

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, February 20, 2023.

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

live broadcast at 6:30 p.m. on Channel 22  
<https://www.youtube.com/cabarruscounty>  
<https://www.cabarruscounty.us/cabcotv>

Present -     Chairman:             Stephen M. Morris  
                  Vice Chairman:     Lynn W. Shue  
                  Commissioners:   Christopher A. Measmer  
  Barbara C. Strang  
  Kenneth M. Wortman

Also present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Rodney Harris, Deputy County Manager; Kyle Bilafer, Assistant County Manager; Kelly Sifford, Assistant County Manager; 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.

In lieu of the invocation, a moment of silence was observed.

Chairman Morris recognized Youth Commission member Scarlet West as an At-large home school representative in attendance.

**(A) APPROVAL OR CORRECTION OF MINUTES**

**(A-1) Approval or Correction of Meeting Minutes**

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Strang and unanimously carried, the Board approved the minutes of January 3, 2023 (Work Session), and January 17, 2023 (Regular Meeting) as presented.

**(B) APPROVAL OF THE AGENDA**

Chairman Morris reviewed changes to the agenda.

Chairman Morris requested Item F-17 be moved to New Business for discussion.

Commissioner Measmer requested Item F-22 be moved to New Business for discussion.

**UPON MOTION** of Commissioner Measmer, seconded by Vice Chairman Shue and unanimously carried, the Board approved the agenda as amended.

Updated:

Consent Agenda

F-8     CVB - Mondo Track at Jay M. Robinson High School

Moved to New Business:

F-17   Planning and Development - HOME ARP Contract (Now G-2)

F-22   Sheriff's Office - Law Enforcement Services Agreement with town of Harrisburg (Now G-3)

**(C) RECOGNITIONS AND PRESENTATIONS**

**(C-1) Human Resources - Recognition of Captain Aaron Rankin on His Retirement from Cabarrus County Sheriff's Office**

Sheriff Van Shaw recognized Captain Rankin on his retirement after 12 years of service to Cabarrus County.

Vice Chairman Shue presented Captain Rankin with a service award in appreciation of his service and dedication to the citizens of Cabarrus County.

Captain Rankin graciously accepted the award and expressed appreciation.

**(C-2) Human Resources - Recognition of Lieutenant Ray Gilleland on His Retirement from Cabarrus County Sheriff's Office**

Sheriff Van Shaw recognized Lieutenant Ray Gilleland on his retirement after 29 years of service to Cabarrus County.

Vice Chairman Shue presented Lieutenant Gilleland with a service award in appreciation of his service and dedication to the citizens of Cabarrus County.

Lieutenant Gilleland graciously accepted the award and expressed appreciation.

**(C-3) Human Resources - Recognition of Senior Deputy Lewis Burgess on His Retirement from Cabarrus County Sheriff's Office**

Sheriff Van Shaw recognized Senior Deputy Lewis Burgess on his retirement after 25 years of service to Cabarrus County.

Vice Chairman Shue presented Deputy Burgess with a service award in appreciation of his service and dedication to the citizens of Cabarrus County.

Deputy Burgess graciously accepted the award and expressed appreciation.

**(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.

Jeeter Anderson, resident of 133 Kennedy Avenue in Kannapolis, commented on a Department of Human Services matter.

Jerry Anderson, resident of 133 Kennedy Avenue in Kannapolis, commented on a family matter and the Department of Human Services.

Geraldine Diaz, resident of 3352 Flagler Circle in Midland, read comments from Rich Wise regarding community, business, and government matters.

Lisa Haynie, resident of 5738 Sumter Avenue in Kannapolis, commented on issues in the Fishertown Princeton Park community.

Ray Helms, resident of 9607 Robinson Church Road in Harrisburg, presented comments regarding tax incentives, infrastructure, businesses, and government matters.

Benny Baker, resident of 4301 Camden Avenue in Kannapolis, presented comments regarding the proposal to fund the Cooperative Christian Ministries Grace Place project. He additionally commented on the condition and needs of the land currently proposed for the project.

David Hampton, resident of 2000 South Main Street in Kannapolis, commented on local government, the Cabarrus County Fair, and tax rates.

Lakesha Steele, resident of 1450 Fairington Drive NW, Apt. 204 in Concord, commented on the homeless population, inmates at the Cabarrus County Detention Center, inmate bonds, power lines maintenance, benches available at bus stops, and local restaurants.

There was no one else to address the Board, therefore Chairman Morris closed that portion of the meeting.

**(E) OLD BUSINESS**

None.

**(F) CONSENT****(F-1) Appointments - Home and Community Care Block Grant Advisory Committee**

The terms for Home and Community Care Block Grant (HCCBG) Advisory Committee members Scott Barringer, Helen McInnis, Evelyn Miller, James Polk, and Katie Kutcher ended on December 31, 2022. All five members have agreed to be reappointed to serve another term. An exception to the length of service provision of the Appointment Policy will be needed for Mr. Polk, Mr. Barringer, Ms. Miller, and Ms. Kutcher. Ms. McInnis also serves on the Board of Equalization and Review and Adult Care Home Community Advisory Committee and Mr. Polk serves

on the Transportation Advisory Board. An exception to the service on multiple boards provision of the Appointment Policy will be needed for them.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board reappointed Scott Barringer, Helen McInnis, Evelyn Miller, James Polk, and Katie Kutcher to the Home and Community Care Block Grant (HCCBG) Advisory Committee for three-year terms ending December 31, 2025; including an exception to the length of service provision of the Appointment Policy for Mr. Polk, Mr. Barringer, Ms. Miller and Ms. Kutcher and an exception to the service on multiple boards provision of the Appointment Policy for Ms. McInnis and Mr. Polk.

**(F-2) Appointments and Removals - Human Services Advisory Board**

Lasharee Rogers' appointment on the Human Services Advisory Board ended December 31, 2022. Ms. Rogers is not interested in serving another term.

Dr. Heather Tonya Anderson has submitted an application and is recommended to fill the vacant position on the Human Services Advisory Board.

Additionally, Anne Laukaitis' appointment on the Human Services Advisory Board ends December 31, 2023. Ms. Laukaitis has requested to resign from serving out her unexpired term.

Patricia West has submitted an application and is recommended to fill the unexpired position on the Human Services Advisory Board.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board removed Lasharee Rogers and Anne Laukaitis from the Human Services Advisory Board roster and thanked them for their service.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board appointed Dr. Heather Tonya Anderson to the Human Services Advisory Board for a three-year term ending February 28, 2026.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board appointed Patricia West to the Human Services Advisory Board to complete the unexpired term ending December 31, 2023.

**(F-3) Appointments and Removals - Juvenile Crime Prevention Council**

Judge Steve Grossman has resigned from his position on the Juvenile Crime Prevention Council as the Chief District Court Judge's designee. It is requested to appoint Chief District Court Judge Christy Wilhelm to complete the unexpired term.

Additionally, Deputy County Manager Rodney Harris has resigned from his position on the Juvenile Crime Prevention Council as the County Manager's designee. It is requested to appoint County Finance Director James Howden to complete the unexpired term. Mr. Howden is not a Cabarrus County resident. An exception to the residency provision of the Appointment Policy will be needed for him.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board removed Steve Grossman and Rodney Harris from the Juvenile Crime Prevention roster and thanked them for their service.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board appointed Christy Wilhelm to the Juvenile Crime Prevention Council as the Chief District Court Judge designee to complete the unexpired term ending June 30, 2023.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board appointed James Howden to the Juvenile Crime Prevention Council as the County Manager designee to complete the unexpired term ending September 30, 2023; including an exception to the residency provision of the Appointment Policy.

**(F-4) Appointments and Removals - Mental Health Advisory Board**

Judge Christy Wilhelm has resigned from her position on the Mental Health Advisory Board as the Local Judge representative. It is requested to remove her name from the roster. Judge Wilhelm has recommended Judge Steve Grossman to fill the unexpired term.

Judge Steve Grossman has submitted an application to serve on the Mental Health Advisory Board to serve as the Local Judge representative and is recommended to complete the unexpired term.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board removed Judge Christy Wilhelm from the Mental Health Advisory Board roster and thanked her for her service.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board appointed Judge Steve Grossman to the Mental Health Advisory Board as the Local Judge representative to complete an unexpired term ending December 31, 2023.

**(F-5) Budget - Budget Amendment to Appropriate Board Contingency Funds for Legal Fees**

Due to increased legal fees, an additional \$439,228 is requested to be added to the Legal Fees account from Board Contingency Funds.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved a budget amendment in the amount of \$439,228 from contingency funds for Legal Fees.

Date:2/20/2023Amount:439,228.00

Dept. Head:Rodney HarrisDepartment:Legal Services

☐ Internal Transfer Within Department☒ Transfer Between Departments/Funds☐ Supplemental Request

Appropriate from Board Contingency \$439,228 for Legal Fees

Fund	Indicator	Department/ Object/ Project	Account Name	Increase Amount	Decrease Amount
001	9	1115-9609	Legal Fees	439,228.00	
001	9	1910-9660	Contingency		439,228.00

**(F-6) County Manager - Jail Behavioral Health Services**

Currently, behavioral health services are provided to the Cabarrus County jail by three and a half internal resources, managed by the Human Services Department. There are also supplemental agreements with vendors to satisfy requirements of the Stepping Up initiative, which is focused on reducing the impact of mental illness on inmates and state required suicide and special watch requirements. Due to a loss of supervision on the Human Services team, staff has researched alternatives regarding management of these programs to improve the delivery of services. It is recommended to move management of these programs to the Cabarrus Health Alliance. This would impact three current staff and a total of three and a half positions.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the transition of behavioral health service of the jail, including the three and a half positions, to the management of Cabarrus Health Alliance.

**(F-7) County Manager - U-5956 - Rock Hill Church Road/Union Cemetery Road Realignment Easement Settlement**

The North Carolina Department of Transportation has requested both a temporary construction easement and a permanent easement along Union Cemetery Road for the purpose of the realignment of Rock Hill Church Rd/Union Cemetery Road. The easements are to facilitate the realignment of Union Cemetery Road. The purpose of this project is to improve mobility and connectivity by providing a more direct connection between Rock Hill Church Road and Union Cemetery Road. This project will also improve traffic operations by reducing congestion and delay in the Rock Hill Church Road/US 29/601 (Concord Parkway) Union Cemetery Road intersection area. Cabarrus County has been offered a total of \$20,975 for the easements and the value of the improvements to be acquired. The proposed settlement is based on comparable sales in the area and the value of the landscaping. The areas in yellow on the attached maps are temporary and the area is red is permanent. The funds will need to be allocated to Cabarrus County Schools to replace required landscaping that will be removed during the project. The Cabarrus County School Board has reviewed the plans.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the temporary and permanent easements with the North Carolina Department of Transportation, authorized the County



Manager to execute the documents after review and revision by the County Attorney and approved the associated budget amendments.

A budget amendment is needed but is not available at this time and will be presented to the Board at a later date.

(F-8) CVB - Mondo Track at Jay M. Robinson High School

The Board of Directors for the Cabarrus County Tourism Authority approved funding for a Mondo Track at Jay M. Robinson High School to further enhance sports tourism related activities and economic impact.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the project utilizing Cabarrus County Tourism Authority funds to pass through Cabarrus County pending Cabarrus County School Board approval; and adopted the project ordinance and budget amendment.

Date:2/20/2023

Amount:1,439,860.00

Dept. Head:Rodney Harris (prepared by James Howden)

Department:FUND 390 - School Capital Projects

☐ Internal Transfer Within Department

☐ Transfer Between Departments/Funds

☒ Supplemental Request

Budget amendment for Mondo track surface at JM Robinson High School funded by reimbursement from the Cabarrus County Convention and Visitors Bureau.							
Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
390	6	7210-6923-MONDO	Proceeds from CVB	-	1,439,860.00		1,439,860.00
390	9	7210-9830-MONDO	Other Improvements	-	1,439,860.00		1,439,860.00

Ordinance No. 2023-02

CABARRUS COUNTY  
SCHOOL 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 School 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.

Contribution from General Fund/CIF	\$	33,925,319
Contribution from Capital Projects Fund		9,522,511
Debt Proceeds 2020 Draw Note		46,620,222
Debt Proceeds 2022 Draw Note		55,711,930
Debt Proceeds 2024 Draw Note		6,081,750
Contribution from Capital Reserve Fund		1,662,314
Contribution from Convention & Visitors Bureau		1,500,000
NC Department of Transportation		1,950,000
TOTAL REVENUES		\$156,974,046

C. The following appropriations are made as listed.

CCS Mobile Unit Renovation	\$	3,300,000
Concord High Fire Alarm Replacement		89,314
Northwest High Fire Alarm Replacement		89,314
JM Robinson Renovation		81,195
R. Brown McAllister Replacement		48,356,750
Roberta Road Middle School		56,604,300
CCS New High School		9,508,821
CCS Southeast High School - Land purchase		1,816,320
Kannapolis Middle School		138,897
AL Brown Football Stadium ADA/Drainage		228,000

AL Brown Roof Replacement	190,000
RCCC Building 1000 Boiler	62,780
RCCC Building 2000 Roof Replacement	154,500
RCCC CBTC HVAC	244,291
Contribution to Capital Reserve	5,001,114
Early College Mobile Units	2,337,000
Mondo Track - JM Robinson High School	1,500,000
Deferred Maintenance Cabarrus County Schools	19,663,416
Deferred Maintenance Kannapolis City School	4,140,034
Deferred Maintenance Rowan Cabarrus Community College	3,468,000
 TOTAL EXPENDITURES	 \$156,974,046
 GRAND TOTAL - REVENUES	 \$156,974,046
GRAND TOTAL - EXPENDITURES	\$156,974,046

## 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, Community Investment Fund or other Capital Project Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 20<sup>th</sup> Day of February 2023.

CABARRUS COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

(F-9) DHS - Budget Amendment for ERA Program

At the work session, staff presented a program update of the Emergency Rental Assistance Program and requested approval of the budget amendment to match the funding allocation from the U.S. Treasury.

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

Date:

2/20/2023

Amount:

2,092,112.55

Dept. Head:

Karen Calhoun

Department:

DHS

☒ Internal Transfer Within Department

☐ Transfer Between Departments/Funds

☐ Supplemental Request

The Treasury has decreased our allocation for the ERA2 grant. We need to adjust the budget to reflect our remaining allocation to make sure that we will stay within that budget.  
New Allocation \$3,073,597.45 x 15% for admin = \$461,039.62

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
440	6	5645-6202-ERA22	US Tr EmgA	(5,165,710.00)		(2,092,112.55)	(3,073,597.45)
440	9	5645-9101-ERA22	Sal & Wags	170,000.00	38,308.00		208,308.00
440	9	5645-9114-ERA22	Cont Emp	41,819.00		15,987.00	25,832.00
440	9	5645-9122-ERA22	Other Pays	4,000.00		4,000.00	0.00
440	9	5645-9201-ERA22	SS	13,899.00	771.00		14,670.00
440	9	5645-9202-ERA22	Medicare	3,133.00	231.00		3,364.00
440	9	5645-9205-ERA22	GH Ins	26,243.00	21,772.00		48,015.00
440	9	5645-9206-ERA22	Vision	400.00		62.00	338.00
440	9	5645-9207-ERA22	Life Ins	400.00		12.00	388.00
440	9	5645-9210-ERA22	Retirement	25,500.00	3,673.00		29,173.00
440	9	5645-9230-ERA22	Work Comp	4,558.00		1,692.00	2,866.00
440	9	5645-9235-ERA22	Def C 401k	8,000.00	2,260.00		10,260.00
440	9	5645-9301-ERA22	Off Sup	3,956.00		3,956.00	0.00
440	9	5645-9331-ERA22	MO Equip	19,000.00		19,000.00	0.00
440	9	5645-9445-ERA22	Pur Svs	448,934.00		336,092.04	112,841.96
440	9	5645-9640-ERA22	Ins & Bond	5,014.50		30.84	4,983.66
440	9	5645-946002-ERA22	US Tr EmgA	4,390,853.50		1,778,295.67	2,612,557.83
					67,015.00	67,015.00	

CABARRUS COUNTY  
CARES RELIEF FUNDS - SPECIAL REVENUE PROJECT 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 purpose of receiving and disbursing funds as directed by CARES Act funding and the US Department of State Treasury and Emergency Rental Assistance Program (ERAP) funding and the US Department of State Treasury.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GMP), the grant terms, the rules and regulations of the US Department of State Treasury and the budget contained herein.
- C. It is estimated that the following revenues will be available to fund COVID 19 and Emergency Rental Assistance expenditures:

CARES Act Relief Funds	\$7,972,670
American Rescue Plan	42,043,458
Interest Income	3,499
Emergency Rental Assistance (ERA21)	11,494,069
Emergency Rental Assistance Second Allocation (ERA22)	3,073,598
<b>TOTAL REVENUES</b>	<b>\$64,587,294</b>

- D. The following appropriations are made for expenditures related to COVID19 and
- |   |                         |
|---|-------------------------|
| Salaries and Benefits (CARES)                         | \$3,581,275             |
| Other Public Health Expenditures (CARES)              | 2,415,010               |
| Municipal Distribution (CARES)                        | 1,979,884               |
| Administration (ERA21)                                | 524,746                 |
| Emergency Rental Assistance (ERA21)                   | 10,969,323              |
| Administration (ERA22)                                | 461,040                 |
| Emergency Rental Assistance Second Allocation (ERA22) | 2,612,558               |
| Salaries and Benefits Administration (ARP)            | 463,350                 |
| Salaries and Benefits Retention (ARP Loss Revenue)    | 10,000,000              |
| Other Public Health Expenditures (ARP)                | 3,275,000               |
| Aid to Nonprofits                                     | 27,897,288              |
| Unallocated (ARP)                                     | 407,820                 |
| <b>TOTAL EXPENDITURES</b>                             | <b>\$64,587,294</b>     |
| <br><b>GRAND TOTAL- REVENUES</b>                      | <br><b>\$64,587,294</b> |
| <b>GRAND TOTAL- EXPENDITURES</b>                      | <b>\$64,587,294</b>     |

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 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.

5. 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.
6. 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.
7. 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).
8. 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 Grant 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 grant 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 grant project, all unrestricted excess funds are transferred to the General Fund and the portion of the Grant Project associated with the project is closed.

Adopted this 20th day of February 2023.

CABARRUS COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

#### (F-10) Finance - Budget Amendment and Capital Project Ordinance

During the January Board meeting the Board re-affirmed the Mount Pleasant Library / ALC / Foil Park Project budget of \$26,500,000. Currently in the Capital Project Fund, there is a budget of \$17,499,999 for this project. The attached budget amendment and project ordinance budgets the additional funds of \$9,000,001 with a transfer from the Community Investment Fund of \$8,500,001 and from a PARTF Grant of \$500,000.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the budget amendment and project ordinance.

Date:	<u>2/20/2023</u>	Amount:	<u>9,000,001</u>
Dept. Head:	<u>James Howden, Finance</u>	Department:	<u>Finance - IAS</u>

☐ Internal Transfer Within Department
 ☐ Transfer Between Departments/Funds
 ☒ Supplemental Request



This budget amendment is to budget for the current approved cost of \$26,500,000 to construct the Mt. Pleasant Library/ALC/Foil Park Project in Fund 380 - County Capital Project Fund. \$17,499,999 is already budgeted in the County Capital Project Fund. The remaining \$9,000,001 will be provided from the Community Investment Fund and a PARTF Grant, \$8,500,001 and \$500,000 respectively.							
Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
380	6	8140-6932-MPLIB	Contribution from Community Investment Fund	-	8,500,001		8,500,001
380	6	8140-6319	PARTF Grant	-	500,000		500,000
380	9	8240-9820	Library Construction	10,000,000	9,000,001		19,000,001
100	6	0000-6901	Fund Balance Appropriated	10,679,435	8,500,001		19,179,436
100	9	0000-9708	Contribution to Capital Project Fund	24,011,611	8,500,001		32,511,612

Ordinance No. 2023-04

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	\$ 60,904,154
Debt Proceeds 2022 Draw Note	103,458,267
Debt Proceeds 2024 Debt Program	16,654,664
Contributions from Capital Projects Fund	27,770,234
Contribution from General Fund	40,355,281
Contribution from Capital Reserve Fund	3,657,664
Contribution from Internal Service Fund	1,065,426
Contribution from Community Investment Fund	16,393,328
State Allocation	40,700,000
PARTF Grant	500,000
TOTAL REVENUES	\$311,459,018

- C. The following appropriations are made as listed.

Courthouse Site Enabling Construction & Renovation	\$ 146,545,280
Governmental Center Skylight & Roof Replacement	2,328,494
Contribution to Capital Reserve (Reimb for Skylight Project)	2,085,000
Artificial Turf Fields	4,401,748
Frank Liske Barn Replacement	7,033,845
Legal / Closing Expenses	952,508
Governmental Center Parking Deck Sealing	235,983
Emergency Equipment Warehouse/ ITS Location	15,867,999
Fiber Infrastructure Improvement	799,000
Jail Annex HVAC Replacement	193,000
Sheriff Training & Firing Range Renovations	2,185,000
Human Services HVAC	180,000
Frank Liske Park ADA Renovations	1,300,000
Frank Liske Park Playground Replacement	203,600
Camp Spencer Vending & Archery Building	536,998
West Cabarrus Library & Senior Center	2,400,000
Deferred Maintenance Projects	9,371,450
EMS Headquarters	21,007,999
Mt. Pleasant Library / ALC / Foil Park Project	26,500,000
Northeast Area Land	4,729,117
Mental Health Facility	35,597,554
Other Improvements Unallocated	1,632,642
Enterprise Physical Security Project (ITS)	807,000

Concord Senior Center Overflow Parking Lot	700,000
Contribution to the General Fund	47,500
Frank Liske Park Softball Complex Utilities	410,000
Rob Wallace Park	1,533,504
Animal Shelter Expansion	290,000
Frank Liske Park Stormwater Project	570,803
Northeast Cabarrus Radio Tower Project	2,439,171
Milestone Building	8,150,000
Fire Services Building	370,000
Frank Liske Park Tennis Court	280,000
Frank Liske Park Multiple Projects	5,000,000
Government Center Building Repair	450,000
Public Safety Training Center	2,073,823
Human Services Facility	2,250,000
 TOTAL EXPENDITURES	 \$311,459,018
 GRAND TOTAL - REVENUES	 \$311,459,018
GRAND TOTAL - EXPENDITURES	\$311,459,018

## 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. Transfers amounts between objects of expenditure and revenues within a function without limitation.
  2. Transfer amounts up to \$500,000 between functions of the same fund.
  3. 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. Enter 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.
  5. 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.
  6. 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.
  7. Reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).

## 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 Community Investment Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 20<sup>th</sup> day of February, 2023.

CABARRUS COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

/s/ Lauren Linker  
Clerk to the Board

**(F-11) Finance - Reimbursement Resolution**

The County may advance its own funds to pay certain expenditures associated with the Mount Pleasant Library / ALC / Foil Park Project. The attached Reimbursement Resolution will allow the County to reimburse themselves with future debt, if so desired, up to the full \$26,500,000 if necessary.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board adopted the Reimbursement Resolution for the Mount Pleasant Library / ALC / Foil Park Project up to \$26,500,000.

Resolution No. 2023-05

RESOLUTION DECLARING OFFICIAL INTENT TO REIMBURSE  
EXPENDITURES WITH PROCEEDS OF DEBT PURSUANT TO UNITED STATES  
DEPARTMENT OF TREASURY REGULATIONS

BE IT RESOLVED by the Board of Commissioners of Cabarrus County:

1. The Board hereby finds, determines and declares as follows:

(a) Treasury Regulations Section 1.150-2 (the "Regulations"), promulgated by the United States Department of Treasury on June 18, 1993, prescribes certain specific procedures applicable to certain obligations issued by the County after June 30, 1993, including, without limitation, a requirement that the County timely declare its official intent to reimburse certain expenditures with the proceeds of debt to be issued thereafter by the County.

(b) The County has advanced and/or will advance its own funds to pay certain capital costs (the "Original Expenditures") associated with financing, in whole or in part, (i) the design, acquisition, construction, installation and equipping of a new public park facility, including the acquisition of necessary land, easements and rights-of-way, (ii) site development, (iii) any and all related utilities relocation and (iv) various real and/or personal property improvements related to any of the foregoing (collectively, the "Mt. Pleasant Library, ALC, Foil Park Project").

(c) The funds heretofore advanced or to be advanced by the County to pay the Original Expenditures are or will be available only on a temporary basis, and do not consist of funds that were otherwise earmarked or intended to be used by the County to permanently finance the Original Expenditures.

(d) As of the date hereof, the County reasonably expects that it will reimburse itself for such Original Expenditures with the proceeds of debt to be incurred by the County, and the maximum principal amount of debt to be incurred with respect to the Mt. Pleasant Library, ALC, Foil Park Project is expected to be \$26,500,000.

(e) All Original Expenditures to be reimbursed by the County were paid no more than 60 days prior to, or will be paid on or after the date of, this declaration of official intent. The County understands that such reimbursement must occur not later than 18 months after the later of (i) the date the Original Expenditure was paid; or (ii) the date the Mt. Pleasant Library, ALC, Foil Park Project was placed in service or abandoned, but in no event more than 3 years after the Original Expenditure was paid.

2. This resolution shall take effect immediately.

**(F-12) Infrastructure and Asset Management - Stonewall Jackson Training School (SJTS) Parcels Timber Harvesting Plan Approval**

At the work session, County staff updated the Board on the current Stonewall Jackson Training School (SJTS) property acquisition, timber harvesting request for services, and timber harvesting logistics and contract.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board authorized the County Manager to execute the contract with timber harvesting consultant (GFR Forestry Consultants) subject to review by the County Attorney once Cabarrus County officially owns the particular parcels identified for timber harvest.

**(F-13) ITS - Memorandum of Agreement for the Courtroom Upgrades for Remote Proceedings**

The Administrative offices of the Courts of North Carolina require a memorandum of agreement for the County to utilize their contract with ePlus to install AOC approved AV equipment in the new courthouse. The State is supplying 3 units and it is the request of the Judges to have advance AV capabilities in 5 additional courtrooms.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the Memorandum of Agreement between Cabarrus County and the North Carolina Administrative Office of the Courts.

**(F-14) Legal - Ad Hoc Amendment to Central Area Land Use Plan Interlocal Agreement for 2101 NC 73 HWY, Further Identified as PIN 5641-00-5282**

The City of Concord received a request for water service in Area A of the Central Area Land Use Plan Interlocal Agreement. The request is from Mardan Enterprises, LLC for property located at 2101 NC 73 HWY further identified as PIN 5641-00-5282. The property will be developed with one single-family home. Pursuant to the CALUP ILA, all requests for service in Area A must be jointly approved by the Cabarrus County Board of Commissioners and Concord City Council.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the request for the City of Concord to provide water service at 2101 NC 73 HWY, further identified as PIN 5641-00-5282 and authorized the County Manager to execute the Agreement subject to review and approval by the County Attorney.

**(F-15) Legal - Ad Hoc Amendment to Central Area Land Use Plan Interlocal Agreement for 380 Patience Drive, Further Identified as PIN 5641-00-1839**

The City of Concord received a request for water service in Area A of the Central Area Land Use Plan Interlocal Agreement. The request is from Mardan Enterprises, LLC for property located at 380 Patience Drive, further identified as PIN 5641-00-1839. The property will be developed with one single-family home. Pursuant to the Central Area Land Use Plan Interlocal Agreement, all requests for service in Area A must be jointly approved by the Cabarrus County Board of Commissioners and Concord City Council.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the request for the City of Concord to provide water service at 380 Patience Drive, further identified as PIN 5641-00-1839 and authorized the County Manager to execute the agreement subject to review and approval by the County Attorney.

**(F-16) Planning and Development - Community Development Budget Amendment**

The attached budget amendment is to place revenues generated from the Duke Energy rebate program into expense line items to allow them to be expended. Staff has generated \$28,506.45 in revenues through the program. The Duke Energy rebate program requires that revenues be placed back into the program to expand service.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the budget amendment.

Date:	2/20/2023	Amount:	28,506.45
Dept. Head:	Kelly Sifford	Department:	Community Development
<input type="checkbox"/> Internal Transfer Within Department		<input type="checkbox"/> Transfer Between Departments/Funds	
		<input checked="" type="checkbox"/> Supplemental Request	
Purpose: To allocate Duke Rebate Program funds received for Weatherization Program jobs completed in homes where electricity is provided by Duke Energy Carolinas.			

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
460	6	3250-6841-DE	Duke Power Rebate	-	28,506.45		28,506.45
460	9	3250-9493-DE	Operations - Duke	2,741.47	3,000.00		5,741.47
460	9	3250-9315-DE	Health & Safety Duke	15,712.40	25,506.45		41,218.85

(F-17) Planning and Development - HOME ARP Contract

Note: This item was moved to New Business for discussion. See Item G-2.

(F-18) Sheriff's Office - Acceptance of Grant Funds to Support Additional Officers

As part of a grant application made by Cabarrus County Schools to continue funding school resource officers at our local middle schools, additional funding was provided which will allow for the addition of two middle school, school resource officers. After consideration by both the Sheriff and School Administration, we would like to add an additional officer at both Hickory Ridge Middle School and Harris Road Middle School which are the two middle schools with the largest census. This will allow for increased presence at these schools and a higher level of security for both students and staff.

This grant, provided through the North Carolina Center for Safer Schools, is specific to middle schools and cannot be used for any other school classifications.

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

Date:	2/20/2023	30,270.40
Dept. Head:	Sheriff Van W. Shaw	2110 - Sheriff's Office
<input type="checkbox"/> Internal Transfer Within Department <input type="checkbox"/> Transfer Between Departments/Funds <input checked="" type="checkbox"/> Supplemental Request		
Revenue provided by North Carolina Department of Public Instruction (DPI) Grant for 2 additional SROs in Middle Schools. As part of a grant application made by Cabarrus County Schools to continue funding school resource officers at our local middle schools, additional funding was provided which will allow for the addition of two middle school school resource officers. After consideration by both the Sheriff and School Administration, we would like to add an additional officer at both Hickory Ridge Middle School and Harris Road Middle School which are the two middle schools with the largest ADP. This will allow for increased presence at these schools and a higher level of security for both students and staff. This grant, provided through the North Carolina Center for Safer Schools, is specific to middle schools and cannot be used for any other school classifications. The State Grant does not include a provision for the equipment, uniforms, supplies, etc. The grant specifically deems these items as "disallowed". Cabarrus County Schools has the budget (supported primarily by the State Grant) to help fund 2 additional middle school SROs at \$37,838 each (that is an ANNUAL amount and the amount of related "compensation" summarized in the MOU for 2022-2023).		

Fund	Indicator	Department/ Object/ Project	Account Name	Increase Amount	Decrease Amount
001	6	2110-6344	DPI Grant	30,270.40	-
001	9	2110-9101	Salaries & Wages	33,940.00	-
001	9	2110-9201	Social Security	2,104.00	-
001	9	2110-9202	Medicare	492.00	-
001	9	2110-9205	Group Hospital Insurance	4,425.00	-
001	9	2110-9206	Vision Care	1,700.00	-
001	9	2110-9207	Life Insurance	6,800.00	-
001	9	2110-9210	Retirement	22.00	-
001	9	2110-9230	Workers' Compensation	1,400.00	-
001	9	2110-9235	Deferred Compensation 401K	750.00	-
001	9	2110-9310	Ammunition	700.00	-
001	9	2110-9316	Supplies	400.00	-
001	9	2110-9331	Minor Office Equipment	25,200.00	-
001	9	2110-9340	Uniform	6,000.00	-
001	9	2110-9342	Minor Technology Equipment	4,800.00	-
001	9	2110-9445	Purchase Services	12,000.00	-
001	9	2110-9635	Educational Materials	700.00	-
001	9	2110-9653	Medical Consults	1,100.00	-
001	9	2110-9640	Insurance and Bonds	805.00	-
001	9	2110-9863	Motor Vehicles	141,512.00	-
001	9	1910-9660	Board Contingency	-	214,579.60

(F-19) Sheriff's Office - Award of Service Weapon to Captain Aaron Rankin Upon His Retirement

Captain Aaron Rankin will retire from the Cabarrus County Sheriff's Office on March 1, 2023. Pursuant to N.C. General Statute 20-187.2, it is requested that Captain Rankin's service weapon (Sig-Sauer P320C, Serial Number 5858J335832) be designated surplus property and awarded to him for a price of \$1.00 upon his retirement.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board declared Sig Sauer P320 Serial # 335832 .40 cal handgun surplus property and authorized disposition in accordance with the County's policy.

(F-20) Sheriff's Office - Award of Service Weapon to Deputy Lewis Burgess upon His Retirement



Deputy Lewis Burgess will retire from the Cabarrus County Sheriff's Office on February 28, 2023. Pursuant to N.C. General Statute 20-187.2, it is requested that Deputy Burgess's service weapon (Sig-Sauer P320C, Serial Number 58C352038) be designated surplus property and awarded to him for a price of \$1.00 upon his retirement.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board declared Sig-Sauer P320C, Serial Number 58C352038 surplus property and authorized disposition in accordance with the County's policy.

**(F-21) Sheriff's Office - Award of Service Weapon to Lieutenant Ray Gilleland Upon His Retirement**

Lieutenant Ray Gilleland will retire from the Cabarrus County Sheriff's Office on March 1, 2023. Pursuant to N.C. General Statute 20-187.2, it is requested that Lieutenant Gilleland's service weapon (Sig-Sauer P320C, Serial Number 58C351908) be designated surplus property and awarded to him for a price of \$1.00 upon his retirement.

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board declared sig Sauer P320 .40 cal Serial # 58C351908 surplus property and authorized disposition in accordance with the County's policy.

**(F-22) Sheriff's Office - Law Enforcement Services Agreement with Town of Harrisburg**

Note: This item was moved to New Business for discussion. See Item G-3.

**(F-23) Tax Administration - Advertisement of 2022 Delinquent Taxes**

NC General Statute 105-369 requires counties to report the amount of unpaid taxes for the current year, 2022, that are liens on real property, less bankruptcies and Property Tax Commission (PTC) appeals; and to set the advertisement date.

2022 REAL ESTATE	\$12,879,363.17
Less: Bankruptcies	4760.87
PTC Appeals	0.00
TOTAL	12,874,602.30

Date of Advertisement of Tax Liens: March 26, 2023

**UPON MOTION** of Vice Chairman Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the report for the 2022 outstanding delinquent taxes that are a lien on real property and ordered the Tax Administrator to advertise these liens on March 26, 2023.

ORDER OF THE BOARD OF COUNTY COMMISSIONERS

IN ACCORDANCE WITH N.C.G.S. 105-369

State of North Carolina  
County of Cabarrus

To: M. David Thrift, Tax Administrator of Cabarrus County

You are hereby authorized, empowered, and commanded to advertise tax liens on real property for failure to pay 2022 property taxes. You shall advertise said liens by posting a notice of liens at the county courthouse and by publishing each lien at least one time in a newspaper having general circulation in the taxing unit. Advertisement of liens shall be made on Sunday March 26, 2023.

This order shall be a full and sufficient authority to direct, require, and enable you to advertise said tax liens in accordance with North Carolina General Statute 105-369.

Witness my hand and official seal, this 20th day of February, 2023.

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

Attest:

/s/ Lauren Linker  
Lauren Linker  
Clerk to the Board of County Commissioners

**(F-24) Tax Administration - Refund and Release Reports - January 2023**

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 Shue, seconded by Commissioner Wortman and unanimously carried, the Board approved the January 2023 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) Planning and Development - 2023-2024 Community Development Programs - Public Hearing 6:30 p.m.**

Kelly Sifford, Assistant County Manager, presented a request for the Weatherization, Heating and Air Repair and Replacement program and Housing and Home Improvement programs as the applications and funding become available in the coming months. Additionally, Ms. Sifford requested to participate in any programs that Duke Energy or Blue Cross Blue Shield offer. She advised the only match required for any of these programs is ten percent for the Housing and Home Improvement program, which is part of the larger Home Care Community Block Grant program. She advised these programs are for existing housing.

**UPON MOTION** of Commissioner Strang, seconded by Commissioner Wortman and unanimously carried, the Board approved staff to make applications for the Weatherization, Heating and Air Repair and Replacement program, Housing and Home Improvement, Duke Energy programs, and Blue Cross Blue Shield programs and approved to allow the County Manager to execute any necessary contracts subject to legal review.

Ms. Sifford then presented a recap of the HOME program. The recap included information regarding the limitations and scope of the program. She reported this program is tied to homelessness and due to lack of transportation and resources and the inability to do services properly in outlying areas of the County, staff have been working with cities on potential projects. Ms. Sifford presented an overview of the project with Cooperative Christian Ministry's Grace Place project in Kannapolis.

A lengthy discussion ensued. During discussion, Ms. Sifford responded to questions from the Board. Issues addressed included concerns with the proposed parcel of land for the Grace Place project and designating funds for the down payment assistance program. Ms. Sifford clarified the proposal is to potentially delay the ARP contract and allow for time to see if there are viable projects. She advised the public hearing will be held for the HOME program tonight for this year's funding, and suggested the Board approve funds for the down payment assistance program as an alternate project for now due to the deadline to keep the funds in Cabarrus County.

Chairman Morris opened the public hearing at 7:39 p.m. The public hearing notice was published in the Independent Tribune on February 8 and 12, 2023. The public hearing notice was also posted on the County's website ([www.cabarruscounty.us](http://www.cabarruscounty.us)) on February 8, 2023, in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

Benny Baker, resident of 4301 Camden Avenue in Kannapolis, expressed and reiterated his concerns regarding the viability of the property proposed by Cooperative Christian Ministries (CCM) for use of Grace Place as well as the impacts and effects on the adjoining neighborhood and nearby school.

Diamelen Partridge, resident of 4507 Rainbow Drive in Kannapolis, expressed concerns regarding the viability and efficiency of the CCM project on the proposed property.

Angie Noblezada, resident of 4619 Rainbow Drive in Kannapolis, expressed safety concerns regarding the location of the CCM project.

Jim Quick, resident of 126 Spencer Avenue in Concord, commented on the possibilities of rehabbing existing structures or the possibility of a different location for the proposed project.

Steve Lynch, resident of 2007 Normandy Road in Kannapolis, commented on the CCM project suggesting a different location and the condition and topography of the currently proposed land.

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

Commissioner Strang, **MOVED** to approve receiving 2023-2024 HOME funds to be used for the Down Payment Assistance Program. Commissioner Wortman seconded the motion.

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

#### **(G-2) Planning and Development - HOME ARP Contract**

Kelly Sifford, Assistant County Manager, requested the HOME ARP Contract item be tabled until next month. She stated this would allow her to research other viable projects for the Board's consideration.

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

**UPON MOTION** of Chairman Morris, seconded by Vice Chairman Shue and unanimously carried, the Board tabled the HOME ARP Contract to the March Work Session or longer if needed.

#### **(G-3) Sheriff's Office - Law Enforcement Services Agreement with Town of Harrisburg**

Commissioner Measmer reported there was mention at the work session of taking this contract for law enforcement services with the Town of Harrisburg and applying it to the towns of Mount Pleasant and Midland. He stated he would like to get some input from Mount Pleasant, Midland and the Sheriff prior to entering into the law enforcement contract for their respective jurisdiction. He expressed his full support for this contract with the Town of Harrisburg

For many years, the Sheriff through his office and employees has provided law enforcement protection to and for the Town, through the assignment of deputies to conduct the usual and customary law enforcement duties within Town limits. Both parties desire to continue this relationship for the next fiscal years, with modifications to the general arrangements, as provided in the attached agreement. Key terms:

1. 10-year term with an option to renew for an additional five-year term.
2. Maintains County funding of two (2) deputy sheriff positions.
3. Shifts billing to actual rather than estimated expenses.

**UPON MOTION** of Commissioner Measmer, seconded by Commissioner Strang and unanimously carried, the Board approved the law enforcement services contract and authorized the County Manager to execute the contract between Cabarrus County and the Town of Harrisburg, subject to revision by the County Attorney.

#### **(H) REPORTS**

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

Commissioner Strang reported briefly on the NACo Legislative Conference in Washington, DC.

Commissioner Strang announced the Youth Commission is planning a Teen Summit on March 18th from 1-5 at the Cabarrus Arena and the Youth Commission is planning their end-of-year banquet on April 24th at 6 p.m.

Vice Chairman Shue reported on a seminar held at Concord Mills on organized crime hosted by the district attorney and chamber director.

Vice Chairman Shue announced Mike Downs received the James D. Prosser Excellence in Government Leadership Award from the Centralina Regional Council.

Commissioner Measmer announced there will be a Senior Health and Wellness Expo on March 8th at the Cabarrus Arena and Events Center.

Commissioner Measmer also announced the Town of Harrisburg is celebrating their 50th anniversary of incorporation.

Vice Chairman Shue gave a brief update on the WSACC (Water and Sewer Authority of Cabarrus County) Rocky River Wastewater Treatment Project.

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

Chairman Morris announced vacancies. Applications are being accepted for the following County Boards/Committees:

- Active Living and Parks Commission - 4 Expired Terms
- Adult Care Home Community Advisory Committee - 13 Vacant Positions
- Concord Planning and Zoning Commission (ETJ) - 1 Vacant Position
- Harrisburg Planning and Zoning Commission (ETJ) - 1 Vacant Position
- Home and Community Care Block Grant Committee - 1 Vacant Position
- Nursing Home Community Advisory Committee - 9 Vacant Positions
- Planning and Zoning Commission - 1 Vacant Position
- Region F Aging Advisory Committee - 2 Vacant Positions
- Senior Centers Advisory Council - 2 Expired Terms
- Transportation Advisory Board - 6 Vacant Positions and 1 Expired Term
- Youth Commission - 4 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 January 2023 and the Cabarrus County Commercial Building Plan Review Summary for January 2023 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) Economic Development Corporation - January 2023 Monthly Summary Report**

The Board received the Cabarrus Economic Development Corporation (EDC) monthly report for the month of January 2023 for informational purposes. No action was required of the Board.

**(I) GENERAL COMMENTS BY BOARD MEMBERS**

None.

**(J) WATER AND SEWER DISTRICT OF CABARRUS COUNTY**

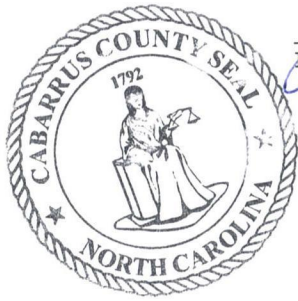
None.

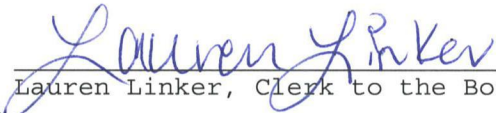
**(K) CLOSED SESSION**

None.

(L) ADJOURN

UPON MOTION of Commissioner Strang, seconded by Commissioner Measmer and unanimously carried, the meeting adjourned at 8:09 p.m.



  
Lauren Linker, Clerk to the Board