulting engineer known as LKC Engineering and commission the Study based upon North Carolina wastewater treatment standards. LKC Engineering is determined by the Parties to be the best choice to undertake the Study based on their previous work and knowledge of the Kannapolis Design Standards and North Carolina wastewater treatment standards.
3. The Parties agree that the fee charged by the consultant to Kannapolis shall be divided between the Parties as follows:
 - a. Kannapolis to pay 100% of the fee due to the consultant.
 - b. Landis to pay 50% reimbursement of the fee to Kannapolis.
4. The total fee is estimated to be \$51,000 and the reimbursement amount shall not exceed 50% of the Study costs for Landis. Landis agree to make their respective reimbursement payments to Kannapolis not later than 30 days from the date of receipt of documentation of payment to the consultant by Kannapolis.
5. This Agreement may be amended by written addendum executed by all Parties; except that any expansion of the scope of this Agreement beyond the commissioning, contracting and payment for the Review shall require a separate agreement between the Parties.

IN WITNESS WHEREOF, Kannapolis and Landis have executed this Agreement the day and year first above written.

CITY OF KANNAPOLIS, NORTH CAROLINA

By: _____
Mayor

ATTEST:

_____(SEAL)
Clerk

Approved as to Form

City Attorney

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Director

TOWN OF LANDIS, NORTH CAROLINA

By: _____
Mayor

ATTEST:

_____(SEAL)
Clerk

Approved as to Form

Town Attorney

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Director

October 2024

CITY OF KANNAPOLIS / TOWN OF LANDIS FEASIBILITY ANALYSIS - PROPOSED WASTEWATER TREATMENT PLANT

Version 2.0

Kannapolis and Landis wish to explore the feasibility of constructing and operating a new wastewater treatment plant to serve Landis customers and a portion of Kannapolis's service area. This feasibility analysis will explore two options: (1) a new WWTP constructed in Landis with a new NPDES permit likely discharging into Grants Creek, and (2) a new WWTP constructed in Kannapolis that would pump sewer flow off an existing WSACC outfall and treat sewer pumped from Landis, discharging into Irish Buffalo Creek.

The intent of the feasibility analysis is to provide a direction on which of the two alternatives is more advantageous for the communities from an environmental, economic, and schedule standpoint and to provide guidance on the first steps in the process.

The capacity of the proposed WWTP is generally expected to be between 500,000 and 1,500,000 gallons per day, average daily flow, expandable to serve future needs.

LKC's deliverable will be a final report summarizing the process and findings from the scope items listed below, and providing general recommendations on the next steps.

Scope of work to be provided by LKC shall include:

1. General Data and Information

- A. Review historical data, water and sewer flow data, land use plans and growth corridors, and other information available to estimate a future wastewater treatment capacity necessary to serve Landis for a 30-year period.
- B. Develop an expected service area for Kannapolis and the current and future wastewater treatment capacity necessary, including estimating the average and peak daily wastewater flows in the existing WSACC outfall that could be removed and treated.
- C. Request low-flow characteristics from USGS for potential discharge locations in Grants Creek and Irish Buffalo Creek.
- D. Review existing Interbasin Transfer Certificates and how this project might impact water balance and settlement agreements.
- E. If directed to do so, request Speculative Discharge Limits from the NPDES Unit for discharges into Grants Creek and Irish Buffalo Creek.
- F. If available, review Landis's previous NPDES Permit limits.
- G. Meet with Kannapolis and Landis staff to discuss the general arrangement for ownership and operation of the new WWTP and any preferences on the treatment process and technology to be used.

Fee proposal for General Data and Information: \$15,000

2. New WWTP Constructed in Landis

- A. Based on guidance from the sewer capacity analyses, previous NPDES limits for Landis's old plant, low-flow characteristics of Grants Creek, and/or Speculative Discharge Limits for a new plant, incorporating staff's preference for the treatment process/technology, develop preliminary process unit sizes, layout, and a general overall site requirement.
- B. Meet with Landis staff to review potential sites that would align with the Town's land use plan and existing gravity sewer system layout.
- C. Assess the infrastructure needed to convey wastewater from Kannapolis to the Landis collection system or the new WWTP site, whichever is more appropriate.
- D. Prepare concept-level cost estimates for construction of the WWTP and other collection system infrastructure necessary for conveyance, separated by jurisdiction as appropriate.
- E. Prepare a preliminary schedule for planning, environmental and NPDES permitting, design, and construction.
- F. Prepare a concept-level analysis of the annual fixed and variable operating costs of the WWTP, project those costs over time based on expected growth in the service area, and express the annual costs on a "per 1,000 gallons" basis of WWTP treated.
- G. Review and discuss potential funding opportunities for the new infrastructure.

Fee proposal for New WWTP Constructed in Landis: \$18,000

3. New WWTP Constructed in Kannapolis

- A. Based on guidance from the sewer capacity analyses, flows available in the existing WSACC outfall, low-flow characteristics of Irish Buffalo Creek, and/or Speculative Discharge Limits for a new plant, incorporating staff's preference for the treatment process/technology, develop preliminary process unit sizes, layout, and a general overall site requirement.
- B. Meet with Kannapolis staff to review potential sites that would align with the City's land use plan, growth corridors, and existing gravity sewer layout.
- C. Assess the infrastructure needed to convey wastewater from Landis to the Kannapolis collection system or the new WWTP site, whichever is more appropriate.
- D. Prepare concept-level cost estimates for construction of the WWTP and other collection system infrastructure necessary for conveyance, separated by jurisdiction as appropriate.
- E. Prepare a preliminary schedule for planning, environmental and NPDES permitting, design, and construction.
- F. Prepare a concept-level analysis of the annual fixed and variable operating costs of the WWTP, project those costs over time based on expected growth in the service area, and express the annual costs on a "per 1,000 gallons" basis of WWTP treated.
- G. Review and discuss potential funding opportunities for the new infrastructure

Fee proposal for New WWTP Constructed in Kannapolis: \$18,000

Resolution # _____

**CITY OF KANNAPOLIS
RESOLUTION
APPROVING FEASIBILITY STUDY
COOPERATION AGREEMENT**

WHEREAS, N.C.G.S. §160A-481.2 authorizes municipalities to enter into cooperation agreements with any local government unit under the terms and conditions stated therein; and

WHEREAS, the City of Kannapolis (“City”) and Town of Landis (“Town”) have engaged in negotiation of an agreement in accord with and under the authority of the cited statutes, and

WHEREAS, the City and Town find that the Cooperation Agreement is consistent with the statutes and in the best interest of both local governments.

NOW, THEREFORE, BE IT RESOLVED, as follows by the Kannapolis City Council and the Landis Board of Aldermen that:

1. Pursuant to the authority granted to the City and Town by N.C.G.S. §160A-481.2 of the North Carolina General Statutes, the City and Town Managers, respectively, are authorized to execute the Cooperation Agreement attached hereto subject to correction of minor errors and non-substantial modification by them consistent with the intent of this Resolution.
2. Adopted this ____ day of November, 2024.

Milton D. Hinnant, Mayor

Meredith Smith, Mayor

ATTEST:

ATTEST:

Bridgette Bell, MMC, NCCMC
City Clerk

Madison Stegall
Town Clerk