

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 May 4, 2026.

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 - Vice Chair: Ian Patrick
Commissioners: Larry G. Pittman
Kenneth M. Wortman
Jeff Jones

Absent - Chair: Laura B. Lindsey

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.

Vice Chair Patrick called the meeting to order at 5:00 p.m.

Commissioner Pittman provided the invocation.

1. BOC - Changes to the Agenda

Vice Chair Patrick reviewed the following changes to the agenda.

UPDATED:

Discussion Items - For Action
3.13 County Manger - Stephen M. Morris Behavioral Health Center Lease with Monarch

MOVED:

Discussion Items - For Action
3.18 to 3.1 Tourism Authority - FY2027

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

2. Discussion Items - No Action

2.1. BOC - North Carolina Office of the State Auditor

Andrew Stiffel, Charlotte Regional Field Manager, North Carolina Office of the State Auditor, provided an overview of the office and its functions.

He advised the Office of the State Auditor is organized into six divisions:

- **Financial Division:** Conducts audits of state agencies, universities, community colleges, and other entities to ensure financial statements are accurate and fairly presented
- **Investigative Division:** Reviews allegations of fraud, waste, and abuse of taxpayer funds
- **Performance Division:** Evaluates government operations to identify opportunities to improve efficiency and effectiveness
- **Rapid Response Division:** Conducts expedited audits, typically completed in 2-4 months
- **DAVE Division (Division of Accountability, Value, and Efficiency):** Reviews state positions and spending efficiency, including analysis of vacant positions and lapsed salaries
- **Information Systems Division:** Reviews state IT systems to ensure security, compliance, and operational efficiency

Mr. Stiffel further advised the office's broader support functions, recent audit work across the state, and its role in promoting government accountability.

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

2.2. Active Living & Parks - Frank Liske Park Soccer Complex

Byron Haigler, Active Living and Parks Director, provided an overview of the proposed contract for priority use of the Frank Liske Soccer Complex.

Mr. Haigler advised the agreement has been signed by the Charlotte Soccer Association and is currently with the City of Concord for Council approval. Once approved by the City, the contract will return to the Board in June for final consideration and execution.

The proposed one-year agreement is expected to generate up to \$110,000 in revenue while continuing to support recreational opportunities for the community and help offset ongoing maintenance costs for the complex. The contract includes \$90,000 in guaranteed revenue, along with four additional opportunities for exclusive-use weekend tournaments valued at \$5,000 each. If a tournament is canceled, all or a portion of the associated fee may be refunded; however, the \$90,000 base amount remains guaranteed regardless of cancellations.

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

2.3. Facilities Design and Construction - Frank Liske Park Second Entrance Feasibility Study and Traffic Impact Analysis Update

Michael Miller, Design and Construction Director, introduced Greg Stewart and Michael DelVecchio with Benesch & Company, who conducted the feasibility study for a proposed second entrance to Frank Liske Park.

Mr. Miller reported that a second entrance is needed to help alleviate traffic congestion and address anticipated impacts from increased rail traffic associated with the future Red Bull, Rock and Ball facility being developed on the former Philip Morris property. He noted that the rail line near the park's current entrance is expected to become active again. The proposed entrance would be located on the former Stonewall Jackson Training School property and would also include additional parking and stormwater improvements within the park. Funding for the project has been included in the CIP.

Mr. Stewart presented the findings of the feasibility study and schematic design concepts. Proposed improvements included approximately 6,000 feet of roadway extending from the current entrance, a traffic circle, additional parking, stormwater management enhancements, and the extension of curb and sidewalk connections to Jackson Terrace. The study included site evaluations, surveys, traffic impact analysis, and development of a schematic design.

He noted that a Request for Qualifications (RFQ) has been posted and is due May 13. The estimated project timeline for completion is approximately two years.

There was discussion throughout the presentation, during which Mr. Stewart, Mr. DelVecchio, and Mr. Miller responded to questions from the Board.

2.4. Fire Marshal - County Employed Firefighters- Colocation

Jacob Thompson, Fire Marshal, provided a follow-up to the presentation given at the Budget Retreat. The presentation addressed the co-location of county-employed fire department staff (Squad 410), and at that time, the Board recommended the matter be referred back to the fire chiefs for additional discussion.

Mr. Thompson reported that one concept discussed was dividing Squad 410 between two locations and supplementing those units with existing fire department staff to effectively create two units operating from separate locations, thereby providing broader countywide coverage using county-employed firefighters.

Mr. Thompson further reported two votes were taken among the fire chiefs, with all chiefs voting unanimously in the affirmative on both items. The first

vote confirmed that the budgeted positions proposed were beneficial. The second vote supported moving forward with additional discussions regarding the two-location plan and identifying the two most appropriate locations to facilitate the concept. GIS staff are currently conducting map analysis to help identify optimal locations.

Mr. Thompson requested input from the Board regarding a two-location co-location model so as to continue discussions with county fire departments if needed.

A discussion ensued. During discussion, Mr. Thompson and Kelly Sifford, Interim County Manager, responded to questions from the Board.

Jason Burnett, Emergency Management Director, was in attendance.

3. Discussion Items - For Action

3.1. Tourism Authority - FY2027

Donna Carpenter, Cabarrus County Convention and Visitors Bureau (CVB), President and CEO and John Mills, Executive Vice President, presented a PowerPoint on the FY2027 budget and provided a tourism update.

Ms. Carpenter reviewed the CVB is funded through occupancy taxes generated from hotel stays and not through local property taxes paid by County residents. She provided an overview of tourism's economic impact on the County. Ms. Carpenter also shared a video highlighting tourism marketing efforts and explained the role of the CVB, noting that, by statute, CVB funds must be used for tourism-related activities and initiatives. She further discussed the Tourism Authority's overall economic impact on the County.

Mr. Mills presented information regarding the Authority's revenues, expenditures, and allocation of funds. He explained that state law requires the Board to adopt the Tourism Authority's budget. He further noted that the County retains a portion of the occupancy tax proceeds.

3.2. Boards and Committees - Active Living and Parks - Appointment

Byron Haigler, Active Living and Parks Director, stated that Rebecca Chasteen was appointed to serve the remainder of Tim Cook's term, ending May 31, 2026. He noted that the Active Living and Parks Commission unanimously recommended her appointment to the Midland seat, as she was the only eligible applicant for the district for the term ending May 31, 2026.

3.3. Boards and Committees - Active Living and Parks - Appointment

Byron Haigler, Active Living and Parks Director, stated that Millicent Malit's term for the Kannapolis seat will expire on April 30, 2026, and that she is eligible for reappointment. He noted that the Cabarrus Active Living and Parks Commission unanimously voted to recommend her reappointment to the Kannapolis seat for a term ending April 30, 2029, based on her previous service.

3.4. Boards and Committees - Centralina Workforce Development Board - Appointment

Ariadne Olvera, Clerk to the Board, stated that Tracie Hampton currently holds Private Sector Seat #3 (HR/Professional) on the Centralina Workforce Development Board, with a term ending June 30, 2026, which will require reappointment or replacement. The advisory board requested the reappointment of Ms. Hampton to serve an additional two-year term ending June 30, 2028, to fill the seat.

3.5. Boards and Committees - Centralina Workforce Development Board - Appointment

Ariadne Olvera, Clerk to the Board, stated that Chad Champine holds Private Sector Seat #4 (Construction) on the Centralina Workforce Development Board, with a term ending June 30, 2026. She noted that the seat will require filling upon expiration. The advisory board requested the reappointment of Mr. Champine to serve an additional two-year term ending June 30, 2028.

3.6. BOC - Resolution Requiring Transparency on Federal and State Budget Impacts

Commissioner Wortman stated that a group of citizens contacted the Board requesting adoption of a resolution, which he read aloud for consideration. He noted that some elements of the resolution may need adjustment due to feasibility concerns.

Ms. Sifford reiterated that certain requests in the resolution may not be feasible, as the County does not always receive timely information from state or federal sources, nor is it always aware when legislation is introduced in order to communicate potential impacts prior to passage.

Vice Chair Patrick stated that Kelly Sifford, along with Doug Hall and the Board, will review the proposed resolution to identify any necessary revisions prior to consideration for adoption.

3.7. Consolidated Human Services - Social Services - Home and Community Care Block Grant (HCCBG)

Tammy Bare stated that each year the Department of Social Services applies for the Home and Community Care Block Grant (HCCBG) through a required funding plan. She explained that the grant supports services such as in-home aide care, adult day health, Lunch Plus Clubs, and other county services.

Ms. Bare noted that DSS serves as the lead agency for the HCCBG, which provides services to Cabarrus County residents age 60 and older to promote health and well-being. Local providers receiving funding include DSS, Transportation Services, the Housing Home & Improvement Program, Active Living & Parks, and Cabarrus Meals on Wheels. The grant is administered by the North Carolina Division of Aging and Adult Services through the Centralina Area Agency on Aging.

Ms. Bare reported that the Fiscal Year 2027 allocation is projected to be just over \$1.1 million with a required 10% County match. She requested approval to move forward with the funding plan to allow the County to apply for the grant.

3.8. Consolidated Human Services Agency (CHSA) - Transportation Title VI Policy

Charles Ratliff advised that every three years the state requires each transit agency to update its Title VI Plan. He noted that the most significant update involves demographic changes throughout the County. Due to time constraints, he requested that the rules of procedure be suspended so that the policy could be adopted within the time frame required.

UPON MOTION of Commissioner Jones, seconded by Commissioner Wortman and unanimously carried, the Board suspended the Rules of Procedure due to time constraints.

UPON MOTION of Commissioner Jones, seconded by Commissioner Wortman, and unanimously carried, the Board approved the Transportation Title VI Policy.

3.9. Consolidated Human Services Agency (CHSA) - Veteran's Service Grant Budget Amendment and Fund 460 Project Ordinance

Chad Gurley, Veteran Services Director, stated that Cabarrus County Veterans Services was awarded a grant administered through the Elizabeth Dole Act and managed by the North Carolina Department of Military and Veterans Affairs. This was the second round of funding under the program. The grant was awarded on February 16, 2026, in the amount of \$20,000. The funds will be used to enhance technology, expand community outreach, strengthen staff training, and improve service delivery. No County match was required. He requested approval of the budget amendment and the Cabarrus County Small Projects Fund 460 Project Ordinance.

3.10. County Manager - Approval of Definitive Project Investment Agreement with North Carolina Railroad Company and RRB Beverage Operations Inc. and Definitive Project Investment Sub-agreement with RRB Beverage Operations, Inc.

Kyle Bilafer, Assistant County Manager, stated that the North Carolina Railroad Company (NCR) has a program called NCR Invest, which is investing \$700,000 in rail infrastructure improvements at the RRB Beverage Operations Inc. manufacturing site. Cabarrus County will serve solely as a pass-through entity for the funds and will not contribute funding toward the project. The County's role is limited to distributing the funds after NCR verifies completion of project milestones. The project scope includes land preparation, track work, drainage, and signal work.

Doug Hall, County Attorney, provided additional details regarding both agreements, the County's involvement throughout the project, and the process for pass-through projects of this nature. Mr. Hall stated that the agreement submitted for review was drafted by County staff and revised to clearly reflect that the County is not responsible for monitoring construction or providing funding for the project. The agreement before the Board is the contract between the County and RRB Beverage Operations Inc.

Discussion ensued during which Mr. Bilafer and Mr. Hall responded to questions from the Board

3.11. County Manager - Fourth Amended and Restated Operating Agreement for the Elma C. Lomax Incubator Farm Park with Carolina Farm Stewardship Association

Kyle Bilafer, Assistant County Manager, stated that staff and the Carolina Farm Stewardship Association (CFSA) presented to the Board in February. Since that time, County staff, including Legal, have worked on an amendment to extend the operating agreement for the Elma C. Lomax Incubator Farm.

He noted that the current agreement expires at the end of June. Mr. Bilafer and Mr. Hall, County Attorney, worked together to revise several provisions of the agreement, including shortening the term and adding clarification regarding how quickly either CFSA or the County may opt out of the agreement.

Mr. Bilafer stated that staff previously met with CFSA regarding concerns that were emailed to the Board, and much of the County's work has focused on ensuring that both the County and CFSA establish an advisory committee to identify and expand opportunities at the farm for the broader community.

Mr. Hall will continue refining the language to incorporate these changes into the agreement prior to consideration and vote at the regular meeting.

3.12. County Manager - Hickory Ridge at Raging Ridge Greenway

Jonathan Young, Public Works Director for the Town of Harrisburg, stated that the Town is continuing its greenway program and has requested an easement from Cabarrus County Schools for a walking path on Hickory Ridge Middle School property connecting to the Back Creek Greenway. The Town plans to design the path and complete easement documentation after construction is finished. Cabarrus County Schools has reviewed and approved the general layout and process. Because Cabarrus County holds ownership due to the deed of trust associated with project financing, the County must grant the easement and will also need to obtain a subordination agreement from the lending agency.

3.13. County Manager - Stephen M. Morris Behavioral Health Center Lease with Monarch

Cabarrus County Board of Commissioners approved the agreement to operate the Stephen M. Morris Behavioral Health Center with Monarch in June 2023 following a request for proposals process. At that time, the facility was referred to as the Regional Behavioral Health Center.

The agreement contains several sections outlining care responsibilities and facility operations; however, it is not considered a formal lease agreement. In order to comply with North Carolina General Statutes 160A-272 and 153A-176, the County must advertise by public notice and enter into a formal lease agreement.

Kyle Bilafer, Assistant County Manager advised that the County Manager will need authorization to execute a lease agreement for the Stephen M. Morris Behavioral Health Center with Monarch, subject to review and revision by the County Attorney.

3.14. County Manager - Monarch Sub Lease Approval with Genoa Healthcare LLC

Kyle Bilafer, Assistant County Manager, noted that the County will be required to execute a sublease related to pharmaceutical services at the facility. Approximately 239 square feet will be used for the provision of these services. Mr. Bilafer explained that the Board must first approve the prime lease before the County can execute the sublease. He noted that the provision of pharmaceutical services is included as part of the original operating agreement with Monarch.

3.15. Facilities Design and Construction - Approval of GMP2 for Progress Place Renovations

Michael Miller, Design and Construction Manager, provided a high-level update on the Progress Place renovation project in preparation for receipt of Guaranteed Maximum Price (GMP) #2 from Messer Construction, the Construction Manager at Risk for the project. Construction and demolition activities are targeted to begin in early June.

Mr. Miller provided an overview of the planned renovations for Buildings 900 and 1000. He also reported that the project is currently trending under budget compared to initial projections.

3.16. Finance - General Obligation Bond Referendum Resolution 2.17. Sheriff's Office - Approval of Axon/Skydio Drone Contract

Jim Howden, Finance Director, presented the initial general obligation bond referendum resolution authorizing the filing of an application with the Local Government Commission (LGC) for the planned general obligation referendum debt issuance scheduled for November. He noted that the County is scheduled for two separate referendums—one for public schools and one for the community college. The resolution serves to initiate the application process and provides notice to citizens of the County's intent to proceed.

Mr. Howden clarified that this action is only the filing of intent to apply. He added that by May 18, a maximum amount for both referendums will need to be established, as those figures will be included in the document.

A brief discussion ensued during which Mr. Howden and Ms. Sifford responded to questions from the Board.

3.17. Sheriff's Office - Approval of Axon/Skydio Drone Contract

Sheriff Shaw and Deputy Chief Burchett requested approval of the Axon contract to replace the existing drone fleet. The current fleet requires replacement to ensure compliance with federal regulations, including restrictions on the use of drones manufactured in China. The County currently operates DJI drones, which are Chinese-made, and federal guidance restricts the use of certain federal funds for their replacement. In addition, the existing fleet is approximately seven years old.

Sheriff Shaw noted that the proposed replacement would allow the County to utilize available federal asset forfeiture funds, as well as radio tower lease revenues, to fund the purchase of the new fleet without requiring additional County funding.

He explained that the proposed agreement is a five-year contract that includes maintenance, software, and upgrades, as well as replacement of any

drones that are damaged or malfunction. The contract also provides for full fleet replacement at the 2.5-year mark to ensure updated equipment.

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

4. Approval of Regular Meeting Agenda

4.1. BOC - Approval of Regular Meeting Agenda

UPON MOTION of Commissioner Jones seconded by Commissioner Wortman and unanimously carried, the Board approved the agenda for the May 18, 2026, regular meeting.

RECOGNITIONS AND PRESENTATIONS

- Active Living & Parks - AARP Tax Volunteers Recognition
- Active Living & Parks - Older Americans Month 2026 Proclamation
- BOC - Cabarrus County Foster Care

CONSENT AGENDA

- Boards and Committees - Active Living and Parks - Appointment
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- Boards and Committees - Centralina Workforce Development Board - Appointment
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- BOC - Resolution Requiring Transparency on Federal and State Budget Impact
- Consolidated Human Services - Social Services - Home and Community Care Block Grant (HCCBG)
- Consolidated Human Services Agency (CHSA) - Transportation Title VI Policy
- Consolidated Human Services Agency (CHSA) - Veteran's Service Grant Budget Amendment and Fund 460 Project Ordinance
- County Manager - Approval of Definitive Project Investment Agreement with North Carolina Railroad Company and RRB Beverage Operations Inc. and Definitive Project Investment Sub-agreement with RRB Beverage Operations, Inc.
- County Manager - Fourth Amended and Restated Operating Agreement for the Elma C. Lomax Incubator Farm Park with Carolina Farm Stewardship Association
- County Manager - Hickory Ridge at Raging Ridge Greenway
- County Manager - Monarch Sub Lease Approval with Genoa Healthcare LLC
- County Manager - Stephen M. Morris Behavioral Health Center Lease with Monarch
- Facilities Design and Construction - Approval of GMP2 for Progress Place Renovations
- Finance - General Obligation Bond Referendum Resolution
- Fire Marshal - County Employed Firefighters- Colocation
- Sheriff's Office - Approval of Axon/Skydio Drone Contract
- Tax Administration - Refund and Release Reports - April 2026
- Tourism Authority - FY2027

NEW BUSINESS

- County Manager - Presentation of the FY27 Recommended Budget

5. Closed Session

5.1. Closed Session - Consult With Attorney

UPON MOTION of Commissioner Pittman, seconded by Commissioner Joens and unanimously carried, the Board moved to go into closed session to discuss matters related to pending litigation as authorized by d by NCGS 143-318.11(a)(3).

6. Adjourn

A consensus was reached to adjourn the meeting at 7:56 p.m.

Ariadne Olvera
Ariadne Olvera, Clerk to the Board



