

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, February 3, 2020.

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; 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

Chairman Morris presented the following changes to the agenda:

Updated:

Discussion Items for Discussion

Tax Administration - Advertisement of 2019 Delinquent Taxes

Removed From Work Session Agenda:

Discussion Items for Action

Finance - Limited Obligation Bonds (LOBS) 2020 (Update on Debt Issuance)

- This will be discussed at the regular meeting

**UPON MOTION** of Commissioner Kiger, seconded by Commissioner Shue and unanimously carried, the Board approved the agenda as amended.

### Discussion Items - No Action

### Infrastructure and Asset Management - Courthouse Expansion Project Update

Kyle Bilafer, Area Manager of Operations, provided an update on the Courthouse Expansion project. Mr. Bilafer discussed the General Maximum Price (GMP) #1 plan that included the following topics:

- Build an elevator in current courthouse while courthouse still in operation
- Build a party wall between buildings
- Move location of courthouse personnel and various entities during construction

Jason Harris, Messer Construction, Project Executive, presented a PowerPoint presentation, which included renderings of the project. The presentation included the following information:

- Goals
  - An Overview of Intended Construction Phasing and Preliminary Timeline
  - Review Current Site Logistics Plans
  - Construction Impacts on Existing Courthouse Operations
- Items, timelines and diagrams in connection with Exterior Phase 1
- Items and Timelines in Connection with Exterior Phase 2
- Items and Timelines in Connection with Exterior Phase 3
- Interior Impacts

There was discussion throughout the presentation with Jonathan Marshall, Deputy County Manager, Mr. Bilafer and Mr. Harris responding to questions from the Board. Chris Malinowski, Messer Construction, Operations Vice President, Gilberto Diaz, Messer Construction, Project Engineer, and Steve Wise, Liles Construction, Senior Project Manager, were also in attendance.

### Innovation and Technology - Innovation Report

Debbie Brannan, Area Manager of Innovation and Technology, introduced February's innovative report regarding the Environmental Systems Research Institute (ESRI) and the Geographic Information System Mapping (GIS) system.

Adam Carnow, ESRI, presented a PowerPoint presentation discussing the benefits of ESRI to assist Cabarrus County with the new strategic plan. ESRI also provides information to assist County departments to achieve their associated goals. Topics included:

- Smart Budget / Smart Communities
  - Location Through GIS
- Identifying Priorities
- Technology Foundations
  - Planning And Engineering
  - Operational Efficiency
  - Insights-Driven Performance
  - Civic Inclusion

Joe Battinelli, GIS/Analytics Supervisor, provided additional information in connection with the tools/applications provided by the GIS and ESRI being used by County departments to achieve goals of the strategic plan, all while providing transparency and a high level of services to the community.

#### **Tax Administration - 2020 Revaluation Update**

David Thrift, Tax Administrator, presented a PowerPoint presentation regarding the 2020 Revaluation project. Topics included:

- Stages in a revaluation
  - Data collection
  - Sales Analysis
  - Develop Schedule of Values
  - Neighborhood review
  - Notice to property owners
  - Appeal process
- Statistical Analysis
- Sales Results - July 1, 2019 through December 31, 2019
- 2020 Revaluation Remaining Timeline

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

#### **Discussion Items - For Action**

#### **Salisbury-Rowan Community Action Agency, Inc. Presentation of FY2020-21 Application for Funding**

Dione Adkins-Tate, Salisbury-Rowan Community Action Agency, Director of Family Services, presented a PowerPoint presentation regarding the FY2020-21 Application for Funding for the Community Services Block Grant (CSBG). The presentation included the following topics:

- The Community Services Block Grant (CSBG) History
- Program Year 2020-2021 Total Funding Allocation \$559,388
- Self-Sufficiency Program
- Projected Outcome Targets
- 2018-2019 Community Impact
- Office Locations

A brief discussion ensued. During discussion, Ms. Adkins-Tate responded to questions from the Board.

#### **Active Living and Parks - Youth Athletic School Facility Use Agreement**

Londa Strong, Active Living and Parks Director, reported the Active Living and Parks Department will serve as facilitator between the Youth Athletics Program and Cabarrus County Schools to provide a facility for the athletic groups. In that regard, a proposed agreement between the Youth Athletic groups and Cabarrus County Active Living and Parks Department was provided for the Board's consideration.

Doug Rambo, Odell Recreation Sports Association, President, reported on the population increase and the effects on the athletics schedules.

Perry Gabriel, Active Living and Parks, Senior Park Program Manager, provided additional information regarding the number of children participating in youth athletics and the number of programs/sports throughout the County.

Ms. Strong, relayed requests from other youth athletic managers that were unable to attend today's meeting.

A discussion ensued. During discussion, Mr. Rambo, Mr. Gabriel, Ms. Strong and Mike Downs, County Manager, responded to questions from the Board.

Commissioner Kiger requested minor changes to the agreement.

Chairman Morris recommended the item be placed on the regular meeting agenda as a New Business item for further discussion.

#### **BOC - Appointments to Board 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 February 17, 2020 regular meeting on the Consent Agenda.

#### **BOC - Resolution Amending the Board of Commissioners' 2020 Meeting Schedule**

Chairman Morris reviewed the 2020 Board of Commissioners' Meeting Schedule regarding the March Work Session and the March Regular Session meetings. It was the consensus of the Board to keep the current schedule.

#### **County Manager - Request from the Town of Mount Pleasant for a Sewer Easement**

Jonathan Marshall, Deputy County Manager, stated the Town of Mount Pleasant is requesting a 20' easement for a sewer line on County owned property at Mount Pleasant High School and Middle School. The Board of Education has reviewed and provided a favorable response to the request. Approval of the request would allow the sewer line to extend north on Highway 73.

Mike Downs, County Manager, additionally advised if approved, there would not be any costs to the County.

A discussion ensued. During discussion, Mr. Downs and Mr. Marshall responded to questions from the Board.

Commissioner Poole requested additional information regarding the easement extending through private landowners, tap fees, etc.

It was the consensus of the Board to place this item on New Business for further discussion.

#### **Sheriff's Office - Interlocal Agreement between Rowan County and Cabarrus County**

Chief Deputy Bailey, Sheriff's Office, reported, due to a state directive from the State Jail Inspector, Rowan County had an immediate need to find housing for 30 inmates. Chief Baily stated Cabarrus County has room for 15 and the County will be reimbursed for expenses and housing. He requested the Board approve the Interlocal Agreement between Rowan County and Cabarrus County. He also responded to questions from the Board.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Kiger 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 Shue, seconded by Commissioner Kiger and unanimously carried, the Board approved the Interlocal Agreement between Cabarrus County and Rowan County for the housing of Rowan County inmates.

#### **Tax Administration - Advertisement of 2019 Delinquent Taxes**

David Thrift, Tax Administrator, reported, per North Carolina General Statute 105-369, counties are required each year to report the amount of unpaid taxes that create a lien on real property. Currently, there is an outstanding balance in the amount of \$8,225,126.05 in unpaid taxes creating liens on real property. Mr. Thrift advised advertisement of unpaid taxes is required and requested approval to publish the advertisement in *The Independent Tribune* on March 22, 2020.

A discussion ensued. During discussion, Mr. Thrift 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 Vice Chairman Honeycutt and unanimously carried, the Board approved the Agenda as follows.

Approval or Correction of Minutes

- Approval or Correction of Minutes

Consent

- Appointments - Active Living and Parks Commission
- Appointments - Adult Care Home Community Advisory Committee
- Appointments - Mental Health Advisory Board
- Appointments and Removals - Cabarrus County Senior Centers Advisory Council
- Appointments (Removals) - Early Childhood Task Force Advisory Board
- Appointments (Removals) - Juvenile Crime Prevention Council
- Salisbury-Rowan Community Action Agency, Inc. Presentation of FY 2020-21 Application for Funding
- Tax Administration - Advertisement of 2019 Delinquent Taxes
- Tax Administration - Refund and Release Reports - January 2020

New Business

- Active Living and Parks - Youth Athletic School Facility Use Agreement
- County Manager - Request from the Town of Mt. Pleasant for a Sewer Easement
- Finance - Limited Obligation Bonds (LOBS) 2020 (Update on Debt Issuance)
- Infrastructure and Asset Management - Presentation of GMP for Governmental Center Skylight Replacement and Roof Replacement

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
- Cabarrus County Tourism Authority FY19 Year End Reports
- County Manager - Monthly Building Activity Reports
- County Manager - Monthly New Development Report
- EDC - January 2020 Monthly Summary Report
- Finance - Juvenile Crime Prevention Council (JCPC) Funding Update
- Finance - Monthly Financial Update

**Closed Session - Pending Litigation and Economic Development**

**UPON MOTION** of Commissioner Shue, seconded by Vice Chairman Honeycutt and unanimously carried, the Board moved to go into closed session to discuss matters related to pending litigation and economic development as authorized by NCGS 143-318.11(a)(3) and (4).

Commissioner Poole left the meeting at 5:47 p.m. and was not present for the closed session.

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board moved to come out of closed session.

**Return to Open Session**

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the Board scheduled a public hearing for an economic development investment for Project Bluebird for February 17, 2020 at 6:30 p.m. or as soon thereafter as persons may be heard.

**UPON MOTION** of Commissioner Shue, seconded by Commissioner Kiger and unanimously carried, the Board scheduled a public hearing for an economic development investment for Project Grand for February 17, 2020 at 6:30 p.m. or as soon thereafter as persons may be heard.

**Adjourn**

**UPON MOTION** of Vice Chairman Honeycutt, seconded by Commissioner Kiger and unanimously carried, the meeting adjourned at 7:50 p.m.



*Lauren Linker*  
 Lauren Linker, Clerk to the Board