The Board of Commissioners for the County of Cabarrus met for an Agenda Work Session in the Commissioners' Meeting Room at the Cabarrus County Governmental Center in Concord, North Carolina at 5:30 p.m. on Monday, June 1, 2026.

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

live broadcast at 5:30 p.m. on Channel 22 https://www.youtube.com/cabarruscounty https://www.cabarruscounty.us/cabcotv

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

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.

Chair Lindsey called the meeting to order at 5:31 p.m.

Chair Lindsey led the Pledge of Allegiance.

1. Approval of the Agenda

1.1. BOC - Changes to the Agenda

Chair Lindsey reviewed the following changes to the agenda:

UPDATED:

Public Hearings
2.1 County Manger - FY2027 Budget - Public Hearing 5:30 P.M.

2.2 County Manger - FY2027 Economic Development Allocation - Public Hearing 5:30 P.M.

Discussion Items - For Action
4.20 Finance - Go Bond

4.22 Juvenile Crime Prevention Council (JCPC) - FY2026-27 County Funding Plan and Annual Certification

Closed Session
6.1 Closed Session - Pending Litigation, Economic Development, Real Estate and Personnel

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

Due to ongoing technical difficulties, the Board recessed the meeting at 5:33 p.m.

At 5:50 p.m., the meeting was reconvened and called back to order by the Chair. Due to the continued technical difficulties, the Board elected to proceed with the Closed Session portion of the meeting prior to completing the remaining items on the agenda.

Closed Session

Closed Session - Consult with Attorney - Pending Litigation, Economic Development, Real Estate and Personnel

UPON MOTION of Commissioner Jones, seconded by Commissioner Wortman, and unanimously carried, the Board moved to go into closed session to discuss matters related to pending litigation, economic development, personnel and real property as authorized by NCGS 143-318.11 (a)(3), (4), (5) and (6).

Following the conclusion of the Closed Session, the meeting was reconvened in Open Session at 6:11 p.m. and the Board proceeded with the remaining items on the agenda.

2. Public Hearings

2.1 County Manager - FY2027 Budget - Public Hearing 5:30 P.M

Rosh Khatri, Budget Director, provided an update on the changes made between the recommended Fiscal Year 2027 budget and the proposed adopted budget.

Mr. Khatri explained since Interim County Manager Kelly Sifford presented the recommended budget on May 18, 2026, several technical adjustments had been made.

He noted the proposed State budget includes salary increases and bonuses for teachers and school staff. The local financial impact of the proposed compensation changes has been discussed with Cabarrus County Schools, and technical adjustments were made to the recommended budget to account for the County's share of those costs. Mr. Khatri explained that funds had previously been set aside in the Capital Improvement Program (CIP) to accommodate the potential local impact of State-funded salary increases; however, the required funding has since been transferred to the General Fund.

Mr. Khatri reviewed the proposed Fiscal Year 2027 budget changes, including:

- Technical adjustments to the recommended budget
- Proposed Fiscal Year 2027 school funding
- The five-year financial plan for the General Fund
- The remaining steps in the Fiscal Year 2027 budget process

UPON MOTION of Commissioner Jones, seconded by Commissioner Wortman and unanimously carried, the Board opened the public hearing to receive comments on the proposed FY 2027 Cabarrus County Budget at 6:25 p.m.

The Public Hearing Notice was published on May 19,2026 in *The Independent Tribune* in English and Spanish. The public hearing notice was also posted on the County's website (www.cabarruscounty.us) on May 19, 2026 in English and Spanish in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

Shianne Caldwell, a resident of 7530 Pebblestone Drive, Charlotte, addressed the Board regarding the importance of fully funding the Board of Elections.

There was no one else who wished to address the Board; therefore, Chair Lindsey closed the Public Hearing at 6:28 p.m.

2.2 County Manager - FY2027 Economic Development Allocation - Public Hearing 5:30 P.M.

Tammy Whaley, Cabarrus County Economic Development Board Chair, thanked the Board for its continued support of the Economic Development Corporation (EDC) and for its consideration of the Fiscal Year 2027 funding request. She highlighted the benefits of investing in economic development, provided examples of jobs created through recent business recruitment and expansion efforts, and emphasized the importance of continued partnerships and investment to support economic growth in Cabarrus County.

Chair Lindsey opened the public hearing at 6:33 p.m. The Public Hearing Notice was published on May 19,2026 in *The Independent Tribune* in English and Spanish. The public hearing notice was also posted on the County's website (www.cabarruscounty.us) on May 19, 2026 in English and Spanish in accordance with Article 2, Administration, Section 2.1 (Use of Electronic Means to Provide Public Notices) of the Cabarrus County Code of Ordinances.

There was no one to address the Board; therefore, Chair Lindsey closed the Public Hearing.

3. Discussion Items - No Action

None.

4. Discussion Items - For Action

4.1. Active Living & Parks - Frank Liske Park Soccer Complex Contract

Byron Haigler, Active Living and Parks Director, presented the proposed contract for the Frank Liske Park Soccer Complex for the Board's consideration. Additionally, the contract has been signed by the City of Concord and Charlotte Soccer Association.

4.2. Boards and Committees - Planning and Zoning Commission - Removal

This item was reviewed by the Board.

4.3. Boards and Committees - Planning and Zoning Commission - Appointment

This item was reviewed by the Board.

4.4. Boards and Committees - Public Health Authority - Appointment

This item was reviewed by the Board.

4.5. Boards and Committees - Public Health Authority - Appointment

This item was reviewed by the Board.

4.6. Boards and Committees - Tourism Authority - Appointment

This item was reviewed by the Board.

4.7. Boards and Committees - Tourism Authority - Appointment

This item was reviewed by the Board.

4.8. Boards and Committees - Water and Sewer Authority - Appointment

This item was reviewed by the Board.

4.9. Construction Standards - Approval of Funds for Demolition of 5714 Sumter Ave from Construction Standards Fund Balance

Matt Love, Construction Standards Director, advised the correct address of the property is 5714 Marian Avenue. He reported the property, located in the Fisher Town neighborhood, had been the subject of complaints regarding dilapidated and unsafe structures. Following an investigation, the property owner was issued a Notice of Violation; however, no corrective action has been taken. As a result, Construction Standards will proceed with the condemnation and demolition of the structures.

Mr. Love requested the use of $14,800 from the Construction Standards Fund Balance to cover the cost of demolishing the structures and removing the resulting debris from the property.

Mr. Love further advised following the condemnation and demolition, the County will invoice the property owner for the demolition costs. The property owner will have 30 days to remit payment. If payment is not received, the County will file a lien against the property.

4.10. Construction Standards - Approval of Funds for Demolition of Condemned/Unsafe Structure at 5730 Sumter Ave from Construction Standards Fund Balance

Matt Love, Construction Standards Director, reported the property, located in the Fisher Town neighborhood, has been the subject of complaints regarding dilapidated and unsafe structures. Following an investigation, the property owner was issued a Notice of Violation; however, no corrective action has been taken. As a result, Construction Standards plans to proceed with the condemnation and demolition of the structures.

Mr. Love requested the use of $23,200 from the Construction Standards Fund Balance to cover the cost of demolishing the structures and removing the resulting debris from the property.

Further Mr. Love reported following the condemnation and demolition, the County will invoice the property owner for the demolition costs. The property owner will have 30 days to remit payment. If payment is not received, the County will file a lien against the property.

4.11. Construction Standards - Approval of Funds for Demolition of Condemned/Unsafe Structure at 5011 Athens St. from the Construction Standards Fund Balance

Matt Love, Construction Standards Director, reported that the property located in the Fisher Town neighborhood has been the subject of complaints regarding dilapidated and unsafe structures. Following an investigation, the property owner was issued a Notice of Violation; however, no corrective action has been taken. As a result, Construction Standards will proceed with the condemnation and demolition of the structures.

Mr. Love requested the use of $16,750 from the Construction Standards Fund Balance to cover the cost of demolishing the structures and removing the resulting debris from the property.

Further Mr. Love reported following the condemnation and demolition, the County will invoice the property owner for the demolition costs. The property owner will have 30 days to remit payment. If payment is not received, the County will file a lien against the property.

4.12. Construction Standards - Approval of Funds for Demolition and Removal of Structures and Debris at 13009 Peppercorn Lane

Matt Love, Construction Standards Director, advised the property is County-owned and contains a dilapidated residence and two collapsed storage buildings. He reported the structures are unsafe and Construction Standards will proceed with their demolition.

Mr. Love requested the use of $35,445 from the Construction Standards Fund Balance to cover the cost of demolishing the structures and removing the resulting debris from the property.

4.13. Cooperative Extension - Cabarrus County 4-H Afterschool Program

Tracy LeCompte, Cooperative Extension Director, presented a budget amendment related to the Cabarrus County 4-H Afterschool Program. The program partners along with Cabarrus County Schools provide an educational curriculum and enrichment activities through the Kids Plus after-school program.

Ms. LeCompte reported Cooperative Extension has modified its grant cycle for funding received through the Cannon Foundation, based on the recommendation of the Cabarrus County 4-H Foundation, one of the designated beneficiaries of the Cannon Charitable Trust. As a result, the program was awarded a $34,500 grant from the Cannon Foundation and an additional $2,000 from the Cabarrus County 4-H Foundation.

The funding would support two program areas: one for program supplies and one for temporary and part-time personnel, including associated employee benefits. The grant funding is expected to support program operations through March 2027, at which time, the County will apply for the next grant cycle.

The proposed budget amendment will increase both revenue and expenditures to reflect the additional grant funding awarded to the Cabarrus County 4-H Afterschool Program through the Cannon Foundation and the Cabarrus County 4-H Foundation.

4.14. County Manager - Donation of Surplus Vehicle to Northeast Cabarrus Fire Department

Kyle Bilafer, Assistant County Manager, advised the County receives multiple requests each year from local fire departments for surplus County vehicles. Fire Services and Infrastructure and Asset Management departments

maintain a tracking list of these requests and contact the requesting departments as vehicles become available to confirm the need still exists.

Mr. Bilafer advised that Northwest Cabarrus Fire Department had confirmed its continued need for a surplus vehicle. Therefore, he requested the Board's approval to declare the Ford F-150 truck (VIN 1FTEX1EP8HFA54507) as surplus for transfer to the Northwest Cabarrus Fire Department.

4.15. County Manager - Proposal to Official Name an Unnamed Creek "A. B. Fisher Creek"

Kelly Sifford, Interim County Manager, advised the Board that the U.S. Board on Geographic Names requested the Board's consideration of officially naming an unnamed creek "A. B. Fisher Creek."

Ms. Sifford reported County staff reviewed the request and has no concerns with the proposed name. She presented a request for Board approval of the proposed creek name. Upon approval staff would submit the appropriate documentation to the U.S. Board on Geographic Names.

4.16. Finance - Budget Amendment to Record 2016 LOBs Refunding

Jim Howden, Finance Director, presented a budget amendment for the Board's consideration to record the 2016 Limited Obligation Bonds (LOBs) refunding.

Mr. Howden advised the amendment applies to Fund 100, the Community Investment Fund, and provides the necessary authority to record the refunding previously approved by the Board and to process the related journal entries.

He further advised the budget amendment also includes year-end accounting entries required under GASB Statements 87 and 96 for certain capitalized leases. Because these entries are recorded after the close of the fiscal year, the amendment ensures sufficient budget funds are available to properly record principal and interest payments.

4.17. Finance - Year End Budget Amendments - Annual Funds

Jim Howden, Finance Director, presented the year end budget amendments for the annual funds for the Board's consideration. He advised at the end of each fiscal year, staff review each fund to ensure expenditures do not exceed the adopted budget. He noted that budget amendments are often necessary when additional revenues are received during the year, and corresponding expenditures must be recognized.

Mr. Howden presented budget amendments for the following funds:

- Fund 001 - General Fund.
- Fund 270 - Landfill Fund.
- Fund 430 - Fire District Fund.
- Fund 560 - Social Services Payee Fund.
- Fund 610 - Health Insurance Fund.

4.18. Finance - Year End Budget Amendments - Multi-Year Funds

Jim Howden, Finance Director, presented year-end budget amendments and project ordinance adjustments for multi-year funds. At year-end, staff review these funds to identify any necessary budget corrections, including adjustments to line items and cleanup of minor remaining balances. He noted staff also records interest earned throughout the year and any donations received.

Mr. Howden advised these amendments are completed at year-end to ensure departments have the appropriate budget authority available at the beginning of the new fiscal year. The amendments increase both revenue and corresponding expenditure budgets, allowing departments to utilize available funds for approved purposes.

The following funds require year-end budget amendments and project ordinance adjustments:

- Fund 380 - Capital Project Fund (tracks County capital projects).
- Fund 390 - School Capital Project Fund (tracks school capital projects).
- Fund 460 - Small Project Fund (tracks small multi-year projects for various departments, including Soil and Water, Register of Deeds, Board of Elections, and Veterans Services, funded through deferred tax receipts or grant funds).
- Fund 461 - Sheriff's Department Fund (tracks Sheriff's Office multi-year grants and asset forfeiture funds).
- Fund 532 - Department of Aging Fund (tracks donations and gifts supporting senior citizen programs).

4.19. Finance - Penny Shortage Policy

Jim Howden, Finance Director, presented a proposed penny shortage policy for the Board's consideration. He reported the U.S. Mint has discontinued production of pennies and that the policy would establish a consistent approach for County departments when processing cash transactions.

Mr. Howden explained that when penny inventory is insufficient to make exact change, Cabarrus County may round the change down to the nearest $0.05 according to the following guidelines:

- Amounts ending in $0.01, $0.02, $0.03, or $0.04 will be rounded down to $0.00.
- Amounts ending in $0.06, $0.07, $0.08, or $0.09 will be rounded down to $0.05.

He noted that this approach would ensure consistency across County departments and citizens would not be charged additional amounts due to the penny shortage. Mr. Howden estimated, based on Fiscal Year 2025 cash payments, if every transaction resulted in the maximum four-cent rounding adjustment, the County's estimated impact would have been approximately $300.

4.20. Finance - GO Bonds

Jim Howden, Finance Director, reviewed the next steps in the General Obligation (GO) Bond process. He advised the upcoming actions for the Board include:

- Approval of the introduction of Bond Orders authorizing the issuance of bonds for each referendum
- Approval of reimbursement resolutions, which allow the County to reimburse itself for eligible expenditures incurred prior to bond issuance
- Notification of a public hearing to be held at the July 21, 2026 Board meeting
- Notification that the Finance Director will file the Sworn Statement of Debt and Statement of Disclosures with the Clerk to the Board

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

4.21. Fire Marshal - Fire District Changes

Jacob Thompson, Fire Marshal, provided an update regarding a proposed technical change to the fire district map and ordinance. He reported like the previous year, two properties are being removed from the City of Kannapolis through deannexation.

Mr. Thompson stated Senate Bill 214 was passed by the State Legislature, resulting in the deannexation of two properties in Kannapolis. The affected property owners were notified by certified mail of the actions being taken to place the properties within a fire district.

He advised once the properties are removed from the City of Kannapolis, continued fire protection through a rural fire district will be required. Staff provided the Board with the proposed ordinance and map reflecting the inclusion of the properties into the Kannapolis Rural Fire District at a 10-cent fire tax rate.

Mr. Thompson noted a public hearing is required by statute and is scheduled to be held on June 15, 2026.

4.22. Juvenile Crime Prevention (JCPC) - FY 2026-27 County Funding Plan and Annual Certification

Heather Mobley, Juvenile Crime Prevention Council (JCPC) Vice Chair, presented to the Board for review and consideration, the 2026-2027 County Funding Plan and the annual certification plan for the Juvenile Crime Prevention Council (JCPC).

4.23. Legal - Conveyance of School Properties Back to BOE

Doug Hall, County Attorney/General Counsel, reported real estate used for school facilities must be transferred back and forth between the County and the Board of Education as required. He noted, by statute, school facilities are required to be owned by the Board of Education; however, when the County borrows funds for school projects it is responsible for repaying, the properties must be pledged as collateral, resulting in the title being held by the County until the debt obligation is satisfied.

Mr. Hall further reported the following properties are now eligible to be deeded back to the Board of Education:

- Mt. Pleasant Middle School (both parcels) and Royal Oaks Elementary School - properties associated with the 2016 Limited Obligation Bonds (LOBs), which have since been refunded/refinanced
- Winecoff Elementary School - property securing the 2011A Certificates of Participation (COPs), which were paid off in April 2026
- Bethel Elementary School, Pitts School Road Elementary School, Fred L. Wilson Elementary School, and Shady Brook Elementary School - properties pledged for the 2020B LOBs draw program, which expired in February 2024

4.24. BOC - Resolution Requiring Transparency on Federal and State Budget

Commissioner Wortman reported he has been meeting with several citizens over the past month to discuss the development of a resolution addressing transparency. He presented a draft resolution prepared by Commissioner Pittman along with other drafts from comments for the Board's consideration. He requested the item be placed in the New Business section of the agenda for the June 15 Regular Meeting.

4.25. Discussion regarding Cabarrus County Fire Squad 410

Jacob Thompson, Fire Marshal, and Jason Burnett, Emergency Management Director, came before the Board to discuss Cabarrus County Fire Squad 410 and respond to questions.

Commissioner Wortman reviewed previous discussions regarding Fire Squad 410, including career advancement steps, potential co-location options with various fire departments in an effort to create efficiency. In lieu of the discussions, he intended to make a motion at the next regular meeting to disband Fire Squad 410.

Commissioner Pittman commented regarding efficient use of resources. In that vein, he indicated he would support the motion to disband Fire Squad 410. He also expressed support for affected employees in potential employment opportunities.

Chair Lindsey provided comments regarding potential plans for operations. She stated her interest is and position will be based on efficient use of taxpayer dollars.

Mr. Thompson provided information regarding operations and services of Fire Squad 410.

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

Mr. Burnett provided a Reduction in Force (RIF) Impact Analysis Report to the Board.

2.1 County Manager - FY2027 Budget - Public Hearing 5:30 P.M

Chair Lindsey returned to Agenda Item 2.1 and requested a motion to direct staff to prepare the FY 2026-2027 Budget Ordinance.

UPON MOTION of Commissioner Jones seconded by Vice Chair Patrick and unanimously carried, the Board directed staff to prepare the FY 2027 Budget Ordinance, consistent with the FY 2027 Recommended Budget and technical adjustments, for adoption at the Board's regular meeting on June 15, 2026.

5. Approval of Regular Meeting Agenda

5.1. BOC - Approval of Regular Meeting Agenda

UPON MOTION of Commissioner Jones, seconded by Commissioner Pittman, and unanimously carried, the Board approved the agenda as follows for the June 15, 2026 regular meeting.

RECOGNITIONS AND PRESENTATIONS

- Active Living & Parks - Designation of July as Park and Recreation Month
- Human Resources - Recognition of Assistant Fire Marshall Doug Steele on his retirement from Cabarrus County Emergency Management Department
- Human Resources: Recognition of Sarah Kinney on her retirement from Cabarrus County Sheriff's Office.

CONSENT AGENDA

- Active Living & Parks - Frank Liske Park Soccer Complex Contract
- Boards and Committees - Planning and Zoning Commission - Removal
- Boards and Committees - Planning and Zoning Commission - Appointment
- Boards and Committees - Public Health Authority - Appointment
- Boards and Committees - Public Health Authority - Appointment
- Boards and Committees - Tourism Authority - Appointment
- Boards and Committees - Tourism Authority - Appointment
- Boards and Committees - Water and Sewer Authority - Appointment
- Construction Standards - Approval of Funds for Demolition of 5714 Sumter Ave from Construction Standards Fund Balance
- Construction Standards - Approval of Funds for Demolition of Condemned/Unsafe Structure at 5730 Sumter Ave from Construction Standards Fund Balance
- Construction Standards - Approval of Funds for Demolition of Condemned/Unsafe Structure at 5011 Athens St. from the Construction Standards Fund Balance
- Construction Standards - Approval of Funds for Demolition and Removal of Structures and Debris at 13009 Peppercorn Lane
- Cooperative Extension - Cabarrus County 4-H Afterschool Program
- County Manager - Donation of Surplus Vehicle to Northeast Cabarrus Fire Department
- County Manager - Proposal to Officially Name an Unnamed Creek "A. B. Fisher Creek"
- Finance - Budget Amendment to Record 2016 LOBs Refunding
- Finance - Year-End Budget Amendments - Annual Funds
- Finance - Year-End Budget Amendments - Multi-Year Funds
- Finance - Penny Shortage Policy
- Juvenile Crime Prevention (JCPC) - FY 2026-27 County Funding Plan and Annual Certification
- Legal - Conveyance of School Properties Back to the Board of Education

- Discussion Regarding Cabarrus County Fire Squad 410
- Tax Administration - Refund and Release Reports - May 2026

NEW BUSINESS

- Finance - GO Bond Sworn Statement
- Fire Marshal - Fire District Changes - Public Hearing 6:00 P.M.
- County Manager - Adoption of the Fiscal Year 2027 Budget

6. Closed Session

6.1. Closed Session - Consult with Attorney, Pending Litigation, Economic Development, Real Estate and Personnel.

UPON MOTION of Commissioner Pittman, seconded by Commissioner Wortman, and unanimously carried, the Board moved to go back into closed session to discuss matters related to pending litigation, economic development, personnel and real property as authorized by NCGS 143-318.11 (a)(3), (4), (5) and (6).

Return to Open Session

UPON MOTION of Vice Chair Patrick, seconded by Commissioner Pittman and unanimously carried, the Board returned to open session.

7. Adjourn

UPON MOTION of Commissioner Pittman, seconded by Commissioner Wortman, the meeting adjourned at 9:10 p.m.

Ariadne Olvera, Clerk to the Board

