

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 19, 2024.

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
Timothy A. Furr
Kenneth M. Wortman

Also, present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Rodney Harris, Deputy County Manager; Kelly Sifford, Assistant County Manager; Aalece Pugh, Assistant County Manager and Lauren Linker, Clerk to the Board.

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

Chairman Morris recognized Scarlett West, Youth Commission, Concord High School, who was in attendance.

Chairman Morris led the Pledge of Allegiance.

A moment of silence was observed.

(A) APPROVAL OR CORRECTIONS OF MINUTES

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board approved the minutes of September 5, 2023 (Work Session), October 2, 2023 (Work Session), October 16, 2023 (Regular Meeting), October 18, 2023 (Cabarrus Summit) as presented.

(B) APPROVAL OF THE AGENDA

Updates

New Business

G-4 Economic Development Investment - Fortius Capital Partners (Concord Commerce Park) - Public Hearing 6:30 p.m.

Closed Session

K-1 Closed Session - Pending Litigation, Acquisition of Real Property and Personnel Matters

Moved

New Business

F-11 to H-6 County Manager - Restructure Department of Social Services Legal Services

UPON MOTION of Commissioner Measmer, seconded by Commissioner Furr the Board approved the agenda as amended by the following vote: Ayes: Chairman Morris, Commissioners Measmer, Wortman, and Furr. Nays: Vice Chairman Shue.

(C) RECOGNITIONS AND PRESENTATIONS

(C-1) Recognition - DHS - Social Worker Appreciation Month

Chairman Morris recognized Dr. Aalece Pugh, Assistant Manager and Department of Human Services Director, who read the proclamation aloud.

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

Proclamation No. 2024-02

SOCIAL WORK 2024 PROCLAMATION
"Empowering Social Workers"

WHEREAS, Social Work is a profession truly dedicated to helping people;

WHEREAS, the primary mission of Social Work is to enhance human well-being and help meet the basic and complex needs of all people;

WHEREAS, Social Workers put a particular focus on helping people who are vulnerable, oppressed or living in poverty;

WHEREAS, Social Workers follow a Code of Ethics that calls on them to fight social injustice, and respect the dignity and worth of all people;

WHEREAS, Social Workers meet people where they are and help people and communities reach their full potential;

WHEREAS, the Social Work profession for more than a century has worked to improve this society, with Social Workers playing a role in establishing a minimum wage, Social Security, and Medicare and working to ensure equal rights for women, African Americans and people who are LGBTQIA2S+;

WHEREAS, Social Workers work in all facets of our society, including schools, hospitals, community organizations, the military, mental health centers, social service agencies, corporations, and local, state and federal government;

WHEREAS, Social Workers are on the frontlines in helping this nation solve pressing social problems, including an increased demand for mental health services; an opioid addiction crisis; and economic inequality;

WHEREAS, Social Workers are in high demand, with some states reporting shortages in Social Work staffing and the Bureau of Labor Statistics predicting Social Work will be one of the fastest growing professions in our nation during this decade;

WHEREAS, a public opinion survey from Ipsos said Social Work has a public approval rating of more than 80 percent and more than half of Americans say Social Workers deserve higher pay;

WHEREAS, the 2024 Social Work Month theme, "Empowering Social Workers" embodies the need for society to support Social Workers so they can continue to do the life-affirming work they do and help address societal needs;

WHEREAS, Social Workers in turn empower people, communities and our nation, helping everyone achieve their full potential,

NOW THEREFORE, in recognition of the numerous contributions made by Cabarrus County Social Workers, the Cabarrus County Board of Commissioners proclaims the month of March 2024 as National Social Work Month and call upon all citizens to join the National Association of Social Workers and Cabarrus County in celebration and support of the Social Work Profession.

Adopted this 19th day of February 2024.

/s/ Stephen M. Morris

Stephen M. Morris, Chairman

Cabarrus County Board of Commissioners

(C-2) Presentation - Tax Administration - Revaluation Process Update

David Thrift, Tax Administrator, presented an overview of the revaluation process. A short video illustrated how the appraisal process begins and what an appraiser does. The overview included the following:

- What have we done so far?
 - Project Planning: Management and Staff
 - Pictometry Sketch Check Analysis
 - Market Analysis
 - Preliminary Schedule of Values
 - NBHD Review
 - Residential neighborhood review
 - Commercial/Industrial neighborhood review
 - Finalize/Adopt Schedule of Values
 - Final Review
- What do we plan to do now?
 - Provide Notice
 - Appeals

- Levels of Appeal
 - Informal
 - Formal Board of E&R
 - Property Tax Commission
 - NC Court of Appeals
 - NC Supreme Court

- Revenue Neutral
 - The rate estimated to produce revenue for the next fiscal year that is equal to revenue that would have been produced, with normal growth, for the next fiscal year under the current tax rate and with no revaluation. *Revenue neutral does not necessarily indicate bills stay the same.

- Tax Relief
 - Elderly or Disabled Homestead Exclusion
 - Disabled Veterans Exclusion
 - Circuit Breaker Deferment

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

Following this agenda item, Chairman Morris recognized the Hearts and Heros Event that occurred in Cabarrus County on February 15th, 2024 wherein Cabarrus County EMS and Atrium Health collaborate to reunite cardiac survivors and the teams that performed life-saving interventions.

(D) INFORMAL COMMENTS

Chairman Morris opened the meeting for Informal Public Comments at 7:31 p.m. He reviewed the public participation policy and stated each speaker would be limited to three minutes.

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

Jeeter Anderson, a resident at 133 Kennedy Avenue, Kannapolis, spoke regarding a Department of Human Services matter.

Jay White, a resident of Concord, spoke regarding the Department of Human Services Legal Department.

Jane Cauthen, a resident at 9135 Meadowood Road, Mt. Pleasant, commented on the Department of Human Services legal department.

Lee Shuman, a resident at 633 Grandview Drive NE, Concord, commented on school funding.

Mason Thompson, a resident at 1649 Red Bird Circle, Concord, commented on property taxes.

Kenneth Metcalf, a resident at 7681 Untz Road, Concord, spoke on property taxes.

Ray Helms, a resident at 9607 Robinson Church Road, Harrisburg, spoke on property taxes.

Charles Stapleton, a resident at 4779 Rocky River Road, Concord, commented on property taxes.

George Carrell, a resident at 2865 Montford Avenue NW, Concord, commented on the reevaluation process.

Jane Drayton Hartzog, a resident at 325 Brightwood Court SW, Concord, spoke on tax relief efforts.

David Leonard, a resident at 5900 Sapp Road, Rockwell, spoke on the reevaluation process.

Chris Cranston, a resident at 475 High Medows Drive, Concord, commented on the reevaluation process.

Rusty Drye, a resident at 5895 Rimer Road, Rockwell, spoke on property taxes.

Art Spellenberg, a resident at 318 Rabon Street, Concord, commented on the revaluation process.

Mark Monroe, a resident at 6751 Rival Hills Drive, Harrisburg, commented on property taxes.

Wesley Huneycutt, a resident at 2700 Cal Bost Road, Midland, commented on the revaluation process.

Mary Pat King, a resident at 6533 Derby Lane NW, Concord, commented on the revaluation process and property taxes.

Violet Mitchell, a resident at 415 Lyndon Street, Kannapolis, spoke about the revaluation process.

Kristi Drye, a resident at 5900 Rimer Road, Rockwell, commented on property taxes and the revaluation process.

James M. Gordon, a resident at 2206 Brantley Road, Kannapolis, spoke on the revaluation process.

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) Appointment - Agricultural Advisory Board

The Agricultural Advisory Board recommended the reappointment of Thomas E. Porter, Jr. and Leslie Cook for three-year terms ending January 31, 2027. Both will need an exception to the length of service of the Appointment Policy.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board reappointed Thomas E. Porter, Jr. and Leslie Cook to the Agricultural Advisory Board for three-year terms ending January 31, 2027, including an exception to the length of service provision of the Appointment Policy for both Thomas E. Porter, Jr., and Leslie Cook.

(F-2) Appointment and Removals - Mental Health Advisory Board

Former Harrisburg Mayor Steve Scaiscia served on the Mental Health Advisory Board (since its inception) as the City of Harrisburg representative. He is no longer serving on Harrisburg City Council, his term on the Mental Health Advisory Board expired December 31, 2023. Mr. Scaiscia will need to be removed from the roster.

Chief Probation Officer Mitzi Quinn will retire February 1, 2024. Chief Probation Officer Craig Fortin has been recommended to fill Ms. Quinn's unexpired term ending December 31, 2024, as the NC Department of Corrections - Adult Probation representative.

Jessica Grant has resigned her position as the Kannapolis City Schools representative.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board removed Steve Scaiscia as the City of Harrisburg representative from the Mental Health Advisory Board roster and thanked him for his service.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board removed Mitzi Quinn as the NC Department of Corrections - Adult Probation representative from the Mental Health Advisory Board and thanked her for her service.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board removed Jessica Grant as the Kannapolis City Schools representative from the Mental Health Advisory Board and thanked her for her service.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board appointed Craig Fortin as the NC Department of Corrections - Adult Probation representative to fill an unexpired term ending December 31, 2024.

(F-3) Appointment and Removals - Youth Commission

Two members of the Youth Commission are unable to continue to participate due to a change in their schedules. Therefore, Kimberly Lisk, Central Cabarrus High School, and Analicia Ival-Green, A.L. Brown High School, will need removed from the roster. It is requested to appoint Malchiah Lewis to the Youth Commission as an A.L. Brown High School representative.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board removed Kimberly Lisk, Central Cabarrus High School, and Analicia Ival-Green, A.L. Brown High School, from the Youth Commission roster and thanked them for their service.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board appointed Malchiah Lewis to the Youth Commission as an A.L. Brown High School representative.

(F-4) (Appointment) and Removal - Public Health Authority

Dr. Dan Hagler has resigned from his position as the Expertise in Infectious Diseases representative on the Public Health Authority of Cabarrus County.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board removed Dr. Dan Hagler from the Public Health Authority of Cabarrus County's roster and thanked him for his service.

(F-5) Appointment- Firemen's Relief Fund Trustees

The Cabarrus County Volunteer Fire Departments have submitted the following individuals for appointments/reappointments as Firemen's Relief Fund Trustees:

- Jerry Helms - Allen Fire Department
- David R. Blackwelder - Cold Water Fire Department
- Joey Houston - Flowes Store Fire Department
- Jeff Page - Georgeville Fire Department
- Tim Wooten - Harrisburg Fire Department
- Joe Eudy - Midland Fire Department
- Jeff Russell - Mt. Mitchell Fire Department
- Steven Dixon - Mt. Pleasant Rural Fire Department
- Kenny Suther - Northeast Fire Department
- Danny Brown - Odell Fire Department
- Rebecca Shue - Rimer Fire Department
- Michael Faggart - Allen Fire Department

Note: These appointments are exempt from the County Appointment Policy. Recommendations are submitted by each of the respective volunteer fire departments.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board appointed Steven Dixon (Mt. Pleasant Rural); and reappoint Jerry Helms (Allen), David R. Blackwelder (Cold Water), Joey Houston (Flowes Store), Jeff Page (Georgeville), Tim Wooten (Harrisburg), Joe Eudy (Midland), Jeff Russell (Mt. Mitchell), Kenny Suther (Northeast), Danny Brown (Odell), Rebecca Shue (Rimer), for two-year terms ending January 31, 2026.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board removed Chris Whiting (Allen) due to his resignation.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board appointed Michael Faggart (Allen), for a one-year term ending January 31, 2025.

(F-6) BOC - 2024 Commissioner Board Appointments Update

An updated assignment of the Board of Commissioner board liaison appointments for calendar year 2024 was provided.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board approved the updated 2024 Commissioner Board Appointments.

(F-7) Cabarrus County Schools - Repurposing Funds

Cabarrus County Schools requested repurposing funds they received from the County in fiscal year 2023 as part of a one-time appropriation to address curriculum and professional development needs. The repurposing would be used to help offset a budget deficit in fiscal year 2024.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board approved Cabarrus County Schools' request to repurpose one-time funds received in fiscal year 2023 towards fiscal year 2024's deficit.

(F-8) Cooperative Extension - Budget Amendment for Plant Sale

The Cabarrus County Center of North Carolina Cooperative Extension requested a Budget Amendment for the line items associated with the Cabarrus Extension Plant Sale. The Fall sale exceeded expectations and the Spring plant sale will be coming up.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board approved the budget amendment for the annual plant sales.

Budget Revision/Amendment Request

Date: Amount:

Dept. Head: Department:

Internal Transfer Within Department Transfer Between Departments/Funds Supplemental Request

The budget amendment is to increase 00195410-9356-CEPL and 00165410-6606-CEPL- Special Program Supplies due to a higher response to the plant sale than anticipated.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	9	5410-9356-CEPL	Special Programs - CE Plant Sale	\$3,000.00	\$5,000		8,000.00
001	6	5410-6606-CEPL	Special Programs - CE Plant Sale	\$3,000.00	5,000.00		8,000.00

(F-9) County Manager - Resolution Authorizing County Manager to Execute Routine Easement Requests

The resolution was created with the intent of authorizing the County Manager to execute routine easement requests such as those arising from new construction of schools and county facilities or those of a temporary nature. It would reduce the number of agenda items needed to process these types of requests. The easements are typically required as part of the Certificate of Occupancy for new buildings. The easements typically hold utilities that serve the building and allow the utility provider access to maintain the lines in the future.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board adopted the resolution to authorize the County Manager to execute routine easement requests.

Resolution No. 2024-16

RESOLUTION AUTHORIZING THE COUNTY MANAGER TO EXECUTE ROUTINE EASEMENT AND RELATED INTERESTS IN COUNTY PROPERTY

WHEREAS, N. C. Gen. Stat. § 153A-12 provides that each power, right, duty, function, privilege and immunity of the County shall be exercised by the Board of Commissioners; and

WHEREAS, N. C. Gen. Stat. § 153A-11 provides that a county may acquire and hold, as well as devise or sell or otherwise dispose of real and personal property; and

WHEREAS, N. C. Gen. Stat. § 153A-76 provides broad powers to the Board of Commissioners to organize county government and set the duties of county officers; and

WHEREAS, N. C. Gen. Stat. § 153A-82 (a)(8) provides *inter alia* that the County Manager shall perform any duties that may be required or authorized by the Board of Commissioners; and

WHEREAS, N. C. Gen. Stat. § 153A-176 allows a county to dispose of real and personal property pursuant to the provision of Chapter 160A, Article 12, which includes the granting of easements and rights of way in real property pursuant to N. C. Gen. Stat. § 160A-273; and

WHEREAS, the Cabarrus County Board of Commissioners receives many requests for routine utility and other easements and rights of way on the many parcels of real estate owned by the County, which includes the school properties that it owns, because of financing requirements; and

WHEREAS, some of these requests have short deadlines for approval because of the scheduling requirements for contractors and it may take too much time to have the matter scheduled for Board of Commissioners approval at its monthly regular meeting; and

WHEREAS, the Board of Commissioners would like to have the County Manager be able to approve such requests and execute the documents required to implement the request, without having to have the matter placed on the Board of Commissioners meeting agenda for approval.

NOW, THEREFORE, BE IT RESOLVED that the Cabarrus County Board of Commissioners delegates to the County Manager the authority to approve routine utility and other easements and rights of way on County real property and directs the County Manager to report to the Board of Commissioners each month on each such request that the County Manager has approved.

ADOPTED this 19th day of February, 2024.

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

ATTEST:

/s/ Lauren Linker
Lauren Linker
Clerk to the Board

(F-10) County Manager - Land Acquisition

The County entered, or intends to enter into, purchase agreements for the following properties:

- 2892 Zion Church Road in Concord for a future animal shelter and household hazardous waste facility.
- 8274 Robinson Church Road in Harrisburg for a future elementary school.
- 5065, 5075, 5085, and 5175 Davidson Road in Davidson for a future park facility.

Each agreement permits the County an examination period to assess site feasibility for the intended use. Closing on each property will occur at the conclusion of the examination periods if project feasibility is established.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board authorized the County Manager to negotiate and execute all documents necessary for the acquisition of Tax Parcels: (1) 55298587250000 (+-5.8 acres) for a purchase price of \$825,000; (2) 55065843430000 (+- 25 acres) for a purchase price of \$1,500,000; and (3) 46732593490000 (+-2.7 acres), 46731660390000 (+-117 acres), 46733525350000 (+-1.5 acres), and 46733620930000 (+-5.6 acres) for a purchase price of \$1,500,000.

(F-12) Department of Social Services - Seniors' Health Insurance Information Program (SHIIP) Funding Increase

The Seniors' Health and Insurance Information Program (SHIIP) is administered in Cabarrus County by the Department of Social Services, Adult and Aging Services Division. Cabarrus SHIIP receives annual grant funding from the NC Department of Insurance, including an annual Federal MIPPA grant. The agency received notification of a MIPPA grant award in January 2024 for the period of September 1, 2023 - August 31, 2024. The amount of the actual award is \$6,878.00, which is slightly higher than the budgeted amount of \$6,608.00. A county match is not required.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board adopted the budget amendment for the Senior's Health Insurance Information Program.

Budget Revision/Amendment Request

Date: Amount:
 Dept. Head: Department:
 Internal Transfer Within Department Transfer Between Departments/Funds Supplemental Request

The Senior Services Department recently received SHIIP allocation higher than originally budgeted. The new allocation is \$6,878.00 for the period of September 1, 2023 through August 31, 2024. The original budget used FY23 allocation which was \$6,608.00. There is no county match.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	6	00165760-6270-FED	SHIIP Grant	6,608.00	270.00	-	6,878.00
001	9	00195760-9356-SHIP	Special Program Supplies - SHIP	6,608.00	270.00		6,878.00

(F-13) Planning- 2024-2025 Community Development Programs

Community Development Staff requested to make the regular submission 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, staff requested to participate in any programs that Duke Energy or Blue Cross Blue Shield offer. The only match required for any of these programs is 10% for the Housing and Home Improvement program, which is part of the larger Home Care Community Block Grant program. Finally, staff is requested to make application for the regular HOME program allocation through the Consortium. The match amount is determined by the allocation of HOME funds and the projected match amount will be included in the annual budget process if approved. Staff proposed to use the funding toward building a new single-family home in Concord with Habitat for Humanity. If there are any funds left over from this project, staff would like to put those funds towards the Down Payment Assistance Program that was funded with 2023-2024 HOME funds.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board approved staff to submit applications for Weatherization, Heating and Air Repair and Replacement Program, Housing and Home Improvement, Duke Energy Programs, Blue Cross Blue Shield programs and the 2024-2025 HOME program and allow the County Manager to execute any necessary contracts subject to legal review.

(F-14) Sheriff's Office - Acceptance of Fees from the Interlocal Detention Agreement with Anson County

The Anson County Detention Center experienced overcrowding, which required them to temporarily move certain inmates to other facilities. The Cabarrus County Detention Center currently has available space to house these inmates at a rate of \$70 per day per inmate (which decided by the Cabarrus County Board of Commissioners on May 2, 2022). The Interlocal Agreement also states that all ordinary and extraordinary medical costs are covered by Anson County. The Memorandum of Agreement will not diminish the capacity, will not require additional staff, and will bring additional revenue to the County.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board approved the Memorandum of Agreement between Cabarrus County and Anson County.

(F-15) Sheriff's Office - Acceptance of NC Legislative State Grant - Bomb Squad Equipment

As part of a legislative appropriation through the North Carolina General Assembly, the Cabarrus County Sheriff's Office was awarded \$300,000.00 to

augment or replace aging bomb squad equipment. Newly acquired equipment will assist the Sheriff's Office in providing timely, well-coordinated, and proper response to high-probability bomb threats, improvised explosive devices, and other explosive items to ensure the safety of community members and sworn personnel. As this is a regional response team, the state funding helps offset the county expense of this team.

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

Date: Amount:

Dept. Head: Department:

Internal Transfer Within Department Transfer Between Departments/Funds Supplemental Request

This budget amendment is to budget revenues and expenditures for State Directed Grant- ID 20095. This grant provides support to the Sheriff's office to purchase bomb squad equipment and fund overtime hours related to bomb squad response, bomb squad events and training. Grant funds are received up front and will be spent in compliance with the specific purposes stated in the scope of work and budget. The grant is eligible for an extension should the project not be complete before the current budget mandated end date of October 03, 2025.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	6	2110-6375-20095	BOMB SQUAD GRANT	-	300,000.00	-	300,000.00
001	9	2110-9860-20095	EQUIPMENT AND FURNITURE	-	197,804.00	-	197,804.00
001	9	2110-9863-20095	VEHICLES	-	49,048.00	-	49,048.00
001	9	2110-9340-20095	UNIFORMS	-	16,148.00	-	16,148.00
001	9	2110-9316-20095	SUPPLIES	-	5,000.00	-	5,000.00
001	9	2110-9113-20095	OVERTIME	-	32,000.00	-	32,000.00

(F-16) Sheriff's Office - Acceptance of NC Legislative State Grant - Wellness Program and Bomb Squad Equipment

As part of a legislative appropriation through the North Carolina General Assembly, the Cabarrus County Sheriff's Office was awarded \$1,399,000.00 to implement a full Wellness Program to focus on the mental, physical, and emotional wellness of all employees of the Cabarrus County Sheriff's Office. This would include funding for a full-time employee to oversee and run the program, pay for needed equipment, training, and program materials, as well as funding to contract with an Embedded Behavioral Health Service that specializes in working with law enforcement employees.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board approved the grant award, authorized a fulltime sergeant grade position, and adopted the necessary associated budget amendment.

Date: Amount:

Dept. Head: Department:

Internal Transfer Within Department Transfer Between Departments/Funds Supplemental Request

This budget amendment is to budget revenues and expenditures for State Directed Grant- ID 20097. This grant provides support to the Sheriff's office, including a wellness program and bomb squad equipment. Grant funds are received up front and will be spent in compliance with the specific purposes stated in the scope of work and budget. The budget includes salary and benefits to fund a full-time sergeant position over five years. The grant is eligible for an extension should the project not be complete before the current budget mandated end date of October 03, 2025.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	6	2110-6375-20097	WELLNESS PROGRAM AND BOMB SQUAD EQUIPMENT	-	1,399,000.00	-	1,399,000.00
001	9	2110-9101-20097	SALARIES AND WAGES	-	304,000.00	-	304,000.00
001	9	2110-9201-20097	SOCIAL SECURITY	-	18,865.00	-	18,865.00
001	9	2110-9202-20097	MEDICARE	-	4,415.00	-	4,415.00
001	9	2110-9210-20097	RETIREMENT	-	39,905.00	-	39,905.00
001	9	2110-9235-20097	401K	-	15,200.00	-	15,200.00
001	9	2110-9205-20097	HEALTH INSURANCE	-	53,400.00	-	53,400.00
001	9	2110-9206-20097	VISION	-	105.00	-	105.00
001	9	2110-9207-20097	LIFE	-	165.00	-	165.00
001	9	2110-9230-20097	WORKERS COMP	-	7,250.00	-	7,250.00
001	9	2110-9640-20097	INSURANCE AND BONDS	-	6,695.00	-	6,695.00
001	9	2110-9863-20097	VEHICLES	-	51,000.00	-	51,000.00
001	9	2110-9605-20097	CONSULTANTS	-	682,500.00	-	682,500.00
001	9	2110-9610-20097	TRAVEL AND EDUCATION	-	25,000.00	-	25,000.00
001	9	2110-9356-20097	SPECIAL PROGRAM SUPPLIES	-	25,000.00	-	25,000.00
001	9	2110-9860-20097	EQUIPMENT AND FURNITURE	-	165,500.00	-	165,500.00

(F-17) Solid Waste - Budget Amendment for Bobcat Skid steer Purchase

This budget amendment is to provide funds for the Solid Waste / Landfill budget to purchase a Bobcat Skid steer. The skid steer will assist landfill staff manage white goods received from residents. The white goods fund balance is being used for this budget amendment. The White Goods account is funded by the State to be used solely for the management of discarded white goods.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board adopted the budget amendment to purchase a Bobcat Skid Steer.

Budget Revision/Amendment Request

Date: Amount:
 Dept. Head: Department:
 Internal Transfer Within Department Transfer Between Departments/Funds Supplemental Request

This budget amendment is to appropriate funds to purchase a Bobcat Skid Steer Loader using restricted white goods fund balance. The balance of restricted white goods fund balance is \$95,586.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
270	6	4610-3901	Fund Balance appropriated	110,130.66	50,600.00	-	160,730.66
270	6	4610-9860	Capital Asset - Equipment and Furniture	-	50,600.00	-	50,600.00

(F-18) Tax Administration- Advertisement of 2023 Delinquent Taxes

The North Carolina General Statute 105-369 requires counties to report the amount of unpaid taxes for the current year. Included are liens on real property, less bankruptcies, and Property Tax Commission (PTC) appeals; it also requires the County tax collector to set the advertisement date for the delinquent property taxes. The current 2023 outstanding real estate property taxes are \$8,697,288.45 reduced by bankruptcies of \$171,134.32 and removing PTC appeals of \$97,244.82, which leaves a total report of \$8,428,909.31. Mr. Thrift requested approval of the advertisement to be held on March 24, 2024, and approval of the report for 2023.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board approved the report for the 2023 outstanding delinquent taxes that are a lien on real property and to order the Tax Administrator to advertise these liens on March 24, 2024.

(F-19) Tax Administration - Refund and Release Reports - January 2024

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 Measmer and unanimously carried, the Board approved the January 2024 Refund and Release Reports as submitted, including the NCVTS Refund Report, and grant authority to the Tax Collector to process the refunds and releases.

(G) NEW BUSINESS

(H-1) County Manager - Forestry Sale at Stonewall Jackson Property

Kelly Sifford, Assistant County Manager, reported that the sale was delayed, and it would be sent out on February 29, 2024. She stated she should be able to provide numbers for the April agenda session.

(H-2) County Manager - Purchase of a Temporary Easement for Forestry at Stonewall Jackson Property

Kelly Sifford, Assistant County Manager, reported she has not heard back from the people regarding access to that property. She anticipates providing more information at the March agenda session.

(H-3) County Manager - State Directed Grant

Rodney Harris, Deputy County Manager, reported Cabarrus County was awarded a \$5,000,000.00 through a State Directed Grant as a pass-through agent for a Paving Pilot Project. The project will convert used shingles into useful liquid asphalt including redirecting shingles from the Cabarrus County construction and demolition landfill.

UPOON MOTION of Commissioner Measmer, seconded by Commissioner Furr and unanimously carried, the Board approved the acceptance of the grant funds and approved the corresponding budget amendment.

Date: Amount:
 Dept. Head: Department:
 Internal Transfer Within Department Transfer Between Departments/Funds Supplemental Request

This budget amendment is to budget revenues and expenditures for State Regional Economic Development Reserve Directed Grant awarded to Cabarrus County. Grant funds will be passed-through to a sub-recipient and will be used for an asphalt paving project. There is no County match.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	6	3910-6375-PAVE	State Budget Allocation - Paving Pilot Project	-	5,000,000.00	-	5,000,000.00
001	9	3910-971061-PAVE	CAINE Group - Paving Pilot Project	-	5,000,000.00	-	5,000,000.00

(H-4) Economic Development Investment - Fortius Capital Partners (Concord Commerce Park) - Public Hearing 6:30 p.m.

Samantha Grass, Economic Development Corporation, Project Manager, presented a request for an economic development investment for Fortius Capital Partners pursuant to NC General Statute 158.7.1. The industrial speculative development project, Concord Commerce Park, proposes to locate at the corner of Concord Parkway/Highway 29 and George Liles Pkwy, Concord with a projected investment between \$102,400,000 and \$125,000,000 in real property. A five-year industrial speculative grant equivalent to 85 percent of the ad valorem taxes on the increase in real property tax values was requested.

A lengthy discussion ensued. During the discussion, Ms. Grass and Page Castrodale, Economic Development Corporation, Executive Director, responded to questions from the Board.

Chairman Morris opened the public hearing at 8:54 p.m. The Public Hearing was posted on the County's website (www.cabarruscounty.us) on February 6, 2024 in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

Naomi Hatchel, resident of Cabarrus County, stated she wanted what was best for the citizens of Cabarrus County and not the businesses.

Chris Cranston, a resident at 475 High Medows Drive, Concord, commented on the tax breaks and incentives for incoming businesses.

Mary Pat King, a resident at 6533 Derby Lane NW, Concord, shared her concerns with new industries receiving tax incentives.

Jim Quick, a resident at 126 Spencer Avenue NW, Concord, commented on business tax incentives for companies that will not bring jobs to the county.

Charles Stapleton, a resident of 4779 Rocky River Road, Concord, expressed concerns regarding commercial and residential sewer and water allocations.

Kathy Crawford, a resident of Stone's Throw neighborhood, Concord, expressed concerns regarding the elderly population and new business growth that was not definitively going to provide income to the County.

There was no one else to address the Board; therefore, Chairman Morris closed the public hearing at 9:04 p.m.

A discussion ensued amongst the board members.

Vice Chairman Shue **MOVED** to approve an economic development agreement (5 years, 85 percent) between Fortius Capital Partners 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 Wortman seconded the motion.

Following further discussion, the **MOTION** carried by the following: Ayes: Chairman Morris, Vice Chairman Shue, and Commissioner Wortman; Nays: Commissioners Measmer and Furr.

(H-5) Finance - Updated 2024 Draw Reimbursement Resolution

Jim Howden, Finance Director, reported the reimbursement resolution for Afton Ridge was inadvertently not included in the original package. The County's bond counsel recommended that our reimbursement resolutions related to the upcoming Fiscal Year 2024 draw program be updated. The recommendation is for the resolution to be more specific in describing each project. The Board has approved the resolution already, no dollar amounts have changed, just the project description.

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Measmer and unanimously carried, the Board approved the updated Reimbursement Resolution.

Resolution No. 2024-17

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 library and active living center, 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 "Afton Ridge Library and Active Living Center 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 Afton Ridge Library and Active Living Center Project is expected to be \$30,400,000.

(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 Afton Ridge Library and Active Living Center 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.

I, Lauren Linker, Clerk to the Board of Commissioners for the County of Cabarrus, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said Board of Commissioners at a regular meeting held on February 19, 2024, as relates in any way to the passage of the resolutions hereinabove referenced, and that said proceedings are recorded in Minute Book No. [41] of the minutes of said Board of Commissioners, beginning at page ___ and ending at page ___.

I DO HEREBY FURTHER CERTIFY that the schedule of regular meetings of said Board of Commissioners has been on file in my office pursuant to North Carolina

General Statutes §143-318.12 as of a date not less than seven (7) days before said meeting.

WITNESS my hand and the corporate seal of said County, this 19th day of February, 2024.

/s/ Lauren Linker
Clerk to the Board of Commissioners
for the County of Cabarrus, North Carolina

[SEAL]

(H-6) County Manager - Restructure Department of Social Services Legal Services

Commissioner Measmer opened a lengthy discussion regarding the restructure of legal services for the Department of Human Services. During the discussion, Rodney Harris, Deputy County Manager, Aalece Pugh, Assistant County Manager, and Jay White, Department of Human Services attorney, responded to questions from the board.

Commissioner Measmer **MOVED** to table the Restructure Department of Social Services Legal Services discussion to the March 4, 2024 work session agenda. Commissioner Wortman seconded the motion.

Following further discussion, the **MOTION** was unanimously carried.

(H) REPORTS

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

Vice Chairman Shue, Water and Sewer Authority liaison, reported that the expansion project is progressing at the water and sewer plant off Rocky River Road. Additional plans to enhance the plant should allow more water and sewer allocations for the County and municipalities.

(H-2) BOC - Request for Applications for County Boards/Committees

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

- 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
- Industrial Facilities and Pollution Control Financing Authority - 1 Vacant Position
- Library Board of Trustees - 2 Vacant Positions
- Mental Health Advisory Board - 2 Vacant Positions
- Nursing Home Community Advisory Committee - 11 Vacant Positions
- Public Health Authority of Cabarrus County - 1 Vacant Position
- Region F Aging Advisory Committee - 2 Vacant Positions
- Senior Centers Advisory Council - 6 Vacant Positions
- Transportation Advisory Board - 6 Vacant Positions
- Youth Commission - 4 Vacant Positions

(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 - Cabarrus Arena and Events Center Financial Report

The Board received the mid-year Cabarrus Arena and Events Center Financial report for informational purposes. No action was required of the Board.

(H-6) County Manager - Monthly Building Activity Reports

The board received the monthly building activity report for informational purposes. No action was required of the Board.

(H-7) Economic Development Corporation - January 2024 Monthly Summary Report

The Board received the Cabarrus Economic Development Corporation (EDC) monthly report for the month of January 2024 for informational purposes. No action was required of the Board.

(I) GENERAL COMMENTS BY BOARD MEMBERS

None.

(J) CLOSED SESSION

(J-1) Closed Session - Pending Litigation, Acquisition of Real Property and Personnel Matters

UPON MOTION of Commissioner Wortman, seconded by Commissioner Furr, and unanimously carried, the Board moved to go into closed session to discuss matters related to pending litigation, acquisition of real property and personnel matters as authorized by NCGS 143-318.11(a)(3), (5) and (6).

Return to Open Session

UPON MOTION of Chairman Morris, seconded by Commissioner Furr, the Board approved the Register of Deeds' compensation plan to include a salary increase to \$104,091, an annual merit pay adjustment equal to the average merit adjustment for all employees of the Register of Deeds Office and the County's annual Cost of Living Adjustment (COLA). The compensation plan shall become effective as of February 1, 2024, with subsequent merit pay adjustments taking effect on February 1 of each year at the discretion of the County Manager. The motion carried by the following vote: Ayes: Chairman Morris, and Commissioners Furr, Measmer and Wortman. Nays: None. Absent: Vice Chairman Shue.

(K) ADJOURN

UPON MOTION of Commissioner Furr, seconded by Commissioner Wortman and unanimously carried, the meeting adjourned at 8:43 p.m.



Lauren Linker
Lauren Linker, Clerk to the Board