

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 5, 2024.

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

live broadcast at 4:00 p.m. on Channel 22
<https://www.youtube.com/cabarruscounty>
<https://www.cabarruscounty.us/cabcotv>

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|---------------------|---|
| Present - Chairman: | Stephen M. Morris |
| Vice Chairman: | Lynn W. Shue |
| Commissioners: | Christopher A. Measmer Kenneth M. Wortman Timothy A. Furr |

Also present were Mike Downs, County Manager; Richard M. Koch, County Attorney; Rodney Harris, Deputy County Manager; Kelly Sifford, Assistant County Manager; Alece Pugh, Assistant County Manager; and Lauren Linker, Clerk to the Board.

1. Call to Order

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

2. Approval of Agenda

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

3. Discussion Items - No Action

3.1 BOC - Public Participation Policy

Evan Lee, General Council, and Rich Koch, County Attorney, presented and reviewed the public participation policy.

A lengthy discussion ensued, and during the discussion, Mr. Lee, Mr. Koch, and Jay White, Cabarrus County DHS Attorney, responded to questions from the board.

3.2 Cabarrus Arts Council - Arts & Economic Prosperity Study

Liz Fitzgerald, Cabarrus Arts Council Executive Director, presented the results of the yearlong Arts & Economic Prosperity Study to include the economic impact of the arts for our community. The presentation included the following:

- There were 373 communities and 20 local organizations that participated in the study
- Cabarrus County had \$7,600,000 in Economic Activity in 2022
 - \$2,100,000 of those funds were spent by the Arts and culture organizations themselves, supporting 36 jobs
 - \$5,500,000 was spent on event related expenses
 - The economic activity supported 111 jobs, \$3,200,000 in personal income to residents, and \$1,000,000 in tax revenue to local, state, and federal governments
 - When people attend cultural events, they spend \$27.18 per person, per event, beyond the cost of admission
 - 35.2% of attendees are nonlocal visitors traveling from outside the county
 - 60.4% of local attendees stated they would have "traveled to a different community to attend a similar arts or cultural activity"
 - 87% of arts and culture attendees agree that the activity or venue "is inspiring a sense of pride in this neighborhood or community"
 - 80.6 % of arts and culture attendees agree that "I would feel a great sense of loss if this activity or venue were no longer available"
 - 80.1% of arts and culture attendees agree that the venue or facility is "an important pillar for me within my community"

A discussion ensued. During discussion, Ms. Fitzgerald responded to questions from the board.



**The Economic and Social Impact of
Nonprofit Arts and Culture Organizations and Their Audiences in
Cabarrus County**

| Direct Economic Activity | Organizations | Audiences | Total Expenditures |
|--------------------------------------|---------------|-------------|--------------------|
| Total Industry Expenditures (FY2022) | \$2,092,897 | \$5,505,498 | \$7,598,395 |

Economic Impact of Spending by Arts and Culture Organizations and Their Audiences

| Total Economic Impacts (includes direct, indirect, and induced impacts) | Organizations | Audiences | Total Impacts |
|--|---------------|-------------|---------------|
| Employment (Jobs) | 36 | 75 | 111 |
| Personal Income Paid to Residents | \$1,347,820 | \$1,892,454 | \$3,240,274 |
| Local Tax Revenue (city and county) | \$31,906 | \$104,237 | \$136,143 |
| State Tax Revenue | \$48,893 | \$118,681 | \$167,574 |
| Federal Tax Revenue | \$332,283 | \$330,860 | \$663,143 |

Event-Related Spending by Arts and Culture Audiences Totaled \$5.5 million

| Attendance to Arts and Culture Events | Local ¹ Attendees | Nonlocal ¹ Attendees | All Attendees |
|---|---------------------------------|------------------------------------|------------------|
| Total Attendance to In-Person Events | 131,317 | 71,333 | 202,650 |
| Percentage of Total Attendance | 64.8% | 35.2% | 100.0% |
| Average Per Person, Per Event Expenditure | \$27.78 | \$26.04 | \$27.18 |
| Total Event-Related Expenditures | \$3,647,987 | \$1,857,511 | \$5,505,498 |

Nonprofit Arts and Culture Audiences Spend an Average of \$27.18 Per Person, Per Event

| Category of Event-Related Expenditure | Local ¹ Attendees | Nonlocal ¹ Attendees | All Attendees |
|---------------------------------------|---------------------------------|------------------------------------|------------------|
| Food and Drink | \$9.11 | \$9.30 | \$9.18 |
| Retail Shopping | \$9.05 | \$4.51 | \$7.45 |
| Overnight Lodging (one night only) | \$1.47 | \$1.70 | \$1.55 |
| Local Transportation | \$2.41 | \$5.05 | \$3.34 |
| Clothing and Accessories | \$2.52 | \$1.49 | \$2.16 |
| Groceries and Supplies | \$1.61 | \$3.07 | \$2.13 |
| Childcare | \$0.40 | \$0.09 | \$0.29 |
| Other/Miscellaneous | \$1.21 | \$0.83 | \$1.08 |
| Overall Average Per Person, Per Event | \$27.78 | \$26.04 | \$27.18 |

Audiences Demonstrate Appreciation for the Impact of Arts and Culture

| Level of Agreement with Social Impact Statements | Audiences |
|---|-----------|
| "This venue or facility is an important pillar for me within my community." | 80.1% |
| "I would feel a great sense of loss if this activity or venue were no longer available." | 80.6% |
| "This activity or venue is inspiring a sense of pride in this neighborhood or community." | 87.0% |
| "My attendance is my way of ensuring that this activity or venue is preserved for future generations" | 85.1% |

3.3 Presentation – Cooperative Extension – End of Year Impact Report

Tracy LeCompte, Cooperative Extension Director, introduced the newest Cooperative Extension staff members: Danielle Pennington, County Extension Administrative Assistant (Food and Nutrition Educator) and Payton Berry, Extension Agent (Horticulture – Consumer and Commercial). Ms. Pennington and Ms. Berry updated the Board on and projects, partnerships and programs in 2023.

Ms. LeCompte recognized Jessica Cline, Molly Kleman and Beverly Bollenbecker, Pam Outen, Stacy Jones and Christine Barrier for all their work.

The Cooperative Extension annual impact report was provided to the Board as is required by North Carolina State Cooperative Extension Services. Ms. LeCompte highlighted some of the information in the report.

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

Pam Outen, Extension Agent; Molly Kleman, Extension Agent; and Christine Barrier, County Extension Administrative Assistant; were in attendance.

4. Discussion Items - For Action

4.1 Cabarrus County Schools - Repurposing Funds

Phil Penn, Chief Finance Officer, requested the Board's consideration to allow Cabarrus County Schools (CCS) to repurpose the remaining funds of approximately \$830,000 from the one time appropriation (\$1,600,000) received from the County in fiscal year 2023. The reappropriation would be used to help offset a budget deficit in fiscal year 2024 and bring it down to \$550,000 respectively.

A discussion ensued. During discussion, Mr. Penn and Rodney Harris, Deputy County Manager, responded to questions from the Board.

Jim Howden, Finance Director, was in attendance.

4.2 BOC - Appointments to Boards and Committees

Chairman Morris reported information regarding appointments to boards and committees was provided in the agenda. He announced for the benefit of the public, that there are always vacancies, and encouraged people to get involved. He advised these appointment requests would be included in the Consent section of the February 19, 2024, regular meeting agenda.

4.3 BOC - 2024 Commissioner Board Appointments Update

Chairman Morris reviewed the updated Board of Commissioner board liaison appointment on the Metropolitan Planning Organization Board for calendar year 2024.

4.4 Cooperative Extension - Budget Amendment for Plant Sale

Tracy LeCompte, Cooperative Extension Director, reported that the Cabarrus County Center of NC Cooperative Extension exceeded the original plant budget of \$6,000 last Fall. Therefore, staff would like to increase the line items associated with the Cabarrus Extension Plant Sale to \$15,000 to cover the costs associated with the sales. Ms. LeCompte presented the necessary budget amendment for consideration.

Break

The Board took a break at 5:40 p.m.; the meeting resumed at 5:58 p.m.

4.5 County Manager - Forestry Sale at Stonewall Jackson Property

Kelly Sifford, Assistant County Manager, reported the State transferred two parcels to Cabarrus County in June 2023 as part of the disposition of the Jackson Training Facility equaling 268 acres. The State had adopted forestry plan prior to the transfer. The County approved an agreement with GFR for that purpose. GFR has completed their inventory and will be soliciting bids for a combination of complete harvest and selective thinning. The complete harvest section is south of the communications tower and is the proposed location for the public safety training center. The harvest is necessary for the PSTC to be developed. The area north of the tower only requires selective harvest and clearing currently. Bids for that northern section depend on market conditions. A recommendation on that section will be made after bids are received and assessed. Staff will return to present the bid information once received.

4.6 County Manager - Purchase of a Temporary Easement for Forestry at Stonewall Jackson Property

Kelly Sifford, Assistant County Manager, advised Staff has been working on obtaining a temporary easement to access a portion of the Stonewall Jackson property that is inaccessible from other areas of the property due to a railroad dividing the property. Several property owners have been contacted regarding this matter. Staff plans to bring a proposal to the regular February Board of Commissioner' meeting review and approval.

A discussion ensued. During discussion Ms. Sifford and Rodney Harris, Deputy County Manager, responded to questions from the board.

4.10 Department of Social Services - Seniors' Health Insurance Information Program (SHIIP) Funding Increase

Tammy Bare, Interim Adult and Aging Services Program Administrator, reported The Seniors' Health and Insurance Information Program (SHIIP) administered by the Cabarrus County Department of Social Services, Adult and Aging Services Division (SHIIP) received the annual grant funding from the NC Department of Insurance, including an annual Federal MIPPA grant in amount of \$6,878.00. This amount is slightly higher than the budgeted amount of \$6,608.00. A county match is not required. Ms. Bare provided a budget amendment for the Board's consideration.

4.11 Finance - Updated 2024 Draw Reimbursement Resolutions

Jim Howden, Finance Director, reported the County's Bond Counsel has recommended that the reimbursement resolutions verbiage related to the upcoming Fiscal Year 2024 draw program be updated. The recommendation is for the resolutions to be more specific in describing each project. The Board previously approved each of these resolutions, no dollar amounts have changed, just the project description.

UPON MOTION of Commissioner Measmer, seconded by Vice Chairman Shue and unanimously carried, the Board approved to suspend the Rules of Procedures due to time constraints.

UPON MOTION of Commissioner Measmer, seconded by Commissioner Furr and unanimously carried, the Board approved updated Reimbursement Resolutions.

4.12 Planning- 2024-2025 Community Development Programs

Robert Anderson, Community Development Planner, requested approval to apply for the Weatherization, Heating and Air Repair and Replacement (HARP) and Housing and Home Improvement programs. Of these programs, the Housing and Home Improvement program (part of the Community Development Block Grant) is the only one will require a match of 10%. Staff also requests to participate in any Duke Energy or Blue Cross Blue Shield offer. These two do not require a county match. Lastly, staff requests to apply for the regular HOME program allocation through the Consortium. The match amount is determined by the allocation of HOME funds and the projected match amount will be included in the annual budget process if approved. Staff proposes to use the funds towards building a new single-family home in Concord with Habitat for Humanity. If there are any funds remaining from this project, staff would like to put those funds towards the Down Payment Assistance Program that was funded with 2023-2024 HOME funds.

4.13 Sheriff's Office - Acceptance of Fees from the Interlocal Detention Agreement with Anson County

Van Shaw, Cabarrus County Sheriff, reported the Anson County Detention Center is experiencing overcrowding, which requires them to temporarily move certain inmates to other facilities. The Cabarrus County Detention Center currently has available space to house these inmates. Cabarrus County would be reimbursed \$70.00 per inmate per day. This would not be a cost to Cabarrus County and would not require additional staff.

A discussion ensued. During discussion Sheriff Shaw and Chief Deputy Tessa Burchett responded to questions from the Board.

4.14 Sheriff's Office - Acceptance of NC Legislative State Grant - Bomb Squad Equipment

Van Shaw, Cabarrus County Sheriff, advised as part of a legislative appropriation through the North Carolina General Assembly, the Cabarrus County Sheriff's Office has been awarded \$300,000 in grant funds to augment or replace aging bomb squad equipment. As Cabarrus County is a regional response team, the state funding would help offset the county expense of this team. No county match will be required. Sheriff Shaw requested approval to accept the grant funds.

4.15 Sheriff's Office - Acceptance of NC Legislative State Grant - Wellness Program and Bomb Squad Equipment

Van Shaw, Cabarrus County Sheriff, reported as part of a legislative appropriation through the North Carolina General Assembly, the Cabarrus County Sheriff's Office has been awarded grant funds in the amount of \$1,399,000.00 to implement a full Wellness Program to focus on the mental, physical, and emotional wellbeing of all employees of the Cabarrus County Sheriff's Office. This would include funding for a full-time clinician to oversee and run the program, pay for needed equipment, training, and program materials, as well as funding to contract with an Embedded Behavioral Health Service that specializes

in working with law enforcement and first responders. The grant also provides for a Wellness Coordinator within this program. A proposed breakdown of the planned spending of the grant was provided to the board for consideration.

A discussion ensued. During discussion, Sheriff Shaw responded.

4.7 County Manager - Resolution Authorizing County Manager to Execute Routine Easement requests

Kelly Sifford, Assistant County Manager, advised a resolution has been created with the intent of authorizing the County Manager to execute routine easement requests such as those arising from new construction of schools and county facilities or those of a temporary nature. These easements typically hold utilities that serve the building and allow the utility provider access to maintain the lines in the future.

4.8 County Manager - Land Acquisition

Rodney Harris, Deputy County Manager, reported the County has entered, or intends to enter into, purchase agreements for the following properties:

- Zion Church Road in Concord for a future animal shelter and household Hazardous waste facility
- Robinson Church Road in Harrisburg for a future elementary school
- Multiple parcels off Davidson Road in Davidson for a future park facility

A brief discussion ensued. Kelly Sifford, Assistant County Manager, advised after further examination of the Zion Church Road property, it may only be able to hold the animal shelter.

4.9 County Manager - Restructure Department of Social Services Legal Services

Rodney Harris, Deputy County Manager, advised the Board the Department of Social Services requires legal representation, which has been provided for several years through a contract with Hartsell & Williams. However, due to various considerations, County staff proposes a return to in-house legal support for the department. To facilitate the change, staff proposed the creation of the following positions:

- Lead Human Services Attorney
- Human Services Attorney
- Two Paralegals

If approved, staff will work with Hartsell & Williams over the next couple of months to develop a transition plan. Staff believes there are ample funds to in next year's budget to cover the costs of the positions without additional resources.

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

4.16 Solid Waste - Budget Amendment for Bobcat Skid Steer Purchase

Kevin Grant, Environmental Management Director, presented a budget amendment to transfer \$50,600 from the White Goods Funds Balance to the Landfill Operating Expense Account. The funds come from the State. The funds will be used to purchase a Bobcat Skid steer to handle white goods.

4.17 Tax Administration- Advertisement of 2023 Delinquent Taxes

David Thrift, Tax Administrator, reported that NC General Statute 105-369 requires counties to report the amount of unpaid taxes for the current year. Mr. Thrift reported the current outstanding tax amount is \$8,697.088.45. From that amount bankruptcies of \$171,134.32 and Property Tax Commission (PTC) appeals of \$97,244.82 will be removed, leaving a total report of \$8,428,909.31.

Mr. Thrift also requested the Board to order the advertisement on March 24, 2024 in the local legal newspaper.

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

5. Approval of Regular Meeting Agenda

5.1 BOC - Approval of Regular Meeting Agenda

UPON MOTION of Vice Chairman Shue, seconded by Commissioner Wortman, and unanimously carried, the Board approved the agenda as follows for the February 19, 2024, regular meeting with changes made and to schedule all public hearings.

Approval or Corrections of Minutes

- Approval or Correction of Meeting Minutes

Recognitions and Presentations

- Recognition - Emergency Management - Fire Safety Bulletin Board Contest

Consent

- Appointment - Agricultural Advisory Board
- Appointments - Appointment and Removals - Mental Health Advisory Board
- Appointment and Removals - Youth Commission
- (Appointment) and Removal - Public Health Authority
- Appointment- Firemen's Relief Fund Trustees
- BOC - 2024 Commissioner Board Appointments Update
- Cabarrus County Schools - Repurposing Funds
- Cooperative Extension - Budget Amendment for Plant Sale
- County Manager - Forestry Sale at Stonewall Jackson Property
- County Manager - Purchase of a Temporary Easement for Forestry at Stonewall Jackson Property
- County Manager - Resolution Authorizing County Manager to Execute Routine Easement Requests
- County Manager - Land Acquisition
- County Manager - Restructure Department of Social Services Legal Services
- Department of Social Services - Seniors' Health Insurance Information Program (SHIIP) Funding Increase
- Planning- 2024-2025 Community Development Programs
- Sheriff's Office - Acceptance of Fees from the Interlocal Detention Agreement with Anson County
- Sheriff's Office - Acceptance of NC Legislative State Grant - Bomb Squad Equipment
- Sheriff's Office - Acceptance of NC Legislative State Grant - Wellness Program and Bomb Squad Equipment
- Solid Waste - Budget Amendment for Bobcat Skid steer Purchase
- Tax Administration- Advertisement of 2023 Delinquent Taxes
- Tax Administration - Refund and Release Reports - January 2024

New Business

- Economic Development Investment - Fortius Capital Partners (Concord Commerce Park) - 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
- Budget - Monthly Budget Amendment Report
- Budget - Monthly Financial Update
- County Manager - Cabarrus Arena and Events Center Financial Report
- County Manager - Monthly Building Activity Reports
- EDC - January 2024 Monthly Summary Report

6. Closed Session**6.1 Closed Session - Pending Litigation and Acquisition of Real Property**

UPON MOTION of Commissioner Wortman, seconded by Vice Chairman Shue and unanimously carried, the Board moved to go into closed session to discuss matters related to pending litigation and acquisition of real property as authorized by NCGS 143-318.11(a) (3) and (5).

Prior to the start of closed session, Chairman Morris thanked the audience for watching and announced the regular meeting would be held on February 19, 2024.

UPON MOTION of Commissioner Wortman, seconded by Commissioner Measmer and unanimously carried, the Board approved to come out of closed session.

6. Adjourn

UPON MOTION of Commissioner Wortman, seconded by Commissioner Measmer, and unanimously carried, the meeting adjourned at 6:56 p.m.



Lauren Linker
Lauren Linker, Clerk to the Board