

The Board of Commissioners for the County of Cabarrus met for an Agenda Work Session in the Multipurpose Room at the Cabarrus County Governmental Center in Concord, North Carolina at 5:00 p.m. on Monday, November 3, 2025.

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

live broadcast at 5:00 p.m. on Channel 22

<https://www.youtube.com/cabarruscounty>

<https://www.cabarruscounty.us/cabcotv>

Present - Chairman: Jeff Jones
 Vice Chairman: Laura B. Lindsey
 Commissioners: Larry G. Pittman
 Kenneth M. Wortman

Absent - Commissioners: Lynn W. Shue

Also present were: Kelly Sifford, Interim County Manager; Aalece Pugh, Assistant County Manager; Kyle Bilafer, Assistant County Manager; Doug Hall, County Attorney and Ariadne Olvera, Clerk to the Board.

1. Call to Order

Chairman Jones called the meeting to order at 5:00 p.m.

2. Approval of Work Session Agenda

2.1 BOC - Changes to the Agenda

REMOVED:

Discussion Items For Action

4.6 County Manager - Burg Church Property

4.8 Facilities Design and Construction - Behavioral Healthcare Medical Equipment Consultant

UPDATED:

Discussion Items For Action

3.1 County Manager - Human Services Updates

3.2 Fair - 2025 Fair Summary

4.15 County Manager - Update on Holloway Group

UPON MOTION of Commissioner Wortman, seconded by Vice Chair Lindsey and unanimously carried, the Board approved the agenda as amended.

3. Discussion Items - No Action

3.1. County Manager - Human Services Updates

Dr. Aalece Pugh, Assistant County Manager/Consolidated Human Services Agency Director along with Heather Altman, Program Administrator; Robert Cox, Program Administrator; and Sue Yates, Cabarrus Health Alliance; presented a PowerPoint presentation titled "Human Services Updates". Topics included the following:

- Federal shutdown
 - Supplemental Nutrition Assistance Program (SNAP) - Federal
 - Food & Nutrition (FNS) - North Carolina
 - Approximately 24,000 Cabarrus County residents
 - \$4.1 in benefits per month
 - 47% are 17 and under
 - Impact to participants
 - NC Medicaid Rebase - Description
- Medicaid rate cuts
 - Why are rates getting cut
- H.R.1
 - H.R.1 - impacts on Cabarrus County
 - Key changes to Medicaid and FNS
 - Increased County costs
 - Stricter work requirements
 - Higher staff workload
 - Risk to Medicaid expansion

- Current recipients
- The Cabarrus impact
- Implementation timeline
- Economic ripple effect
- Medicaid economic impact
- Public assistance benefit churn
- Frontline impact
- FNS funding explained
- Summary and next steps

There was discussion throughout the presentation. During discussion Dr. Pugh, Ms. Altman, Mr. Cox and Ms. Yates responded to questions from the Board.

3.2. Fair - 2025 Fair Summary

Todd Shanley, Chief Information Officer/Chief of Staff, and Courtney Wyatt, Fair Director, provided an updated summary regarding the 2025 Fair with a PowerPoint presentation, which included information on the following:

- Rodeo
- Rodeo attendance
- Revenue
- Expenses
- Attendance
- Entertainment
- Premiums
- Livestock shows
- Advertising

There was discussion throughout the presentation. During discussions, Mr. Shanely and Ms. Wyatt responded to questions.

4. Discussion Items For Action

4.1. Boards and Committees - Adult Care Home Community Advisory Committee - Appointment

Chairman Jones offered discussion on this item.

4.2. Boards and Committees - Firemen's Relief Fund Trustees - Appointment

Jacob Thompson, Fire Marshal, provided information regarding the Firemen's Relief Fund Trustees.

4.3. Boards and Committees - Juvenile Crime Prevention Council (JCPC) - Appointment

There was discussion regarding applications. Heather Mobley, Staff Attorney and JCPC Vice Chair responded to questions from the Board.

4.4. Boards and Committees - Youth Commission - Appointment

Will be on the November 17, 2025 Regular Meeting Agenda.

4.5. Boards and Committees - Youth Commission - Appointment

Will be on the November 17, 2025 Regular Meeting Agenda.

4.6. Boards and Committees - Youth Commission - Removal

Will be on the November 17, 2025 Regular Meeting Agenda.

4.7. County Manager - Request for Right of Way and Easements

Kyle Bilafer, Assistant County Manager, advised Cabarrus County has been approached by the land development and traffic engineering firm representing the adjacent owner to Cabarrus County owned property located at 2892 Zion Church Road in Concord; it is the property slated for the future animal shelter. The adjacent owner would like to be granted certain right of ways and easements. Mr. Bilafer introduced Joe Wilson, Senior Engineering and Development Consultant, Volkert, Inc.

Mr. Wilson provided information regarding the request for the easement to widen the road to accommodate a left-hand turn lane and drainage while maintaining the right-hand turn in place.

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

4.8. Facilities Design and Construction - Construction Standards and Planning and Development Suites Renovation

Michael Miller, Facilities and Design and Construction Director, reported regarding the need for renovations in the Construction Standards and Planning Development Offices in the Governmental Center. The cost of the project will come from revenues of permit sales. Therefore, funds will need moved from the Construction Standards account to a construction and renovation account requiring a budget amendment and project ordinance, which were provided for consideration.

4.9. Human Resources - Personnel Ordinance Update

Ashley Dobbins, Human Resources Director, presented a personnel ordinance change for consideration in connection with the law enforcement special separation allowance. Prior to October 1, 2025, there was only one option available for officers to receive the special separation allowance: officers were eligible to receive the allowance when retiring at age 55 with 30 years of service, penalizing them of the full benefit if working beyond 30 years. With changes to the law, officers could now receive the special separation allowance at age 57 while working beyond 30 years.

Captain Chris Smith was in attendance.

4.10. Sheriff's Office - Acceptance of Technology Grant from TurnKey Corrections

Captain Chris Smith, presented for consideration a grant from TurnKey Corrections in the amount of \$5,000 to be used for technology in the Detention Center.

The Sheriff's Office intends to use the funds to replace the aging booking camera to be compatible with the jail records management system.

4.11. Sheriff's Office - Surplus of K9 Nora Due to Medical Reasons

Captain Chris Smith, presented the request for the surplus/retirement of K9 Nora, a 7-year-old Labrador Retriever trained in IED Detection. Nora was recently diagnosed with health issues preventing her from comfortably performing her work. Upon retirement, Nora will be permanently placed with her former handler, Deputy Christopher Hartsell.

4.12. Tax Administration- 2015 Write Off, Real and Personal Outstanding Taxes

David Thrift, Tax Administrator, advised the Tax Collector uses every legal effort to collect all delinquent taxes. However, NCGS 105-378 expresses a ten-year statute of limitations prevents the Tax Collector from using remedies to collect taxes remaining unpaid prior to tax year 2016. "USE OF REMEDIES BARRED" states that no county or municipality may maintain an action or procedure to enforce any remedy provided by law for the collection of taxes or the enforcement of any tax liens unless the procedure is instituted within ten years from the date the taxes became due. Therefore, the Board's consideration to write off the outstanding taxes from 2015 in the amount of \$126,076.83 was requested.

4.13. BOC - Authorizing the Interim County Manager and Finance Director to Undertake Research on Behalf of the Board of Commissioners

Kelly Sifford, Interim County Manager, reported the County's financial advisor requested the Board of Commissioners authorize the Interim County Manager and Finance Director to engage with potential lenders and the LGC to explore options for the County's upcoming financing needs for the schools. No actions, commitments or finance products will be made, but options will be brought before the Board. A resolution in this matter was presented for consideration.

Jim Howden, Finance Director, was in attendance.

UPON MOTION of Commissioner Wortman, seconded by Vice Chair Lindsey and unanimously carried, the Board suspended the Rules of Procedure.

UPON MOTION of Vice Chair Lindsey, seconded by Commissioner Wortman and unanimously carried, the Board approved the resolution to authorize the Interim County Manager or Finance Director to take actions as described.

Resolution No. 2025-26

A RESOLUTION BY THE COUNTY OF CABARRUS TO AUTHORIZE FINANCIAL PRODUCT RESEARCH

WHEREAS, the County has upcoming financing needs related primarily to various educational capital projects; and

WHEREAS, the Board of Commissioners desires to authorize the Interim County Manager and Finance Director to engage in exploring various financing options, and to engage with potential lenders and the Local Government Commission (or LGC) on behalf of the County;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners authorizes the Interim County Manager (Kelly F. Sifford) and Finance Director (James Howden) to undertake the following actions by way of example and not of limitation, and report back to the Board of Commissioners for consideration and approval of financial products:

- Direct the County Manager and Finance Director to move forward with our Financial Advisors in the debt financing process and communicate with the LGC in relation to the County's BAN/Draw program with LGC approval targeted to be in early 2026
- Representative projects include:
 - Cabarrus County Schools Northwest High School Build
 - Cabarrus County Schools Northwest Elementary School Build
 - Kannapolis City Schools Jackson Park Elementary School Renovations
 - Kannapolis City Schools A.L. Brown High School Renovations
 - Rowan-Cabarrus Community College Workforce Center Build
 - Rowan-Cabarrus Community College S201 Building Renovations.

Adopted this 3rd day of November, 2025.

/s/ Jeff Jones
Chairman Jeff Jones
Cabarrus County Board of Commissioners

ATTEST:
/s/ Ariadne Olvera
Ariadne Olvera, Clerk to the Board

4.14. County Manager - Update on Holloway Group

Kelly Sifford, Interim County Manager, provided an update regarding the Holloway Group.

A discussion ensued.

UPON MOTION of Vice Chair Lindsey, seconded by Commissioner Pittman and unanimously carried, the Board suspended the Rules of Procedure.

UPON MOTION of Vice Chair Lindsey, seconded by Commissioner Pittman the Motion to bring the matter back in three months for review carried carried by the following vote: Ayes: Chairman Jones, Vice Chair Lindsey and Commissioner Pittman; Nays: Commissioner Wortman.

5. Approval of Regular Meeting Agenda

5.1 BOC - Approval of Regular Meeting Agenda

UPON MOTION of Vice Chair Lindsey, seconded by Commissioner Wortman and unanimously carried, the Board approved the November 17, 2025 regular meeting agenda as amended.

Consent Agenda:

- Boards and Committees - Adult Care Home Community Advisory Committee - Appointment
- Boards and Committees - Firemen's Relief Fund Trustees - Appointment
- Boards and Committees - Youth Commission - Appointment
- Boards and Committees - Youth Commission - Appointment
- Boards and Committees - Youth Commission - Removal

- County Manager - Request for Right of Way and Easements
- Facilities Design and Construction - Construction Standards and Planning and Development Suites Renovation
- Human Resources - Personnel Ordinance Update
- Sheriff's Office - Acceptance of Technology Grant from TurnKey Corrections
- Sheriff's Office - Surplus of K9 Nora Due to Medical Reasons
- Sheriff's Office - Awarding of Service Weapon to Sgt. Peter Kelnhofer upon his Retirement
- Sheriff's Office - Awarding of Service Weapon to Senior Deputy Keith Drake upon his Retirement
- Sheriff's Office - Awarding of Service Weapon to Senior Deputy Gerald Williams upon his Retirement
- Tax Administration - Refund and Release Reports - October 2025
- Tax Administration- 2015 Write Off, Real and Personal Outstanding Taxes

New Business

- Boards and Committees - Juvenile Crime Prevention Council (JCPC) - Appointment
- County Manager - Human Services Community Response to Temporary FNS Funding Shortfall

6. Adjourn

UPON MOTION of Vice Chair Lindsey, seconded by Commissioner Pittman, the meeting adjourned at 7:15 p.m.



Ariadne Olvera
Ariadne Olvera, Clerk to the Board