

MINUTES OF THE MEETING OF THE BOARD OF
ROWAN COUNTY COMMISSIONERS
ADJOURNED MEETING
NOVEMBER 21, 1981

The Board of Rowan County Commissioners met in Adjourned Session in the Community Building, Salisbury, North Carolina on November 12, 1981 at 7:30 P.M. The following members were present: Jim Cohen, Jim Sides, Eugene McCombs, Hall Steele, and Rufus Honeycutt.

Chairman McCombs called the meeting to order and Commissioner Sides opened with prayer.

There were no additions to the Agenda.

Mr. James Bost was at the meeting to discuss the activities at the fairgrounds. He stated that it would not be fair to go into depth tonight regarding the matter since the Jaycees had not been able to get together to work out the differences. Mr. Honeycutt made a motion to appoint a committee to talk with the Fair Association. No action was taken on the motion, the board agreed to defer the matter until January, 1982 in order to give the Jaycees from Faith, Granite Quarry, Salisbury and Spencer a chance to meet. Mr. Bost said there would be no activities taking place at the fairgrounds in the meantime.

Mr. Harold Watson, Landfill Supervisor informed the board that he had gone to Dunn to look at a dumpster container that Godwin Manufacturing Company, Inc. had bid a an alternate for the County. He reported that it was not close enough to our specifications to accept as an alternate and recommended taking his low bid of \$45,424 made to our specifications. Mr. Honeycutt made a motion based on Mr. Watson's investigation to accept Mr. Godwin's low bid for 16-40 cubic yard roll off containers. Mr. Steele seconded with unanimous approval.

Mr. Honeycutt made a motion to accept a low bid from Worth-Keeter of Charlotte for a 1982 gasoline powered International Scow dump truck at \$17,560. Mr. Steele seconded with unanimous approval. Mr. Murdoch reported 3 bids on the dump truck from:

City Motor Company (Ford)	\$19,316
Quality Equipment Supply	17,834
Worth-Keeter(International)	17,560

Mr. Murdoch reported five contractors had been shown the four sites where the County plans to locate a 40 cubic yard boxes for dumping. The contractors were

Jim Bost Construction, Piedmont Asphalt, Tarheel Asphalt, Wagoner Construction and Hugh Pinkston Construction. Mr. Watson reported the sites were located on Artz Road, Providence, corner of Goodnight and White and Old US 70 at Barber. Bids will be received on November 30.

Chairman McCombs informed the Commissioners that they had been requested to make comments on the proposed low-income housing site that HUD wanted to locate on Harrison Road. The proposal provided \$230,000 for 16 acres of land, but the price would have included the extension of water and sewer lines to the property. Mr. McCombs stated that Pilot Insurance and Realty plans to convey the land to the County at no expense, but the \$230,000 was the cost of providing water and sewer.

Commissioner Cohen commented that the company owned 350 acres in the area and that it wanted the extension in order to develop the rest of the property. With rezoning to MI from AI property there would be an increase in property value from \$1,000 to \$2,500 an acre. Mr. Cohen stated that it would be a housing project too close to Clancy Hills and he certainly did not support the idea. Mr. Cohen further stated that the company was trying to sell off the acres at a profit when they have no expense. He stated, "I'm appalled at the nerve of them to even do this." Commissioner Cohen made a motion not to approve this site. Mr. Steele seconded with unanimous approval.

Commissioner Honeycutt recommended that Harry Sifford be re-appointed as an Elector and nominee for the Board of the South Piedmont Health Systems Agency. Mr. Steele seconded with unanimous approval. Mr. Honeycutt then recommended that the other appointments be deferred to give Mr. Murdoch and Chairman McCombs time to approve a list of nominees. This was agreeable with the Board.

Commissioner Cohen presented two road petitions for approval. One an addition to Jibsail Road in the Anchor Downs Subdivision off Long Ferry Road- add .10 miles. Road has 5 homes located on it. The other, White Crane Road in the Crane Cove Subdivision- add 1 mile- has 23 homes located on it. Commissioner Cohen made a motion that both be approved. Mr. Honeycutt seconded with unanimous approval.

Mr. Murdoch reported an offer to repurchase a tax foreclosure. Mr. John Erwin Gray submitted a letter to the County Manager requesting Commissioners to pass a resolution for him to buy his property back for \$1,696.55. Commissioner Sides commented that taxes are written off after 10 years- and if that is the case to put it up for public sale. Recommended deferring it until next month to determine if this is the case. There was no second to the motion. Mr. Honeycutt made a motion to

approve the sale if no taxes had been written off rather than hold Mr. Gray off for 30 days. Mrs. Sides seconded with unanimous approval.

Mr. Murdoch reported on bids to repair the Old P.O. air condition equipment:

Trayne bid- \$8,554.80 plus an additional 5,474 for a total of \$14,029.80.
AMM Bid- \$7,214 plus \$3,385 for \$10,600 total

On the air conditioning cooling tower-

Trayne bid \$3,379
AM bid \$ 2,687

Total bids:

Trayne \$17,408.80
AMM \$13,297.00

Commissioner Steele made a motion to accept the complete low bid from AMM for \$13,287. Mr. Honeycutt seconded with unanimous approval.

Mr. Murdoch reported bids on Rescue Squad service body for truck. Bids were received from:

Worth Keeter	\$3,744
Ford Body Co.	\$3,748
Mickie	\$3,656- low bid but body does not have upper

outside compartments. In order to provide these it would cost an extra \$100 per side- \$200 for extra compartment- Cost of \$3,856.

Mr. Sides made a motion to award the contract to Worth Keeter for \$3,744. Mr. Honeycutt seconded with unanimous approval.

Mr. Murdoch informed the Commissioners that Francis Luther, City Manager had set a date to meet with the City Council. The Council will be available on Monday, November 23, at 7:00 P.M. This was agreeable with the Board. Mr. McCombs commented that he would like to meet their new board also since Commissioners would be dealing with them.

Mr. Murdoch reported one refund from the Building Inspector's Office. For Sheila Whittenbach the amount of \$15.00. She decided not to set up a mobile home. Mr. Sides made a motion to approve the refund. Mr. Honeycutt seconded with unanimous approval.

Mr. Murdoch informed the Commissioners that the Council of Governments had requested an appointment to the Regional Business and Industry Advisory

Committee from our Board. Suggested an interim selection. Mr. Sides made a motion to appoint Commissioner Cohen to serve as a representative on an interim basis. Mr. Honeycutt seconded with unanimous approval.

Mr. Murdoch informed the Commissioners of a letter from the Department of Health Services concerning the proposed landfill site. An investigation was made on November 2, 1981 on the tract of land (165 acres) on Heilig Road by Gary Babb and C. Richard Doby who work with the Environmental Health Section. Their recommendation was against locating a landfill on the property. The report read that the private water supplies were hydrologically downgradient from the site and could be contaminated. Mr. Murdoch commented that he would investigate the costs of an incinerator system.

Mr. McCombs informed the Board that Mr. Hawley, Health Director had complained to him about an overwhelming number of calls from persons requesting that perk tests be made on their property as a result tax revaluation.

The Commissioners at their November 2 meeting asked Wallace Peeler, Tax Supervisory to review figures on farm use values. The values were based on five (5) year average yields for corn, soybeans, and wheat.

Commissioner Steele commented that he felt comfortable how the figures were derived that they were reasonable figures.

Commissioner Cohen commented that he would like to have the assurance that we are not cutting our throats, that we are not giving the farmers too much of a break, that they should carry their share like the rest, and hope that it will not hurt our revaluation come June.

Mr. Cohen commented that Mr. Peeler handled himself well at the meeting with the farmers on land use values.

Mr. Sides commented that all land should be valued at the same rate per acre, and differences in property valuation should be based on what is built on the property.

Mr. Steele made a motion to approve farm land use values as presented, \$600 an acre for crop land and \$300 for pasture land, \$225 for woodland, \$100 for wasteland and \$300 for residual land. Mr. Honeycutt seconded, the motion passing with Commissioner Sides voting No.

Chairman McCombs commented that appraisers who are working for W.P. Farris are telling property owners to provide a letter proving their land will not

perk. Land that cannot accommodate a septic tank cannot generally be built on. Mr. McCombs said, “we don’t have the manpower to go out there and do them”

Mr. Peeler stated that four weeks of appointments have been filled and that the contract provided for these four weeks only. The Commissioners agreed to extend the contract at \$2,250 a week for two more weeks of hearings if needed.

Mr. Peeler commented that if the map and parcel number were known you could easily find out who the property owner is- in order to issue permits- and where property is so you could go to it. Mr. Peeler said he had 100 pieces of property-names-no address- people who bought property this year. Mr. Peeler said he would talk with Jean Ramsey, Register of Deeds about not recording a deed without an address and bring it up at the next Commissioners meeting. Clarence Kluttz, Attorney, recommended that Wallace talk to her about mailing in Deeds also.

Mr. McCombs commented about the rush of calls from people wanting perk tests done now. Asked if there should be a charge, Mr. Steele suggested talking to Mr. W.P. Farris- how many people he is telling this to-there should be some fee involved.

Commissioner Honeycutt suggested using the Health Department Sanitarians if possible- not interfering with their regular routine.

Chairman McCombs said the Board of Health meets on the 17th- that he would make a recommendation to them.

As there was no further business, the meeting was adjourned.

Respectfully Submitted.

Brenda L. Honeycutt, Clerk
Board of County Commissioners