

The Board of Commissioners for the County of Cabarrus met in regular session in the Commissioners' Meeting Room at the Cabarrus County Governmental Center in Concord, North Carolina at 6:30 p.m. on Monday, August 16, 2021.

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; David Goldberg, Deputy County Attorney; Jonathan Marshall, Deputy County Manager; Rodney Harris, Deputy County Manager; Kyle Bilafer, Area Manager of Operations; and Lauren Linker, Clerk to the Board.

Chairman Morris called the meeting to order at 6:30 p.m.

Chairman Morris led the Pledge of Allegiance.

Pastor Jack Mumford from The Rock Christian Church in Concord delivered the invocation.

(A) APPROVAL OR CORRECTION OF MINUTES

UPON MOTION of Commissioner Shue, seconded by Commissioner Kiger and unanimously carried, the Board approved the minutes of July 6, 2021 (Work Session) as presented.

(B) APPROVAL OF THE AGENDA

Chairman Morris reviewed the following changes to the agenda.

Additions:

Recognitions and Presentations

C-1 BOC - Recognition of 2021 Second Quarter Super CabCo Employees

Closed Session

K-1 Closed Session - Pending Litigation

Updated:

Consent Agenda

F-10 Legal Department - Request from Pedcor Investments, LLC, for Access Point on Lloyd Garmon Lane

- Draft Agreement added
- Motion updated

New Business

G-1 BOC - Modernization of the Discharge of Firearms and Air Guns Ordinance - Public Hearing 6:30 p.m.

- Updated Ordinance

G-5 County Manager - Fiscal Recovery Funds Request Overview

- Presentation added

Moved to September:

New Business

Infrastructure and Asset Management - Northeast Communications Tower Design-Build Contract

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board approved the agenda as amended.

(C) RECOGNITIONS AND PRESENTATIONS

(C-1) BOC - Recognition of 2021 Second Quarter Super CabCo Employees

Debbie Brannan, Area Manager of Innovation and Strategic Planning, recognized Super CabCo employees for the second quarter of 2021 and highlighted some of the peer recognitions that were received.

(C-2) DHS - Child Support Awareness Month Proclamation

Susan Dillon, Child Support Program Manager, read the proclamation aloud.

UPON MOTION of Commissioner Kiger, seconded by Commissioner Shue and unanimously carried, the Board adopted the proclamation.

Proclamation No. 2021-22

CHILD SUPPORT AWARENESS MONTH
IN CABARRUS COUNTY

A PROCLAMATION

WHEREAS, children are entitled to financial support from their parents and Cabarrus County continues to improve its efforts with child support collections; and

WHEREAS, in SFY2021, over \$12.7 million in child support was collected from parents of children whose cases are managed by Cabarrus County Child Support Services; and

WHEREAS, there are nearly 5,100 active child support cases in Cabarrus County, working to ensure that approximately 5,700 children receive financial support from their parents; and

WHEREAS, children who do not receive adequate financial and emotional support from both parents may experience greater difficulty in becoming healthy, happy, and productive citizens; and

WHEREAS, many concerned and dedicated judges, district attorneys, clerks of court, sheriffs' personnel, and child support professionals work to establish and enforce child support orders for Cabarrus County's children, one of our State's most vital resources:

NOW, THEREFORE, BE IT RESOLVED, that the Cabarrus County Board of Commissioners does hereby proclaim the month of August as

CHILD SUPPORT AWARENESS MONTH IN CABARRUS COUNTY

Adopted this 16th day of August, 2021

/s/ Stephen M. Morris
Stephen M. Morris, Chairman
Cabarrus County Board of Commissioners

(C-3) DHS - Economic Services Appreciation Month Proclamation

Michelle Kremer, Economic Services Program Administrator, read the proclamation aloud.

UPON MOTION of Commissioner Kiger, seconded by Commissioner Shue and unanimously carried, the Board adopted the proclamation.

Proclamation No. 2021-23

ECONOMIC SERVICES APPRECIATION MONTH
IN CABARRUS COUNTY

A PROCLAMATION

WHEREAS, individuals, families and children are entitled to public assistance services and support they may be eligible for; and

WHEREAS, Food and Nutrition Services is a USDA federal food assistance program that provides low-income families the food they need for a nutritionally adequate diet; and

WHEREAS, Medicaid and NC Health Choice is dedicated to providing access to physical and behavioral health care and services to improve the health and well-being of over 2.1 million North Carolinians; and

WHEREAS, in SFY2021, Cabarrus County Department of Human Services' Economic Services eligibility staff processed over 15,747 Medicaid applications and 9,075 Food and Nutrition Services applications meeting federal and state timeliness requirements in both programs; and

WHEREAS, there are currently 44,896 active Medicaid recipients and 26,859 active Food & Nutrition Services recipients in Cabarrus County; and

WHEREAS, Economic Services staff in Cabarrus County work to ensure individuals, families and children receive access to medical care and financial support for food and nutrition services; and

NOW, THEREFORE, BE IT RESOLVED, that the Cabarrus County Board of Commissioners does hereby proclaim the month of August as

ECONOMIC SERVICES APPRECIATION MONTH IN CABARRUS COUNTY

Adopted this 16th day of August 2021.

/s/ Stephen M. Morris
Stephen M. Morris, Chairman
Cabarrus County Board of Commissioners

(D) INFORMAL COMMENTS

Chairman Morris opened the meeting for Informal Public Comments at 6:43 p.m. He stated each speaker would be limited to three minutes.

Rob Stevenson, resident of 1519 Hansom Lane NW in Concord, expressed support for property at 4855 Milestone Avenue to be used by Dogwood Classical Academy.

John Moore, resident of 10615 Coronet Court in Harrisburg, commented on Dogwood Classical Academy.

Angela Connell Simpson, resident of 139 Ashmont Drive in Kannapolis, commented on the curriculum of the Dogwood Classical Academy and Hillsdale College.

Commissioner Shue provided comments regarding the property at 4855 Milestone Avenue, Dogwood Classical Academy and Cardinal Innovations.

Mr. Moore provided additional comments regarding a solution in connection with the Dogwood Classical Academy.

With there being no one else to address the Board, Chairman Morris closed that portion of the meeting.

(E) OLD BUSINESS

None.

(F) CONSENT

(F-1) Appointments (Removals) - Cabarrus County Animal Protection Advisory Board

The terms for Cabarrus County Animal Protection Advisory Board members Ann Cannon and Carol Miller end August 31st. Neither Ms. Cannon nor Ms. Miller would like to serve another term.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board removed Ann Cannon and Carol Miller from the Cabarrus County Animal Protection Advisory Board roster and thanked them for their service.

(F-2) County Manager - FY21 Funding Re-appropriations

Funds budgeted in the prior fiscal year (FY21) need to be carried-over to the current fiscal year (FY22) for use. These funds were not used in FY21 for a variety of reasons. Carrying-over these funds from FY21 to FY22, through an appropriation of fund balance or revenue for reimbursement grants, is required to complete purchases as planned.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board amended the Fiscal Year 2021-2022 Budget Ordinance to allow the carry-over of unspent funds totaling \$1,542,407.82 from the 2020-2021 Budget Ordinance and approved the necessary budget amendment.

Date:	8/16/2021	Amount:	1,542,407.82
Dept. Head:	Rosh Khatri	Department:	County Manager
<input type="checkbox"/> Internal Transfer Within Department		<input type="checkbox"/> Transfer Between Departments/Funds	
		<input checked="" type="checkbox"/> Supplemental Request	

Funds budgeted in the prior fiscal year (FY21) need to be carried-over to the current fiscal year (FY22) for use. These funds were not used in FY21 for a variety of reasons. Carrying over these funds from FY21 to FY22, through an appropriation of fund balance or revenue for reimbursement grants, is required to complete purchases as planned.							
Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	9	1110-9610	Travel	41,946.00	2,000.00		43,946.00
001	6	1110-6901	Fund Balance Appropriated	-	2,000.00		2,000.00
001	9	1210-963701	Child Care Tuition Assistance		452,581.75		452,581.75
001	6	1210-6901	Fund Balance Appropriated	-	452,581.75		452,581.75
001	9	1220-9114	Contracted Employees	10,000.00	5,000.00		15,000.00
001	6	1220-6901	Fund Balance Appropriated	-	5,000.00		5,000.00
001	9	2110-9445	Purchased Services	1,432,158.56	28,100.00		1,460,258.56
001	9	2110-9445	Purchased Services	1,432,158.56	7,000.00		1,439,158.56
001	9	2110-9863	Motor Vehicles	1,229,200.00	191,482.00		1,420,682.00
001	6	2110-6901	Fund Balance Appropriated	-	226,582.00		226,582.00
001	9	2130-9853	State Criminal Alien Asst. Grt	-	80,075.80		80,075.80
001	9	2130-9342-NCIC	Minor Technology Equipment	-	34,225.50		34,225.50
001	6	2130-6901	Fund Balance Appropriated	-	114,301.30		114,301.30
001	9	2140-9863	Motor Vehicles	102,000.00	12,192.33		114,192.33
001	6	2140-6901	Fund Balance Appropriated	-	12,192.33		12,192.33
001	9	2145-9605	Consultants	24,800.00	8,005.23		32,805.23
001	9	2145-9860	Equipment & Furniture	-	9,000.00		9,000.00
001	6	2145-6901	Fund Balance Appropriated	-	17,005.23		17,005.23
001	9	2410-9445	Purchased Services	245,572.00	45,000.00		290,572.00
001	6	2410-6901	Fund Balance Appropriated	-	45,000.00		45,000.00
001	9	2710-9482	Emergency Mgmt Grant	12,500.00	9,525.91		22,025.91
001	9	2710-9431	McGuire Grant Expense	10,000.00	6,023.28		16,023.28
001	9	2710-9352	Emergency Response Expenses	1,500.00	2,797.74		4,297.74
001	6	2710-6901	Fund Balance Appropriated	-	18,346.93		18,346.93
001	9	2730-9863	Motor Vehicles	483,000.00	15,864.26		498,864.26
001	9	2730-9331	Minor Office Equipment & Furn	9,650.00	1,923.25		11,573.25
001	6	2730-6901	Fund Balance Appropriated	-	17,787.51		17,787.51
001	9	3230-9605	Consultants	37,500.00	23,050.48		60,550.48
001	6	3230-6901	Fund Balance Appropriated	-	23,050.48		23,050.48
001	9	3250-9493-HHIHR	Operations	12,000.00	460.00		12,460.00
001	6	3250-6901	Fund Balance Appropriated	-	460.00		460.00
001	9	3270-9445	Purchased Services	10,000.00	10,000.00		20,000.00
001	6	3270-6901	Fund Balance Appropriated	-	10,000.00		10,000.00
001	9	5240-9346-VACC	Fuel	-	25,660.72		25,660.72
001	9	5240-9831-0488	5311 Grant Capital	655,000.00	393,000.00		1,048,000.00
001	6	5240-6901	Fund Balance Appropriated	-	418,660.72		418,660.72
001	9	5410-9102-4HCAN	Part Time >1000 Hours	-	620.00		620.00
001	9	5410-9104-4HCAN	Temporary Employees	-	9,063.26		9,063.26
001	9	5410-9201-4HCAN	Social Security	-	248.41		248.41
001	9	5410-9202-4HCAN	Medicare	-	202.85		202.85
001	9	5410-9230-4HCAN	Workers' Compensation	-	263.45		263.45
001	9	5410-9356-4HCAN	Special Program Supplies	-	2,796.99		2,796.99
001	9	5410-9610-4HCAN	Travel and Education	-	154.23		154.23
001	9	5410-9640-4HCAN	Insurance & Bonds	-	138.98		138.98
001	6	5410-6901	Fund Balance Appropriated	-	13,488.17		13,488.17
001	9	5630-94003	Triple P Incentive Grant Exp	-	3,514.63		3,514.63
001	9	5630-9445-TEMP	Purchased Services	-	12,479.22		12,479.22
001	9	5630-9332	Special Needs Kids	-	41,384.21		41,384.21
001	6	5630-6901	Fund Balance Appropriated	-	57,378.06		57,378.06
001	9	8145-9335-WELL	Food Well	4,350.00	3,115.00		7,465.00
001	9	8145-9335-WELL	Food Well	4,350.00	2,000.00		6,350.00
001	9	8145-9336-WELL	Special Events Well	800.00	500.00		1,300.00
001	9	8145-9445-MISC	Purchased Serv-Miscellaneous	4,100.00	1,500.00		5,600.00
001	6	8145-6901	Fund Balance Appropriated	-	7,115.00		7,115.00
001	9	8240-9104	Temporary Cabco Employees	-	2,561.50		2,561.50
001	9	8240-9331	Minor Office Equipment & Furn	-	18,253.39		18,253.39

001	9	8240-9342	Minor Technology Equipment	-	4,496.50		4,496.50
001	6	8240-6901	Fund Balance Appropriated	-	25,311.39		25,311.39
							0.00
001	9	3250-931501-WX	WX Health & Safety Materials	7,600.00	25.00		7,625.00
001	9	3250-931502-WX	WX Health & Safety Operations	4,700.00	1,510.00		6,210.00
001	9	3250-9340-WX	WX Uniforms	230.00	183.00		413.00
001	9	3250-9384-WX	WX Materials	23,260.00	9.00		23,269.00
001	9	3250-9493-WX	WX Operations	19,419.00	9,985.00		29,404.00
001	9	3250-9560-WX	WX Minor Equipment Maintenance	184.00	67.00		251.00
001	9	3250-9610-WX	WX Travel & Education	21,375.00	8,594.00		29,969.00
001	9	3250-9630-WX	WX Dues & Subcriptions	414.00	14.00		428.00
001	9	3250-9493	Operations	52,603.00		4,401.00	48,202.00
001	6	3250-6227	Weatherization Program Grant	(102,121.00)	(15,986.00)		(118,107.00)
							0.00
001	9	5240-9472-0495	TRANS SERV/MEDICAID	140,000.00	26,316.95		166,316.95
001	6	5240-6342-5310	NC Dept of Transportation	-	(26,316.95)		(26,316.95)
							0.00
001	9	5760-9445-CARES	Caregiver support	-	6,959.00		6,959.00
001	6	5760-6244-CARES	Caregiver support	-	(6,959.00)		(6,959.00)
							0.00
001	9	5760-9356-SHIIP	Special Prog Sup - SHIIP	3,000.00	3,608.00		6,608.00
001	6	5760-6270-FED	SHIIP GRANT	(3,000.00)	(3,608.00)		(6,608.00)
							0.00
001	9	5760-9356-ST8	Special Program Supplies	5,145.00	9,625.00		14,770.00
001	6	5760-6270-ST8	SHIIP GRANT	(9,942.00)	(9,625.00)		(19,567.00)
							0.00
001	9	8145-9496-CARES	Senior Center Operations Grant Cares First Relief	-	13,652.00		13,652.00
001	6	8145-6345-CARES	Senior Center Operations Grant Cares First Relief	-	(13,652.00)		(13,652.00)

(F-3) DHS - Family Caregiver Support Program Grant

The Family Caregiver Support Program was created in 2000 to support family and informal (unpaid) caregivers to care for their loved ones at home as long as possible. The purpose is to reduce caregiver stress and depression so they can care for their loved one longer, avoiding more expensive long-term care alternatives.

Each year Cabarrus receives a Family Caregiver Support Program Grant through the Centralina Area Agency on Aging based on federal and state budget allocations. For FY22, Cabarrus County's allocation is \$51,387. This amount is higher than originally projected in the FY22 county budget. There is no county match for these funds.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board accepted the grant award and adopted the associated budget amendment.

Date:8/16/2021

Amount:11,166.00

Dept. Head: Karen Calhoun

Department: DHS

☐ Internal Transfer Within Department

☐ Transfer Between Departments/Funds

☒ Supplemental Request

Request to increase Revenue and Expenditures for the Family Caregiver Support Program for FY 22 due to the increase of grant funding authorized for Cabarrus. Total grant amount is \$51,386.00. The bulk of the grant is utilized for staff's salary to perform the functions of the program and the amount for salary is \$40,220.00 while the remainder is used for operating expenses for the program. There is no county match for this grant.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	6	00165760-6244	Caregiver Grant	38,144.00	11,166.00		49,310.00
001	9	00195760-9417-CGSP	Dept of Aging Grants	2,725.00	8,039.52		10,764.52
001	9	00195760-9445-FCSPR	Purchased Services	7,996.00	3,126.48		11,122.48

(F-4) DHS - Transportation FTA Section 5310 Grant

The goal of the FTA (Federal Transit Administration) Section 5310 program is to improve mobility for older adults and people with disabilities throughout the Concord Urbanized Area and to enhance coordination of federally assisted programs and services in order to encourage the most efficient use of federal resources and achieve the national goal of improved mobility of elderly persons and persons with disabilities. Under the 5310 program, the area transit is

encouraged to coordinate transportation services with agencies that provide transportation services to the general public within the service area/network.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board approved the 5310 application to the City of Concord, accepted the grant, and approved the necessary budget amendment.

Date:8/16/2021

Amount:234,480.00

Dept. Head:Karen Calhoun

Department:DHS

☐ Internal Transfer Within Department

☐ Transfer Between Departments/Funds

☒ Supplemental Request

Supplemental request for the 5310 grant we are receiving from the City of Concord. The amount of the grant is \$234,480. The Capital portion of the grant (\$116,184) has a Federal share of \$92,947 with a local County match of \$23,237. The Operating portion of the grant (\$118,296) has a Federal share of \$59,148 and a local County match of \$59,148. The total County match required for the grant is \$82,385. The Capital portion of the grant will be used to purchase two vehicles including radios and tablets for the two vehicles. The Operating portion of the grant will pay for the cost of 5310 trips.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	6	5240-6342-5310	NC Dept of Transportation	-	152,095.00		152,095.00
001	6	5240-6901	Fund Balance Appropriated	-	82,385.00		82,385.00
001	9	5240-9831-5310C	Capital Expense	-	116,184.00		116,184.00
001	9	5240-9472-5310	Transportation Services	-	118,296.00		118,296.00

(F-5) EMS - Four Ambulance Remount Purchases

Staff requested approval for the purchase of four (4) new Remount Purchases from Emergency Transportation Associates (ETA) at the cost of \$359,996.00. The remount purchases will replace ones that have outlived their usefulness and complies with the County's vehicle replacement policy.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board approved the purchase of four (4) Remount Ambulance's in the amount of \$359,996.00 from Emergency Transportation Associates (ETA) .

(F-6) Finance - New Temporary Position for American Rescue Plan (ARP) Administrator

The County has been allocated \$42,043,458 in ARP funds. This position will be funded with the ARP funds. No County match will be required.

The position will manage the allocation of the funds as well as reporting. They will also audit pass-through grantees to make sure the funds are spent within the federal guidelines. This will require considerable knowledge of federal, State, and local laws and ordinances regulating financial operations and grants administration; considerable knowledge of the principles of public finance administration and practices used in governmental accounting and revenue management; ability to interpret and apply federal, State, and local fiscal regulations; ability to analyze and correct financial problems and accounting errors; ability to exercise discretion and independent judgment in writing policies and procedures for ARP funds; ability to exercise discretion and independent judgment in the management of ARP funds; and ability to establish effective working relationships with other employees, agency officials, municipal employees and grantors.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board authorized a full-time position (9101) through December 31, 2024 to administer American Rescue Plan funds.

(F-7) Finance - Update of Capital Project Fund Budget and Related Project Ordinance for the County Capital Project Fund

This budget amendment will transfer additional funds to engineers for the Courthouse project to account for a change order and to recognize the sale of 242 General Services Drive to Concord and appropriate the funds for the Frank Liske Park Stormwater Project. It will also appropriate the debt proceeds for the Emergency Equipment Warehouse and ITS Relocation Project.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board adopted the budget amendment and project ordinance.

Date:8/16/2021

Amount:7,481,606.00

Dept. Head:Wendi Heglar

Department:Finance - County Capital Projects

☐ Internal Transfer Within Department

☐ Transfer Between Departments/Funds

☒ Supplemental Request

This budget amendment transfers \$40,000 from Courthouse Contingency Funds to Court Engineer Funds, Recognizes the sale of 242 General Services Drive to Concord and appropriates the funds to Frank Liske Park Stormwater Project and budget debt proceeds for the Emergency Equipment Warehouse and ITS Relocation.							
Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
380	9	2210-9606-COURT	Engineers	640,000.00	40,000.00	-	680,000.00
380	9	2210-9660-COURT	Contingency	5,306,945.84	-	40,000.00	5,266,945.84
			To increase the Engineers account for a change order on construction materials				
380	9	8140-9830-FLPSW	Other Improvements	-	570,803.00		570,803.00
380	6	8140-6902-FLPSW	Contribution from the General Fund	-	570,803.00		
001	6	1910-6801	Sale of Fixed Assets	35,000.00	570,803.00		605,803.00
001	9	0000-9708	Cont to Capital Project Fund	9,507,340.00	570,803.00		10,078,143.00
			To Recognize the sale of 242 General Services Drive to Concord and appropriate the funds to Frank Liske Park Stormwater Project				
380	9	1950 9820 BUILD	Construction	3,000,000	6,300,000		9,300,000
380	6	1950 6918 2022A	Proceeds from Debt Financing	-	6,300,000		6,300,000
			Budget Debt Proceeds for the Emergency Equipment Warehouse/ITS Relocation				

Ordinance No. 2021-23

CABARRUS COUNTY
COUNTY CAPITAL PROJECTS
BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the construction and renovations of County Facilities. Details of the project are listed in section C. of this Project Ordinance.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.

It is estimated that the following revenues will be available to complete capital projects as listed.

Debt Proceeds 2020 Draw Note	\$ 77,592,97
Debt Proceeds 2022 Draw Note	76,926,45
Contributions from Capital Projects Fund	25,177,03
Contribution from General Fund	36,140,371
Contribution from Capital Reserve Fund	6,246,688
Contribution from Internal Service Fund	1,065,425
TOTAL REVENUES	\$223,148,952

- C. The following appropriations are made as listed.

Courthouse Site Enabling Construction & Renovation	\$134,859,518
Governmental Center Skylight & Roof Replacement	2,183,853
Contribution to Capital Reserve (Reimb for Skylight Project)	2,085,000
Artificial Turf Fields	4,401,748
Frank Liske Barn Replacement	4,765,425
Legal / Closing Expenses	952,508
Governmental Center Parking Deck Sealing	350,000
Emergency Equipment Warehouse/ ITS Location	14,862,656
Fiber Infrastructure Improvement	720,000
Jail Annex HVAC Replacement	193,000
Sheriff Training & Firing Range Renovations	2,450,000
Human Services HVAC	180,000
Facility/Field Expansion	14,327
Frank Liske Park ADA Renovations	1,100,000
Frank Liske Park Water Line	780,000
Frank Liske Park Playground Replacement	120,000
Camp Spencer Vending & Archery Building	525,000
West Cabarrus Library & Senior Center	2,400,000

Deferred Maintenance Projects	6,261,450
EMS Headquarters	18,670,000
Northeast Area Park	2,164,024
Northeast Area Land	3,650,150
Mental Health Facility	3,097,554
Other Improvements Unallocated	11,259,436
Enterprise Physical Security Project (ITS)	700,000
Concord Senior Center Overflow Parking Lot	100,000
Contribution to the General Fund	47,500
Frank Liske Park Softball Complex Utilities	60,000
Rob Wallace Park	1,000,000
Animal Shelter Expansion	190,000
Frank Liske Park Stormwater Project	570,803
Northeast Cabarrus Radio Tower Project	2,435,000
 TOTAL EXPENDITURES	 \$223,148,952
 GRAND TOTAL - REVENUES	 \$223,148,952
GRAND TOTAL - EXPENDITURES	\$223,148,952

Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
 1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
 2. The County Manager may transfer amounts up to \$500,000 between functions of the same fund.
 3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
 4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
 5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
 6. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
 7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
 8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.
 9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.
 10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).
 11. The County Manager may reduce revenue projections consistent with

prevailing economic conditions, and also reduce expenditures correspondingly.

Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 16th day of August, 2021.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: /s/ Stephen M. Morris
Stephen M. Morris, Chairman

ATTEST:

/s/ Lauren Linker
Clerk to the Board

(F-8) Finance - Write Off of Ambulance Receivable

The County's practice has been to keep three years of ambulance receivables plus the current year's receivables in the General Ledger. This practice allows the outstanding receivable balance of \$2,240,188.65 for Fiscal Year 2017 to be written off. The Emergency Medical Services Staff has exhausted all means of collectibles for the Fiscal Year 2017 bills.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board authorized the Finance Department to write-off the outstanding receivables as presented.

(F-9) Infrastructure and Asset Management - Cabarrus County Emergency Medical Services Headquarters GMP - 1.5

Staff presented at the work session the GMP - 1.5 (Steel Package) bid that was received on July 23, 2021 at 3:00 p.m. at the work session. This GMP will be added to the current contract the County has with the Construction Manager at Risk, Vannoy - McFarland Joint Venture as a contract extension to the existing contract which until this point includes preconstruction services and GMP-1 (Early Site Package).

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board approved the contract extension between Cabarrus County and Vannoy - McFarland Joint Venture; and authorized the County Manager to execute the contract on behalf of Cabarrus County, subject to review or revisions by the County Attorney.

(F-10) Legal Department - Request from Pedcor Investments, LLC for Access Point on Lloyd Garmon Lane

Mr. Michael Byron of Pedcor Investments, LLC requested that the Cabarrus County Board of Commissioners consider granting an additional access point on Lloyd Garmon Lane. A detailed memo outlining the request and the reason for the request was provided.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board granted an additional access point on Lloyd Garmon Lane subject to the following conditions:

1. Access is for emergency vehicles only.

2. The gate must not interfere with use of the private right-of-way.
3. A Knox Box must be installed at the gate.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board approved the agreement between Cabarrus County and Pedcor Investments, LLC; and authorized the County Manager to execute the agreement on behalf of Cabarrus County, subject to review or revisions by the County Attorney.

(F-11) Planning and Development - Budget Amendment for Blue Cross Blue Shield Grant

Blue Cross Blue Shield has offered Cabarrus County an additional \$10,000 of grant funds for home repairs. Staff was granted permission at the February 15, 2021 BOC meeting to accept additional funds if offered through this program. There is no match necessary for the grant. Board approval is requested for the necessary budget amendment to place the revenues and expenses in the budget for expenditure.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board adopted the budget amendment.

Date:	8/16/2021	Amount:	10,000.00
Dept. Head:	Kelly Sifford	Department:	Planning & Development - Community Development
<input type="checkbox"/> Internal Transfer Within Department		<input type="checkbox"/> Transfer Between Departments/Funds	
		<input checked="" type="checkbox"/> Supplemental Request	

Received additional funding from the Blue Cross Blue Shield of North Carolina's Health Home Initiative Program. An authorization for extension of funds was approved at the February 15th, 2021 Board of Commissioners Regular Meeting.							
Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	2	0163250-6226-BCBS	Home Improvement Grant - BCBS		10,000.00		10,000.00
001	2	00193250-9493-BCBS	Operations - Healthy Homes BCBS		10,000.00		10,000.00

(F-12) Sheriff's Office Award of Electronics Detection K-9

Jordan Detection K-9 recognized the need for electronics detection dogs. These electronic detection dogs are very useful in cases involving child pornography and exploitation, human trafficking, and fraud. Jordan Detection K-9's has several non-profits they work with to provide electronic detection K-9's to local law enforcement agencies at no cost to the agency provided a few criteria are met:

- the agency provides all maintenance for the K-9, to include food, shelter, and medical
- commit to a 5-year deployment of the K-9
- provide funding for the annual recertification of the K-9 and handler.
- when necessary, provide for funding for training when another handler is assigned to the K-9

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board accepted the grant award.

(F-13) Tax Administration - Refund and Release Reports - July 2021

The Release Report contains taxpayers' names, bill numbers, valuations, tax amounts, along with the justifications for releasing the valuation/tax amounts for outstanding levies in accordance with N.C.G.S. 105-381. The Refund Report is a summary sheet which lists data from each refund request form, along with the justification for the refunds to the taxpayers in accordance with N.C.G.S. 105-381.

Note: Due to the transition of motor vehicles onto the new North Carolina Vehicle Tax System (NCVTS), motor vehicle-related refunds and releases will begin to be displayed on the new report generated by NCVTS.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board approved the July 2021 Refund and Release Reports as submitted, including the NCVTS Refund Report, and granted authority to the Tax Collector to process the refunds and releases. The report is hereby incorporated into the minutes by reference and is on file with the Clerk to the Board.

(G) NEW BUSINESS

(G-1) BOC - Modernization of the Discharge of Firearms and Air Guns Ordinance - Public Hearing 6:30 p.m.

David Goldberg, Deputy County Attorney, reviewed the 1967 Firearm and Air Guns Ordinance, the June 2021 amended ordinance and the proposed amended ordinance.

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

Sheriff Van Shaw provided information from a law enforcement standpoint regarding the discharge of firearms and air guns ordinance.

A discussion ensued. During discussion, Sheriff Shaw responded to questions from the Board.

Chairman Morris opened the public hearing at 7:46 p.m. The Public Hearing Notice was posted on the County's website (www.cabarruscounty.us) on August 6, 2021 in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

Jordan Stein, resident of 1079 NC Hwy. 57 in Milton, and representative of Gun Owners of America, commented on shooting distance and second amendment rights.

Bryan Yerke, resident of 9909 Earney Drive in Charlotte, and representative of Members of Grass Roots North Carolina from Cabarrus County, commented on viewpoints of Grass Roots North Carolina in comparison to certain guidelines within the County firearms ordinance.

Hal D. Allman, Jr., resident of 3959 Highway 200 S in Concord, commented on the County firearms ordinance. Mr. Allman also presented a signed petition.

Mitch Thomas, resident of 205 Dale Avenue in Kannapolis, requested clarity of specific guidelines within the proposed County firearms ordinance.

Steve Bellendir, resident of 7605 Maple Bluff Lane in Concord, commented on language in the proposed County firearms ordinance.

Patrick Shealy, resident of 7981 County Line Road in Mount Pleasant, requested clarification of certain exemptions in the proposed County firearms ordinance.

Representative Larry Pittman, resident of 250 Roberta Road SW in Concord, commented on guidelines in the proposed County firearms ordinance.

A brief discussion ensued from the audience.

Randy Edwards, resident of 3169 Gold Hill Road in Concord, commented on restrictions in the proposed County firearms ordinance.

There was no one else present to address the Board; therefore, Chairman Morris closed the public hearing.

A discussion ensued. During discussion, Sheriff Shaw responded to questions from the Board.

Commissioner Strang **MOVED** to table the Ordinance Amending Section 46-2 of the Cabarrus County Code to Modernize Restrictions on the Discharge of Firearms and Air Guns to the September meeting. Vice Chairman Honeycutt seconded the motion.

Following discussion, the **MOTION** carried with Chairman Morris, Vice Chairman Honeycutt, and Commissioners Shue and Strang voting for and Commissioner Kiger voting against.

(G-2) BOC - North Carolina Railroad Company Term Sheet

Mike Downs, County Manager, reported the North Carolina Railroad Company ("NCRR") is requesting approval of the NCRR Invests Term Sheet. Under these terms, investment from NCRR will be made for RRB Beverage Operations Inc. on behalf of Project Aquamarine 2.0 for track improvements. Upon completion of those improvements, the County will receive funds from NCRR in advance to convey to RRB Beverage Operations Inc. The County will hold a portion of grants awarded to RRB Beverage Operations, Inc. to cover any potential clawbacks from NCRR.

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

UPON MOTION of Commissioner Shue, seconded by Commissioner Kiger and unanimously carried, the Board approved the Term Sheet with NCRR to be the pass thru local agency for the railroad track improvements for Aquamarine 2, and authorized the County Manager to execute an agreement with RRB Beverage Operations Inc. and NCRR in accordance with the Term Sheet, with no County money involved for such improvements and any clawback covered by a holdback on any grants RRB is entitled to from the County, and subject to review by the County Attorney.

"NCRR INVESTS"
Spurring Growth, Tracking Progress

TERM SHEET
Description of Basic Terms for North Carolina Railroad Company Investment
Agreement
August 10, 2021

GENERAL PROVISIONS

1. This investment from the North Carolina Railroad Company ("NCRR") will be made for RRB Beverage Operations Inc. ("Company") on behalf of Project Aquamarine 2.0, a beverage manufacturing campus to be constructed by the Company, Ball Metal Beverage Container Corp. and Red Bull North America ("Project Aquamarine 2.0"), should the Company choose to establish a new manufacturing facility ("Facility") at 2321 Concord Parkway South, Concord, NC ("Site Location") in Cabarrus County ("County").
2. Each of the County and the Company will execute necessary definitive agreements in accordance with the terms noted herein, which agreements shall be subject to NCRR's approval, should the Company choose the Site Location for the Facility.
3. The Definitive Agreement term will begin the date that the Facility is publicly announced ("Commencement Date") and end the last day of the sixty-fourth (64th) month after the public announcement ("Expiration Date"). The deadline for meeting the Company Performance Requirements set forth below shall be four (4) months before the Expiration Date ("Compliance Date").
4. The Company requires rail infrastructure for operations at the Site Location consisting of rehabilitation of the Company-owned portion of the lead track and associated runaround track, beginning at the end of the tangent track segment immediately north of the Roberta Road grade crossing surface and ending at the point of curvature of the ten-degree horizontal curve, herein labeled as Point A and Point B, respectively, in Exhibit 1, excluding any spur tracks diverging from said lead track, up to ten feet beyond the last long tie on the diverging route of each turnout., as noted in Exhibit 1 ("Rail Project"). NCRR will reimburse the County up to seven hundred thousand dollars (\$700,000) for the actual, documented costs incurred with the design and construction of the Rail Project to be used by the Company ("NCRR Investment"). The NCRR Investment may not be used as the source of funds as required for any matching grant from a state or local government entity.
5. The NCRR Investment is contingent upon new full-time jobs created, the average annual wage of those jobs, private capital invested, and rail use by the Company at the Site Location during the agreement term as outlined in the Company Performance Requirements set forth below. The NCRR Investment is also contingent upon the Company, at the time of entry of the Definitive Agreement and at all times covered by the Definitive Agreement, being in compliance with all laws, ordinances, orders, rules and regulations of state, federal, municipal or other agencies or bodies having jurisdiction relating to the Company's activities at the Site Location including, without limitation, all applicable requirements under any such environmental or health and safety laws, ordinances, orders, rules and regulations.

COMPANY PERFORMANCE REQUIREMENTS

1. The goal of the parties is creation of six hundred thirty-three (633) new, full-time jobs* at the Site Location, with a minimum job creation floor of five hundred seventy (570) jobs [ninety percent (90%) of the job creation goal], by the Compliance Date.
 * For purposes of the Definitive Agreement, a full-time job is a position that requires at least 1,600 hours of work per year and is intended to be held by one employee during the entire year. A full-time employee shall be an employee who holds a full-time

job, as set forth in N.C. Gen. Stat. §§ 105-129.81. (11). For the purposes of the Definitive Agreement, a new job shall be a full-time job that represents a net increase in the number of the Company's employees statewide, as set forth by N.C. Gen. Stat. §§ 105-129.81. (19).

2. The average annual wage of the new jobs created by the Company at the Site Location must be at least forty-five thousand three hundred forty-eight dollars (\$45,348), which is ninety percent (90%) of the goal of an annual salary of at least fifty thousand three hundred eighty-seven dollars (\$50,387), by the Compliance Date.
3. The goal for the Company's investment at the Site Location is nine hundred forty-seven million three hundred five thousand six hundred fifty-six dollars (\$947,305,656), with a minimum investment of eight hundred sixty-one million one hundred eighty-six thousand nine hundred sixty dollars (\$861,186,960) [ninety percent (90%) of the investment goal], by the Compliance Date.
4. The Company must actively begin using the Rail Project within forty-eight (48) months of the Commencement Date ("Rail Use Date"). The Company shall thereafter utilize the Rail Project to receive and/or distribute a minimum of one thousand (1,000) rail car shipments over any 12-month period (prorated for any portion thereof) through the Compliance Date.

COMPANY COMPLIANCE REPORTING REQUIREMENTS

The Company will demonstrate compliance with the minimum performance requirements set forth above for job creation, wages, private capital investment, and Rail Project usage and shipments by submitting compliance reports and letters to the Vice President of Economic Development at NCRR. The Company's submission is due by the Expiration Date unless otherwise noted and shall include the following:

1. Demonstration of Required Job Creation, Wage Minimums, and Private Capital Investment: Copies of reports required by the N.C. Department of Commerce [Job Development Investment Grant ("JDIG") or other NCRR-approved relevant compliance reports confirming job creation and private capital investment requirements have been met.
2. Confirmation of Agreement for Rail Service, Rail Project Use, and Required Rail Car Shipments:
Agreement for Service and Demonstration of Use: A letter from the freight service provider at the Site Location ("Rail Provider") confirming:
 - a) An executed commercial agreement for rail service between the Rail Provider and the Company is in place; and
 - b) Rail Project use by the Company to receive and/or distribute rail car shipments by the Rail Use Date.
 - c) The Company has utilized the Rail Project to receive and/or distribute a minimum of 1,000 rail car shipments at the Site Location over any 12-month period (prorated for any portion thereof) through the Compliance Date.

COUNTY REQUIREMENTS

1. NCRR will pay the County up to \$700,000.00 for the actual, documented, and incurred Rail Project costs. The reimbursable costs include track work (ballast, ties, rail-turnouts and engineering), drainage, signal work and any other incidental work associated with the Rail Project. Upon request by the County, the Company shall cause to be submitted copies of paid invoices and other required supporting documentation for payment by NCRR. Payment will be made within sixty (60) days of receipt of copies of paid invoices associated with the activities specified. The County is not responsible for inspections or approval of the Rail Project work and costs.
2. The County acknowledges that failure of the Company to meet the performance requirements set forth herein upon execution of the Definitive Project Investment Agreement may result in repayment obligations being imposed on the County. The County further acknowledges that no provision in the Definitive Project Investment Agreement will address any obligation of the Company to the County regarding any such re-payment.

(G-3) Economic Development Investment - Ball Metal Beverage Container Corp. (Project Aquamarine Component 1) - Public hearing 6:30 p.m.


Page Castrodale, Cabarrus County Economic Development Corporation Executive Director, presented an overview of the three components of Project

Aquamarine. She announced Project Aquamarine is a partnership between three different companies (Ball Metal Beverage Container Corporation, RRB Beverage Operations Incorporated, and Red Bull North America Incorporated) who plan to co-locate at the Grounds at Concord on 525 acres to create a vertically integrated main beverage manufacturing campus. She stated together, they will invest over a billion dollars and create over 600 jobs. This is the largest investment announcement in the history of Cabarrus County. Ms. Castrodale advised, if these incentive investments are awarded, at the conclusion of the grant term, 100 percent of taxes generated by this project will go back to the County totaling over \$5.5 million in new revenue each year.

Samantha Grass, Cabarrus County Economic Development Corporation Recruitment Project Manager, presented a request for an economic development investment for Ball Metal Beverage Container Corporation, pursuant to North Carolina General Statute 158.7.1. The project proposes to locate at the Grounds at Concord (2321 Concord Pkwy S, Concord, NC 28027) with a projected investment of approximately \$383,874,400 in real and personal property. They plan to create 220 jobs with average wages above our current County average wage. A seven-year grant equivalent to 85 percent of the ad valorem taxes on the increase in real and personal property taxes is requested.

Project Aquamarine - Component 1

Cabarrus County Economic Development Grant Analysis



	2023	2024	2025	2026	2027	2028	2029
Total Assessed Value (Real)	\$97,290,000	\$97,290,000	\$97,290,000	\$97,290,000	\$97,290,000	\$97,290,000	\$97,290,000
Total Assessed Value (Personal)	\$0	\$174,552,840	\$242,410,152	\$217,543,924	\$199,811,852	\$163,092,888	\$135,360,816
	\$193,947,600.00		\$159,037,032	\$141,581,748	\$122,196,908	\$104,731,794	\$85,336,944
	\$92,636,800.00	\$174,552,840	\$83,373,120	\$75,962,176	\$67,624,864	\$58,961,184	\$50,023,872
County taxes at .74		\$719,946	\$2,011,637	\$2,513,781	\$2,329,771	\$2,124,554	\$1,926,833
							\$1,721,616
Grant @ 85 %		\$611,954	\$1,709,891	\$2,136,714	\$1,980,305	\$1,805,671	\$1,637,808
							\$1,463,374
Net Taxes to County		\$107,992	\$301,746	\$377,067	\$349,466	\$318,683	\$298,242
						\$289,025	\$258,242
							\$ 13,348,138
							\$ 11,345,918
							\$ 2,002,221

A discussion ensued. During discussion, Ms. Grass and Mike Downs, County Manager, responded to questions from the Board.

Chairman Morris opened the public hearing at 8:46 p.m. The Public Hearing Notice was posted on the County’s website (www.cabarruscounty.us) on August 6, 2021 in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

There was no one present to address the Board; therefore, Chairman Morris closed the public hearing.

Vice Chairman Honeycutt **MOVED** to approve an economic development agreement (7 years, 85 percent) between Ball Metal Beverage Container Corporation and Cabarrus County, and to authorize the County Manager to execute the Agreement on behalf of the Board, subject to review or revision by the County Attorney. Commissioner Kiger seconded the motion.

Commissioner Strang expressed concerns with tax incentives and budget needs.

Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger and Shue expressed support for this and others incentive agreements.

Following discussion, the **MOTION** carried with Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger and Shue voting for, and Commissioner Strang voting against.

(G-3) Economic Development Investment - RRB Beverage Operations Inc. (Project Aquamarine Component 2) - Public Hearing 6:30 p.m.

Samantha Grass, Cabarrus County Economic Development Corporation Recruitment Project Manager, presented a request for an economic development investment for RRB Beverage Operations Incorporated, pursuant to North Carolina General Statute 158.7.1. The project proposes to locate at the Grounds at Concord (2321 Concord Pkwy S, Concord, NC 28027) with a projected investment of approximately \$553,000,000 in real and personal property. They plan to create 323 jobs with average wages above our current County average wage. A seven-year grant equivalent to 85 percent of the ad valorem taxes on the increase in real and personal property taxes is requested. Ms. Grass also responded to questions from the Board.

Project Aquamarine - Component 2



Cabarrus County Economic Development Grant Analysis

	2023	2024	2025	2026	2027	2028	2029
Total Assessed Value (Real)	\$200,000,000	\$200,000,000	\$200,000,000	\$300,000,000	\$300,000,000	\$300,000,000	\$300,000,000
Total Assessed Value (Personal)	\$47,700,000	\$110,960,000	\$145,190,000	\$174,140,000	\$175,870,000	\$152,320,000	\$127,740,000
	\$53,000,000	\$47,700,000	\$43,960,000	\$33,390,000	\$28,620,000	\$23,320,000	\$17,490,000
	\$75,000,000		\$67,500,000	\$54,750,000	\$47,250,000	\$40,500,000	\$33,000,000
	\$50,000,000		\$45,000,000	\$41,000,000	\$36,500,000	\$31,500,000	\$27,000,000
	\$50,000,000			\$45,000,000	\$41,000,000	\$36,500,000	\$31,500,000
	\$25,000,000				\$22,500,000	\$20,500,000	\$18,250,000
County taxes at .74	\$1,832,980	\$2,301,104	\$2,554,406	\$3,508,636	\$3,521,438	\$3,347,168	\$3,161,576
Grant @ 85 %	\$1,558,033	\$1,955,938	\$2,171,245	\$2,982,341	\$2,993,222	\$2,845,093	\$2,687,340
Net Taxes to County	\$274,947	\$345,166	\$383,161	\$526,295	\$528,216	\$502,075	\$474,236
						Taxes	\$ 20,227,308
						Grant	\$ 17,193,212
						Net Taxes to County	\$ 3,034,096

Chairman Morris opened the public hearing at 9:00 p.m. The Public Hearing Notice was posted on the County’s website (www.cabarruscounty.us) on August 6, 2021 in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

There was no one present to address the Board; therefore, Chairman Morris closed the public hearing.

Commissioner Kiger **MOVED** to approve an economic development agreement (7 years, 85 percent) between RRB Beverage Operations Incorporated and Cabarrus County, and authorize the County Manager to execute the Agreement on behalf of the Board, subject to review or revision by the County Attorney. Vice Chairman Honeycutt seconded the motion.

Following a brief discussion, the **MOTION** carried with Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger and Shue voting for, and Commissioner Strang voting against.

(G-4) Economic Development Investment - Red Bull North America, Inc. (Project Aquamarine Component 3) - Public Hearing 6:30 p.m.

Samantha Grass, Cabarrus County Economic Development Corporation Recruitment Project Manager, presented a request for an economic development investment for Red Bull North America, Incorporated pursuant to North Carolina General Statute 158.7.1. The project proposes to locate at the Grounds at Concord (2321 Concord Pkwy S, Concord, NC 28027) with a projected investment of approximately \$140,000,000 in real and personal property. They plan to create 90 jobs with average wages above our current County average wage. A seven-year grant equivalent to 85 percent of the ad valorem taxes on the increase in real and personal property taxes is requested.

Project Aquamarine - Component 3



Cabarrus County Economic Development Grant Analysis

	2023	2024	2025	2026	2027	2028	2029
Total Assessed Value (Real)	\$30,000,000	\$65,000,000	\$75,000,000	\$75,000,000	\$75,000,000	\$75,000,000	\$75,000,000
Total Assessed Value (Personal)	\$0	\$36,900,000	\$55,220,000	\$49,610,000	\$43,350,000	\$37,260,000	\$31,000,000
	\$41,000,000.00	\$36,900,000	\$13,620,000	\$29,930,000	\$25,830,000	\$22,140,000	\$18,040,000
	\$24,000,000.00		\$21,600,000	\$19,680,000	\$17,520,000	\$15,120,000	\$12,960,000
County taxes at .74	\$222,000	\$754,060	\$963,628	\$922,114	\$875,790	\$830,724	\$784,400
Grant @ 85 %	\$188,700	\$640,951	\$819,094	\$783,797	\$744,422	\$706,115	\$666,740
Net Taxes to County	\$33,300	\$113,109	\$144,534	\$138,317	\$131,369	\$124,609	\$117,660
						Taxes	\$ 5,352,716
						Grant	\$ 4,549,609
						Net Taxes to County	\$ 802,907

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

Chairman Morris opened the public hearing at 9:06 p.m. The Public Hearing Notice was posted on the County’s website (www.cabarruscounty.us) on August 6, 2021 in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

Sean English, resident of 8013 Middleton Circle in Harrisburg, commented on issues companies are experiencing with not being able to fully staff their positions due to the current job situation and questioned how that would affect a company being awarded an incentive agreement, and not being able to fill their job positions.

Representative Larry Pittman, resident of 250 Roberta Road SW in Concord, commented his voting stance regarding incentives.

There was no one else present to address the Board; therefore, Chairman Morris closed the public hearing.

Vice Chairman Honeycutt **MOVED** to approve an economic development agreement (7 years, 85 percent) between Red Bull North America, Incorporated and Cabarrus County, and authorize the County Manager to execute the Agreement on behalf of the Board, subject to review or revision by the County Attorney. Commissioner Shue seconded the motion.

Following discussion, the **MOTION** carried with Chairman Morris, Vice Chairman Honeycutt, and Commissioners Kiger and Shue voting for and Commissioner Strang voting against.

(G-5) County Manager - Fiscal Recovery Funds Request Overview

Rodney Harris, Deputy County Manager, reported it was expected for staff to put together a spending plan to present tonight. The recovery grant process closed on August 6th. The County received more than 100 Recovery Grant requests totaling over \$110 million. The requests significantly exceed the available funds. Mr. Harris then reviewed a PowerPoint presentation regarding the American Rescue Plan (ARP) funding and requests that were received. The following information was presented:

- Summary of requests by category
 - Afterschool programs (entities include) - \$2.3 million eligible
 - Academic Learning Center
 - Bethel Enrichment
 - Boy Scouts
 - Boys and Girls Club
 - Education Foundation
 - Hope Chapel
 - Childcare Programs (entities include) - \$2.7 million eligible
 - Families First
 - Logan Community CDC
 - Love Him First Ministries
 - McGill Baptist
 - Behavioral and Mental Health (entities include) - \$20.9 million eligible
 - Camino Health Center
 - Daymark Recovery
 - Genesis A New Beginning
 - Health Alliance
 - Healthcare Foundation
 - Disparities (entities include) - \$2.6 million eligible
 - El Puente
 - Healthcare Foundation
 - The REAL You
 - Food Assistance (entities include) - \$3.2 million eligible
 - 1Can
 - Bethel Enrichment
 - Esther's Heart
 - Meals on Wheels
 - The Bulb Mobile Markets
 - Healthcare (entities include) - \$1.8 million eligible
 - Community Free Clinic
 - Gate Pregnancy Resource
 - Lively Therapy Services
 - Piedmont Residential
 - Housing (entities include) - \$35.4 million eligible
 - Concord Family Enrichment
 - Cooperative Christian
 - Elder Orphan Care
 - Habitat for Humanity
 - Opportunity House
 - Prosperity Unlimited
 - Job Training (entities include) - \$2.2 million eligible
 - Lain Consulting
 - Prospera USA
 - RCCC
 - Sentinel Group 6
 - Non-profit Lost Revenue (entities include) - \$6.3 million eligible

- CVAN
- NAACP
- Murdock Research Institute
- Rowan-Cabarrus YMCA
- Small Business Lost Revenue (entities include) - \$13.3 million eligible
- Substance Misuse (entities include) - \$2 million eligible
 - Families First
 - Hope Haven
 - Partnership for Children
- Tourism (entities include) - \$985,000
 - Cabarrus Arts Council
- Recreation (projects identified internally include) - \$23.9 million eligible
 - Courthouse Public Plaza
 - NE Area Parks / Ball Fields
 - Frank Liske Park Upgrades
 - Rob Wallace Park
- Cabarrus Health Alliance (expenses identified internally include) - \$3.3 eligible
 - Community Health Workers
 - Concord Facility
 - IT equipment
 - Mobile Health Clinic
- Utilities (projects include) - At least \$3 million eligible
 - EMS Headquarters
 - Frank Liske Park
 - Mt. Pleasant Library/Senior Center/Ball Fields
 - RCCC South Campus
- County Covid Expenses (expenses include) - \$347,000 eligible
 - Cleaning/janitorial
 - Emergency Management
 - PPE

Summary of Requests by Category
Total = \$124.1 million

Housing \$35.4 million	Recreation \$23.9 million	Mental Health \$20.9 million	Small Business \$13.3 million
Nonprofit \$6.3 million	Health Alliance \$3.3 million	Food Assistance \$3.2 million	Utility Projects Min. \$3 million
Childcare \$2.7 million	Disparities \$2.6 million	Afterschool \$2.3 million	Job Training \$2.2 million
Substance Misuse \$2 million	Healthcare \$1.8 million	Tourism \$985,000	COVID expenses \$347,000

Mr. Harris requested feedback and guidance from the Board regarding how to prioritize the requests that were received.

A lengthy discussion ensued. During discussion, Mr. Harris and Mike Downs, County Manager, responded to questions from the Board.

(H) REPORTS

(H-1) BOC – Receive Updates from Commission Members Who Serve as Liaisons to Municipalities or on Various Boards/Committees

Vice Chairman Honeycutt, Liaison to the Senior Centers Advisory Board, reported there will be a dance this Saturday.

Commissioner Shue, Liaison to the Water and Sewer of Cabarrus County (WASCC), advised due to the growth of the county and limited capacity of WASCC’s facility, a capacity allocation committee has been formed to determine capacity for each municipality.

(H-2) Board of Commissioners - Request for Applications for County Boards/Committees

Applications are being accepted for the following County Boards/Committees:

- Adult Care Home Community Advisory Committee - 8 Vacant Positions
- Animal Protection Advisory Board - 2 Vacant Positions
- Concord Planning and Zoning Commission (ETJ) - 1 Vacant Position
- Harrisburg Planning and Zoning Board and Board of Adjustment (ETJ) - 1 Expired Term
- Juvenile Crime Prevention Council - 9 Vacant Positions
- Library Board of Trustees - 1 Vacant Position
- Nursing Home Community Advisory Committee - 8 Vacant Positions
- Region F Aging Advisory Committee - 3 Vacant Positions and 1 Expired Term
- Transportation Advisory Board - 6 Vacant Positions
- Youth Commission - 11 Vacant Positions

Chairman Morris urged citizens to consider participating on a Board or Committee.

(H-3) Budget - Monthly Budget Amendment Report

The Board received the monthly budget amendment report for informational purposes. No action was required of the Board.

(H-4) Budget - Monthly Financial Update

The Board received the monthly financial update report for informational purposes. No action was required of the Board.

(H-5) County Manager - Monthly Building Activity Reports

The Board received the Cabarrus County Construction Standards Dodge Report for July 2021 and the Cabarrus County Commercial Building Plan Review Summary for July 2021 for informational purposes. No action was required of the Board.

(H-6) County Manager - Monthly New Development Report

The Board received the monthly new development report for informational purposes. No action was required of the Board.

(H-7) EDC - July 2021 Monthly Summary Report

The Board received the Cabarrus Economic Development Corporation (EDC) monthly report for the month of July 2021 for informational purposes. No action was required of the Board.

(I) GENERAL COMMENTS BY BOARD MEMBERS

Chairman Morris reported according to the latest census, Cabarrus County's population has grown to approximately 225,800 and provided comments on growth.

(J) WATER AND SEWER DISTRICT OF CABARRUS COUNTY

None.

(K) CLOSED SESSION**(K-1) Closed Session - Pending Litigation and Economic Development**

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board moved to go into closed session to discuss matters related to pending litigation and economic development as authorized by NCGS 143-318.11(a) (3) and (4).

UPON MOTION of Commissioner Strang, seconded by Vice Chairman Honeycutt and unanimously carried, the Board moved to come out of closed session.

RETURN TO OPEN SESSION

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board approved a budget amendment and project ordinance related to the Milestone building acquisition.

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Shue and unanimously carried, the Board authorized the County Attorney to file a condemnation suit to obtain the Milestone property for a condemnation deposit of \$8 Million, if settlement negotiations are not successful.

(L) ADJOURN

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the meeting adjourned at 11:02 p.m.





Lauren Linker, Clerk to the Board