

The Board of Commissioners for the County of Cabarrus conducted a remote virtual meeting, as allowed by the Board's Remote Participation Policy during the Covid-19 state of emergency, for an Agenda Work Session for Cabarrus County in Concord, North Carolina at 4:00 p.m. on Monday, January 4, 2021.

Public access to the meeting could be obtained through the following means:

live broadcast at 4:00 p.m. on Channel 22  
<https://www.youtube.com/cabarruscounty>  
<https://www.cabarruscounty.us/cabcotv>  
 (704) 920-2023, Pin 1234

Present - Chairman:	Stephen M. Morris
Vice Chairman:	Diane R. Honeycutt
Commissioners:	F. Blake Kiger
	Lynn W. Shue
	Barbara C. Strang

Also present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Jonathan Marshall, Deputy County Manager; Rodney Harris, Deputy County Manager; Kyle Bilafer, Area Manager of Operations; Debbie Brannan, Area Manager of Innovation and Technology; and Lauren Linker, Clerk to the Board.

### 1. Call to Order

Chairman Morris called the meeting to order at 4:02 p.m.

### 2. Approval of Agenda

Chairman Morris presented the following changes to the agenda:

Additions:

Discussion Items - No Action

3.1 Cabarrus County Schools - 2020-21 NC Department of Public Instruction Facility Needs Survey

Supplemental Information:

Discussion Items for Action

4.5 County Manager - Request for Easements from the Water & Sewer Authority of Cabarrus County (WSACC)

- Supplemental Map

Removed:

Discussion Items - No Action

3.2 EDC - Cannon Foundation Grant

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved the agenda as amended by the following vote: Ayes: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

### 3. Discussion Items - No Action

#### **3.1 Cabarrus County Schools - 2020-21 North Carolina Department of Public Instruction Facility Needs Survey**

Brian Cone, Cabarrus County Schools (CCS), Director of Architecture, Planning and Construction presented a PowerPoint presentation in connection with the 2020-21 North Carolina Department of Public Instruction (NCDPI) Facility Needs Survey. The following information was presented:

- What is the '2020 NCDPI Facility Needs Survey'
- What is included in the survey
  - o Capacity Summary for 0-5 years at each facility
  - o Capacity Summary for 6-10 years at each facility
  - o Renovation and capital cost summary for 0-5 years
  - o Renovation and capital cost summary for 6-10 years
  - o 2019 - 2020 Average Daily Membership (ADM) at each facility
  - o Project ADM by year and grade through 2029-2030
  - o Certifications by LEA's Board of Education and Board of County Commissioners
- How the 2020 NCDPI Facility Needs Survey is created

Tim Lowder, Cabarrus County Schools (CCS), Executive Director of Operations, reported as part of the report, the Board of Commissioners are

required to sign off confirming receipt and review of the report. Mr. Lowder requested confirmation from the Board.

A discussion ensued. During discussion, Mr. Cone responded to questions from the Board. By consensus, the Board agreed to sign off, acknowledging receipt of the survey.

### **3.2 Innovation and Technology - Innovation Report**

Debbie Brannan, Area Manager of Innovation and Technology, presented the Innovation Report for January 2021. Topics presented were as follows:

- This month's book for the employees' digital book club, *Superpower*, explores seven principals to help solve problems faster, make better decisions and improve our professional and personal lives
- County Strategic Plan - Five Strategic Initiatives
  - Transparent and Accountable Government
  - Healthy and Safe Community
  - Thriving Economy
  - Sustainable Growth and Development
  - Culture and Recreation
- Creation and implementation of the Symptom Checker application in connection with Covid-19
  - Addition of an exposure question
  - Exposure Form as needed
- Symptom Checker Dashboard report

## **4. Discussion Items for Action**

### **4.1 Salisbury-Rowan Community Action Agency, Inc. Presentation of FY 2021-22 Application for Funding**

Sherry Tillmon, Salisbury-Rowan Community Action Agency, Director of Family Services, presented a PowerPoint presentation regarding the FY2021-22 Application for Funding for the Community Services Block Grant (CSBG). The presentation included the following topics:

- The Community Services Block Grant (CSBG) History
- Program Year 2021-2022 Total Funding Allocation \$518,327
- Self-Sufficiency Program
- Projected Outcome Targets
- 2019-2020 Community Impact
- Office Locations

A brief discussion ensued. During discussion, Ms. Tillmon responded to questions from the Board.

### **4.2. BOC - Appointments to Boards and Committees**

Chairman Morris reported information regarding appointments to the Cabarrus County Youth Commission and Active Living and Parks Commission have been provided. He advised this item would be included in the Consent section of the January 19, 2021 regular meeting agenda.

### **4.3. Active Living and Parks - Soccer Complex Recognition Recommendation**

Londa Strong, Active Living and Parks Director, reported Kevin Crutchfield presented a proposal to the Active Living and Parks Commission at the November 19, 2020 meeting to name two of the fields after individuals that were instrumental in making the Soccer Complex at Frank Liske Park become a reality.

Kevin Crutchfield, member of the Active Living and Parks Commission, presented a proposal to the Board to erect a plaque recognizing Bill Jermyn and Steve Little for their efforts to acquire and lease additional lands to build the Soccer Complex at Frank Liske Park.

A brief discussion ensued. During discussion, Commissioner Kiger expressed support for the recognition recommendation.

### **4.4. County Manager - Ad Hoc Amendment to the Central Area Plan Interlocal Agreement**

Jonathan Marshall, Deputy County Manager, presented a request for an Ad Hoc Amendment to the Interlocal Agreement with the City of Concord in connection

with the Central Area Land Use Plan. Currently, the plan limits the extension of public utilities in specified areas. The amendment to the Interlocal Agreement would permit a public water connection for a specified property within part of the restricted area. Staff supports this amendment.

#### **4.5. County Manager - Request for Easements from the Water and Sewer Authority of Cabarrus County (WSACC)**

Jonathan Marshall, Deputy County Manager, reported the Water and Sewer Authority of Cabarrus County (WSACC) has requested temporary construction easements on County owned property to allow construction of a sewer line along Back Creek. One parcel is located off Hickory Ridge Road at Back Creek and the other off Stallings Road. The County is being offered \$500 and \$2069 respectively for the easements.

#### **4.6. County Manager - Tree and Brush Removal at Stonewall Jackson Property**

Jonathan Marshall, Deputy County Manager, reported boundary and survey work at the Stonewall Jackson property is almost complete. County and State Historic Properties staff have been discussing removal of trees and brush around example structures on the Stonewall Jackson property. The purpose of this work would be to allow better inspection of those areas, to generate interest in the proposed restoration project, safety, and security purposes.

The County Grounds Maintenance Division received a proposal from Carolina Tree Care (the County's regular contracted vendor for tree removal) for the work. The proposal includes removal of trees and brush from around the Daughter's Cottage, the Chapel, and the footbridge over Old Charlotte Road. The proposed cost of \$47,500 is due to the extensive and difficult work needed, particularly to the areas directly adjacent to the buildings and Old Charlotte Road.

Mr. Marshall advised all costs are being tracked as survey costs will be reimbursed by the State and certain other costs will be reimbursed at the time of the sale of property.

Additionally, Mr. Marshall advised an assessment of the natural heritage sites for plant species and stone outcroppings was performed. The State report recommends the inclusion of those areas in the sale of the property as it is not suited for development. Currently all buildings on the original site have been condemned. County staff will further assess those structures to see if the buildings can be made safe to enter under certain conditions. This would allow inspections to prospective buyers and interested parties.

A discussion ensued. During discussion, Mr. Marshall responded to questions from the Board.

#### **4.7. Planning and Development - Proposed Amendment to Construction Standards Fee Schedule**

Todd Culp, Chief Codes Enforcement Officer, reported after using the new fee schedule for a year, staff has identified a few items that need clarification and/or revising. The changes include fees for storage sheds, structural repairs and data and low voltage.

#### **4.8. Planning and Development Department - TEXT2020-00001- Proposed Amendments to the Cabarrus County Zoning Ordinance**

Susie Morris, Planning and Zoning Manager, reported legislation was passed by the North Carolina General Assembly in 2020 that combined city and county planning and zoning regulations into a new chapter of the North Carolina General Statutes called 160D. The intent of the legislation was to update and streamline the laws related to development, to include plain language and to provide one central location for statutory requirements. Due to the statutory changes and the dissolution of 153A, which previously outlined county planning and zoning regulations, amendments to the Cabarrus County Development Ordinance are needed. The original deadline for local governments to implement the statutory changes in 160D was January 1, 2021. However, the legislation was amended in July of 2020, which extended the implementation date to July 1, 2021 due to the pandemic, but also made 160D effective immediately. Therefore, Cabarrus County needs to proceed with the Ordinance amendment.

There are several chapters impacted by the legislation. Additionally, there are a few general updates, change in verbiage and some typos that will need to be corrected. A brief description of the proposed changes was provided



for each chapter being amended along with the proposed changes to the CCDO for the Board's consideration. A public hearing is required.

#### 5. Approval of Regular Meeting Agenda

The Board discussed the placement of the items on the agenda.

**UPON MOTION** of Commissioner Shue, seconded by Commissioner Strang and unanimously carried, the Board approved the agenda as follows and scheduled the required public hearing for the January 19, 2021 regular meeting, by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

#### Approval or Correction of Minutes

- Approval or Correction of Minutes

#### Recognitions and Presentations

- Human Resources - Recognition of Emergency Management Director Robert "Bobby" Smith's Retirement
- Proclamation - Black History Month

#### Consent

- Active Living and Parks - Soccer Complex Recognition Recommendation
- Appointments - Active Living and Parks Commission
- Appointments - Cabarrus County Youth Commission
- County Manager - Ad Hoc Amendment to the Central Area Plan Interlocal Agreement
- County Manager - Tree and Brush Removal at Stonewall Jackson Property
- County Manager - Request for Easements from the Water & Sewer Authority of Cabarrus County (WSACC)
- Planning and Development - Proposed Amendment to Construction Standards Fee Schedule
- Salisbury-Rowan Community Action Agency, Inc. Presentation of FY 2021-22 Application for Funding
- Tax Administration - Refund and Release Reports - December 2020

#### New Business


- Finance - Presentation of the Fiscal Year 2020 Comprehensive Annual Financial Report
- Planning and Development Department - TEXT2020-00001- Proposed Amendments to the Cabarrus County Zoning Ordinance - Public Hearing 6:30 p.m.

#### Reports

- BOC - Receive Updates From Commission Members Who Serve as Liaisons to Municipalities or on Various Boards/Committees
- BOC - Request for Applications for County Boards/Committees
- County Manager - Monthly Building Activity Reports
- County Manager - Monthly New Development Report
- EDC - December 2020 Monthly Summary Report
- Finance - Monthly Financial Update

#### 6. Adjourn

**UPON MOTION** of Commissioner Shue, seconded by Commissioner Strang and unanimously carried, the meeting adjourned at 5:10 p.m. by the following vote: Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger, Shue and Strang. Nays: None. Absent: None.

  
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Lauren Linker, Clerk to the Board

