

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 4:00 p.m. on Monday, March 11, 2019.

Present - Chairman: Stephen M. Morris
 Vice Chairman: Diane R. Honeycutt
 Commissioners: F. Blake Kiger
 Elizabeth F. Poole
 Lynn W. Shue

Also present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Pam Dubois, Senior Deputy County Manager; Jonathan Marshall, Deputy County Manager; Kyle Bilafer, Area Manager of Operations; and Lauren Linker, Clerk to the Board.

Call to Order

Chairman Morris called the meeting to order at 4:00 p.m.

Approval of Agenda

Chairman Morris presented the following changes to the agenda:

Additions:
 Discussion Items - No Action
 3-2 FY 20 Capital Improvement Discussion

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

Discussion Items - No Action

2018 Child Protection and Fatality Team Report

Paula Yost, Cabarrus County Child Protection and Fatality Team, Chair, and Ashlie Shanley, Chief Assistant District Attorney, presented a PowerPoint presentation titled "The State of our Children: A 2018 Report". Topics included What is CPFT, 2017 Child Deaths, Child Abuse - DHS Numbers, Safety in CyberSpace, Social Media, etc.

A brief discussion ensued.

FY 20 Capital Improvement Discussion

Kristin Jones, Budget and Performance Manager, Kyle Bilafer, Area Manager of Operations, and Susan Fearrington, Finance Director, reported on Capital Improvement Projects for FY20. Ms. Jones advised currently, the Capital Reserve Fund balance is approximately \$14.8 million. She also provided a proposed list of projects categorized by county projects and school projects for FY20, and deferred projects.

Mr. Bilafer reviewed and provided additional information regarding the county projects for FY20.

Ms. Fearrington reviewed the school projects list for FY20.

There was discussion with Mike Downs, County Manager, Jonathan Marshall, Deputy County Manager, Susan Fearrington, and Mr. Bilafer responding to a variety of questions from the Board.

Discussion Items for Action

Cabarrus County Schools - Increase Funding for 142 New Charter School Students Based on the Better of 1st or 2nd Month ADM Count

Pam Dubois, Senior Deputy County Manager, reported a transfer of funds is required, per statute, for the additional number of charter school students who transferred from the public schools system. She stated funding for 142 additional charter school students is needed in the amount of \$270,465.98. She further stated funding will come out of increased revenues for interest on investments funding.

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

County Manager - Odell Sewer and Right of Way Easements

Jonathan Marshall, Deputy County Manager, reported an investment company has requested the purchase of a right-of-way and sewer easement at Odell Elementary School for development and transportation improvements. Mr. Marshall stated the Cabarrus County Schools Board of Education has already approved this request. He further stated the easements and transportation improvements are needed for a private development in order to provide sewer access to the development. In addition, he advised a private appraiser has been engaged to determine the fair market value of the property. Mr. Marshall reported, it has been standard practice that revenues collected for easements and right-of-ways are budgeted for the benefit of the affected school and requested the revenue be allocated to Odell Elementary School.

County Manager - Offer to Purchase County Property off Bradford Road

Jonathan Marshall, Deputy County Manager, advised the Board an offer to purchase has been received for 4 acres off Bradford Road. Mr. Marshall further advised should the commissioners accept the offer, it is required to follow the upset bid process.

County Manager - Water Line Easement at West Cabarrus High School

Jonathan Marshall, Deputy County Manager, presented a request from Cabarrus County Schools and the City of Concord for an easement for a secondary water line at West Cabarrus High School.

Emergency Management - Fire Services Overview: Consideration for Completion of Fire Manpower Program Proposal

For consideration for completion of a Fire Manpower Program proposal, Steve Langer, Fire Marshall, Jason Burnett, Emergency Planner, and Bobby Smith, Emergency Management Director, presented a PowerPoint presentation titled "Cabarrus County Fire Services."

Alan Burnette, Midland Fire Chief, shared comments and information regarding the benefits of Squad 410 and the need for the extension of working hours.

A discussion ensued. During discussion, Mr. Langer and Mr. Burnett responded to questions from the Board. Patrick Bergeron, Board President, Northeast Fire Department, was also in attendance.

EMS - Zoll Cardiac Monitor Purchase

Jimmy Lentz, Emergency Medical Services (EMS), Director, requested funds for the purchase of new cardiac monitors. He stated funding has been previously allocated, however, just prior to purchase, it was learned the company would not be able to offer the monitors until 2022. Mr. Lentz advised the current monitors have reached their useful life and are in need of replacement. He also responded to questions from the Board.

Finance - Adjust Soil and Water Prime Farmland Funding to the Capital Improvement Plan Level

Susan Fearington, Finance Director, reported \$1,703.50 is needed to maintain the required amount for legal fees in the FY 19 Capital Improvement Plan for the Soil and Water Prime Farmland Fund.

Kelly Sifford, Planning and Development, Director, advised of the need for additional funding of projects that have been regulated for this year, but were planned for next year.

Finance - North Carolina Education Lottery Payment Applications for School Debt Service

Susan Fearington, Finance Director, requested approval of applications to the North Carolina Education Lottery by Cabarrus County Schools and Kannapolis City Schools for the release of funds to pay a portion of debt service related to public school debt.

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

Finance - Balance of FY19 Construction Funding for West Cabarrus High School and Hickory Ridge Elementary School

Susan Fearington, Finance Director, advised funds being held in the FY19 Capital Improvement Plan need to be moved for equipment etc. purchases for the

West Cabarrus High School and Hickory Ridge Elementary School. Ms. Fearrington also advised an additional \$500,000 from the Lottery Fund is available and will be used.

Finance - Updates to the School Construction Fund and Construction and Renovation Fund

Susan Fearrington, Finance Director, reported the projects for Cox Mill Elementary, Patriots Elementary, Kannapolis Middle School and the Sheriff's Office have been completed and are ready to close out. She stated the unspent balances will be transferred to the available account and used for other projects.

Ms. Fearrington advised a request has been received from Cabarrus County Schools for funds in the amount of \$12,000 for land testing for a future middle school site.

Additionally, the sum of \$24,099 is needed from the Construction and Renovation Fund for camera replacements in county facilities.

Lastly, as part of the FY19 Capital Improvement Plan, it is time to transfer funds needed for the purchase of 10 yellow school buses.

Finance - Partial Funding for the New Courthouse Architect, Pre-Construction Administration Contracts, Engineering and Other Improvements

Susan Fearrington, Finance Director, requested partial funding for the new courthouse architect, pre-construction administration contracts, engineering and other improvements. She stated several budget amendments and project ordinances are needed in order to provide funds needed for the new courthouse project.

A discussion ensued. During discussion, Ms. Fearrington and Mike Downs, County Manager, responded to questions from the Board.

Human Resources - Health Insurance Renewal FY20

Lundee Covington, Human Resources Director, and Johanna Ray, Health and Wellness Manager, presented a PowerPoint presentation titled "Health Insurance Meetings FY20" regarding updates for the health insurance renewal for FY20.

Ms. Covington and Ms. Ray reported there has been a small cost increase associated with the OAP (Open Access Plan) Plan.

A brief discussion ensued.

Infrastructure and Asset Management - Courthouse Expansion Construction Manager at Risk Contract

Kyle Bilafer, Area Manager of Operations, reported Messer Construction Company was selected as the Construction Manager at Risk for the Courthouse Expansion Project. He stated AIA contract(s) are provided in the agenda for the Boards' review. Mr. Bilafer advised the contract will detail the delivery of the Guaranteed Maximum Prices (GMPs) once available, for the site enabling package, Phase I (the new Courthouse building) and Phase II (renovations to the existing courthouse). The contract will also carry the pre-construction services representing collaboration work with the design team and is the primary goal of a Construction Manager at Risk Project. Mr. Bilafer presented an in-depth overview of the construction manager at risk decision and details for his recommendation.

A discussion ensued. During discussion, Mike Downs, County Manager, and Mr. Bilafer responded to questions from the Board. Steve Keckeis, Messer Construction Company, Vice President/Regional Leader, was also in attendance.

Infrastructure and Asset Management - Means Avenue Resolution

Jonathan Marshall, Deputy County Manager, reported the current design proposal for the new courthouse requires a segment of Means Avenue to be abandoned as a roadway. This section (between Union and Church streets) will accommodate the footprint of the new courthouse, public pedestrian right-of-way, public plaza and utility right-of-way. As part of the process, this item will require a presentation to the Concord City Council, a public hearing and passage of a resolution. Mr. Marshall advised staff has met with adjacent property owners to discuss the abandonment of this section of public roadway.

Kyle Bilafer, Area Manager of Operations, requested the Board to make a motion to allow a notice to proceed on architectural procedures and design not related to Means Avenue.

Chairman Morris advised there have been presentations to all members of the Concord City Council and sought their opinions regarding the proposal for the abandonment of the section of Means Avenue. He stated feedback has been positive.

A brief discussion ensued.

UPON MOTION of Commissioner Shue, seconded by Vice Chairman Honeycutt and unanimously carried, the Board suspended its Rules of Procedure in order to take action on this item due to time constraints.

UPON MOTION of Commissioner Kiger, seconded by Commissioner Shue and unanimously carried, the Board approved to proceed forward with the Means Avenue resolution to be presented to the Concord City Council.

The resolution approved to be presented to the Concord City Council is as follows:

RESOLUTION OF INTENT

WHEREAS, G.S. 160A-299 authorizes the City Council to close public streets and alleys; and

WHEREAS, the City Council considers it advisable to conduct a public hearing for the purpose of giving consideration to the closure of Means Avenue, S.E. between Church Street North and Union Street, North.

NOW, THEREFORE, BE IT RESOLVED by the City Council that:

(1) A meeting will be held at 6:00 p.m. on the 11th day of April, at the City Hall Council Chambers to consider a resolution on the closure of Means Avenue, S.E. the area described as follows:

NOTE THIS IS A GENERAL DESCRIPTION TO BE REPLACED WHEN CURRENT SURVEY/LEGAL IS FINALIZED

Lying and being in Number 12 Township, Cabarrus County, City of Concord, North Carolina and being the right-of-way of Means Avenue, SE, lying between Church Street, North and Union Street, North and being more particularly described as follows:

BEGINNING at a point at the intersection of the west right-of-way of Means Avenue, SE and the east right-of-way of Union Street, North, corner of Regen Tag Umbrella, LLC (nor or formerly), as recorded in Deed Book 8384, Page 89, thence along the west right-of-way of Means Avenue, N 46-24-35 W 386+/- feet to a point on the southeast corner of What-A-Burger Drive In No. 2, Inc. (now or formerly) as recorded in Deed Book 602 Page 203), thence crossing Means Avenue, SE in a southeast direction 60+/- feet to a point on the northwest corner of Cabarrus County as recorded in Deed Book 373 Page 618, thence along the west line of Cabarrus County S 46-24-35 W 386+/- feet to a point on the southwest corner of Cabarrus County, thence in a northwest direction, crossing the right-of-way of Means Avenue, SE to point of BEGINNING and containing 0.53 acres +/-

(2) The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in The Cabarrus Neighbors or other newspaper of general circulation in the area.

(3) The City Clerk is further directed to transmit by registered or certified mail to each owner of property abutting upon that portion of said street a copy of this Resolution of Intent.

(4) The City Clerk is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A-299.

Adopted this 14th day of March, 2019

CITY COUNCIL
CITY OF CONCORD
NORTH CAROLINA

William C. Dusch Mayor

ATTEST:

Kim Deason, Clerk

Planning and Development - Advisory Board Recommendation Regarding Deferred Tax Funds

Kelly Sifford, Planning and Development Director, provided documents supporting the request to move \$30,000 from the Deferred Tax Fund to assist with the costs of surveys, environmental assessments and legal work on two easements. She stated staff had planned the expenditures to fit into the yearly funding, however, the state requirements changed forcing the county to do some of the work earlier than planned.

Jonathan Marshall, Deputy County Manager, provided additional comments.

Daniel McClellan, Senior Resource Conservation Specialist, was also in attendance.

Planning and Development - Community Development Block Grant (CDBG) 2010 Project Ordinance and Budget Amendment

Kelly Sifford, Planning and Development Director, reported \$7,355 has been received from a deferred loan payoff and is required to be put back into the program.

BOC - Appointments to Board and Committees

Chairman Morris reviewed the change of procedures for appointments to boards and committees. He stated requests for appointments and/or removals will be discussed at the work sessions and then placed on the consent agenda and/or recognitions and presentations at the regular meeting.

BOC - Approval of Regular Meeting Agenda

The Board discussed the placement of the items on the agenda.

UPON MOTION of Commissioner Kiger, seconded by Commissioner Shue and unanimously carried, the Board approved the March 18, 2019 agenda as follows:

Approval or Correction of Minutes

- Approval or Correction of Minutes

Recognitions and Presentations

- Proclamation - National Donate Life Month April 2019
- Presentation - Extension and Community Association
- Communications and Outreach - Excellence in Communications Awards

Consent

- Appointments - Adult Care Home Community Advisory Committee
- Appointments - Agricultural Advisory Board
- Appointments - Mental Health Advisory Board
- Appointments - Nursing Home Community Advisory Committee
- Appointments and Removals - Cabarrus County Senior Centers Advisory Council Cabarrus County Schools - Increase Funding for 142 New Charter School Students Based on the Better of 1st or 2nd Month ADM Count
- County Manager - Odell Sewer and Right of Way Easements
- County Manager - Water Line Easement at West Cabarrus High School
- Emergency Management - Fire Services Overview: Consideration for Completion of Fire Manpower Program Proposal
- EMS - Zoll Cardiac Monitor Purchase
- Finance - Adjust Soil and Water Prime Farmland Funding to the Capital Improvement Plan Level
- Finance - North Carolina Education Lottery Payment Applications for School Debt Service
- Finance - Balance of FY19 Construction Funding for West Cabarrus High School and Hickory Ridge Elementary School
- Finance - Updates to the School Construction Fund and Construction and Renovation Fund
- Finance - Partial Funding for the New Courthouse Architect, Pre-Construction Administration Contracts, Engineering and Other Improvements
- Human Resources - Health Insurance Renewal FY20
- Infrastructure and Asset Management - Courthouse Expansion Construction Manager at Risk Contract

- Planning and Development - Advisory Board Recommendation Regarding Deferred Tax Funds
- Planning and Development - Community Development Block Grant (CDBG) 2010 Project Ordinance and Budget Amendment
- Tax Administration - Refund and Release Reports - February 2019

New Business

- County Manager - Offer to Purchase County Property off Bradford Road

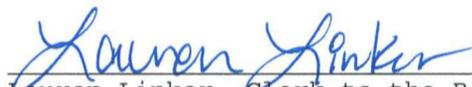
Reports

- BOC - Receive Updates from Commission Members Who Serve as Liaisons to Municipalities or on Various Boards/Committees
- BOC - Request for Applications for County Boards/Committees
- County Manager - Monthly Reports on Building Activity
- County Manager - Monthly New Development Report
- EDC - February 2019 Monthly Summary Report
- Finance - Monthly Financial Update

Adjourn

UPON MOTION of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the meeting adjourned at 6:22 p.m.





Lauren Linker, Clerk to the Board