

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, January 6, 2020.

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

Absent - Commissioner: Elizabeth F. Poole

Also present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Jonathan Marshall, Deputy County Manager; Rodney Harris, 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

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

Discussion Items - No Action

Library - Presentation by Friends of the Mount Pleasant Library

Marsha Morris, President of the Mount Pleasant Friends of the Library, presented a PowerPoint presentation of a proposed new site for the Mount Pleasant Library. The following topics were presented:

- Funding
- Location
- Timing
- Architectural Survey and Design Plans

Larry Schaeffer, President, Schaeffer Design Associates, presented an overview of the design plans.

A discussion ensued. During discussion, Emery Ortiz, Library Director, Mount Pleasant Friends of the Library members Martha Dobson and Amber Poe, and Tom Earnhardt, Partner, Mount Pleasant Properties, and Mike Downs, County Manager, responded to questions from the Board. Several other members of the Mount Pleasant Friends of the Library were also in attendance.

Arena and Events Center - Contract Review

Mike Downs, County Manager, reported the County is nearing the end of the first five years of the current contract, with an option to extend for additional five years, with ASM Global (formerly Service Management Group, SMG). He advised it is time to review the contract for determination of continuance and length of time.

Susan Fearington, Finance Director, reviewed a spreadsheet of financials of the Arena from 2003 through 2019.

Kenny Robinson, ASM Global, General Manager, reported on the goals for the Arena, finances and community impact.

A discussion ensued. During discussion, Ms. Fearington, Mr. Robinson and Mr. Downs responded to questions from the Board.

There was a consensus of the Board to renew the contract.

Innovation and Technology - Innovation Report

Todd Shanley, Information Technology Services, Chief Information Officer, provided opening comments regarding the GIS update.

Joe Battinelli, Information Technology Services, Business and Location Innovative Services Supervisor, presented a PowerPoint presentation regarding the process in updating the GIS, which included the following topics:

- Current Sites
 - Linked From Claris
 - Easy Search
 - More Mobile Friendly
- GIS Data Explorer
 - Layers/Imagery
 - Measure Tool

Landon Patterson, Information Technology Services, Business Systems Analyst, further discussed the following:

- Interface
- Search
- Print
- Measure
- Locate
- Explore

A discussion ensued. During discussion, Mr. Patterson and Mr. Shanley responded to questions from the Board.

Discussion Items - For Action

BOC - Appointments to Boards and Committees

Chairman Morris reported information regarding requests for appointments for several boards and committees has been provided. He stated these items will be on the January 21, 2020 regular meeting Consent Agenda.

County Manager - Revised Joint Use Agreement

Jonathan Marshall, Deputy County Manager, reported the Joint Use Agreement with Cabarrus County Schools (CCS) will need to be revised in connection with the synthetic turf fields. He stated a completed draft agreement will be included on the January regular meeting agenda for the Boards' approval.

County Manager - Road Improvements at Hickory Ridge Elementary School

Jonathan Marshall, Deputy County Manager, reported some funds will need to be moved within the construction budget of the Hickory Ridge Elementary School Road Improvement Project.

Brian Cone, Cabarrus County Schools (CCS), Director of Architecture, Planning and Construction, provided information regarding the design revisions and cost estimates causing the need to move funds within the construction budget.

A discussion ensued. During discussion, Mr. Cone and Mr. Marshall responded to questions from the Board. Kelly Kluttz, Cabarrus County Schools (CCS), Chief Financial Officer, was also in attendance.

Department of Human Services - Transportation FY20 ROAP Application

Bob Bushey, Transportation Manager, presented a request for the annual Rural Operating Assistance Program (ROAP) grant. He stated the fund is a state-funded public transportation administered by the North Carolina Department of Transportation Public Transportation Division (PTD). He reported the funds from the grant provide transportation for the elderly, handicapped, employment and rural general public. A public hearing is not required.

Finance - Installment Financing Contract for Various School and County Projects - Public Hearing 6:30 p.m.

Susan Fearrington, Finance Director, advised Cabarrus County plans to enter into one or more short and/or long-term installment financing contracts with the Cabarrus County Development Corporation or one or more third parties, for an amount not to exceed \$130,000,000 to finance all or a portion of the cost of constructing and equipping public school and county facilities and various real and personal property improvements. Ms. Fearrington further advised a public hearing is required in connection with the installment financing contract for the above projects.

Finance - Resolution Approving Installment Contract Financing for Various Public Projects up to \$130,000,000

Susan Fearrington, Finance Director, reported, with the preliminary approval of the issuance of Limited Obligation Bonds (LOBS), the next step in the financing procedure is the Boards' final approval and adoption of the resolution.

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

Kyle Bilafer, Area Manager of Operations, reported currently Cabarrus County has a preconstruction contract with Messer Construction for Courthouse expansion Construction Manager at Risk services. On December 13, 2019, Messer Construction bid out the scope of work for the site enabling portion of the project. This will be referred to as GMP (Guaranteed Maximum Price) #1 and is considered an extension to their original contract. Mr. Bilafer stated Messer has now received an official GMP #1 bid. The GMP#1 total is \$6,622,821.

A discussion ensued. During discussion, Mr. Bilafer responded to questions from the Board. Several employees of Messer Construction were also in attendance.

Planning and Development - 2020-2021 HOME Program - Public Hearing 6:30 p.m.

Kelly Sifford, Planning and Development Director, reviewed the previously discussed presentation regarding the HOME program providing funding through the Cabarrus/Iredell/Rowan HOME Consortium. Participation would give the Board an opportunity to participate with the City of Concord on a downtown revitalization project that would include affordable housing units as part of the plan. Ms. Sifford reported staff proposed using Cabarrus County's annual allocation and the required local match towards the construction of this project. In return, the project would produce 17 affordable housing units for a 10-year period. The exact number of units attributed to each agency will be further defined in the recording documents but will likely be 1 to 2 units for Cabarrus County and the remainder for Concord's allocation. A public hearing will be required.

Planning and Development - Amendments to Proposed Fee Schedule

Kelly Sifford, Planning and Development Director, advised staff began implementation of the fee schedule and discovered there were a few items left out during the fee study and some items needed clarification. Ms. Sifford reviewed the requested changes, which are mainly in the same category. The same method used in the fee study was used to correct the fees as needed.

Planning and Development - Urgent Repair Grant

Kelly Sifford, Planning and Development Director, Carolina Housing Finance Agency in the amount of \$75,000. The program is for extremely low income and low income individuals and/or households and includes special populations such as the disabled, elderly, Veterans and children under the age of six who are facing lead hazards. She stated a match in funds is not required.

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

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 Agenda as presented.

Approval or Correction of Minutes

- Approval or Correction of Minutes

Recognitions and Presentations

- 2020 Census Partnership Resolution Presentation
- Human Resources - Recognition of Mary "Angie" Caldwell on Her Retirement from Cabarrus County Human Services Department
- Proclamation - Black History Month

Consent

- Appointments - Firemen's Relief Fund Trustees
- Appointments and Removals - Home and Community Care Block Grant Advisory Committee
- Appointments and Removals - Mental Health Advisory Board

- County Manager - Revised Joint Use Agreement
- County Manager - Road Improvements at Hickory Ridge Elementary School
- Department of Human Services - Transportation FY20 ROAP Application
- Infrastructure and Asset Management - Cabarrus County Courthouse Expansion Construction Manager at Risk Contract Extension
- Planning and Development - Amendments to Proposed Fee Schedule
- Planning and Development - Urgent Repair Grant
- Tax Administration - Refund and Release Reports - December 2019

New Business

- Finance - Installment Financing Contract for Various School and County Projects - Public Hearing 6:30 P.M.
- Finance - Resolution Approving Installment Contract Financing for Various Public Projects Up to \$130,000,000
- Planning and Development - 2020-2021 HOME Program - Public Hearing 6:30 p.m.

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 Building Activity Reports
- County Manager - Monthly New Development Report
- EDC - December 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 5:57 p.m.



Lauren Linker, Clerk to the Board

