

MINUTES OF THE MEETING OF THE BOARD OF  
ROWAN COUNTY COMMISSIONERS  
REGULAR MEETING  
DECEMBER 7, 1981

The Board of Rowan County Commissioners met in Regular Session in the Community Building, Salisbury, North Carolina on December 7, 1981 at 9:00 A.M. The following members were present: Rufus Honeycutt, Hall Steele, Eugene McCombs, Jim Sides and Jim Cohen.

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

Commissioner Steele requested that the County Manager investigate the 3% franchise tax due to the County from Vision Cable as submitted in the minutes of November 2, 1981- page 2. He questioned whether or not if this was from net income. Commissioner Steele then made a motion to approve the minutes of November 2, November 12 and November 19 as submitted with the exception of that one request. Commissioner Honeycutt seconded with unanimous approval.

Chairman McCombs at this time asked if anyone present wanted to be placed on the Agenda as an addition. Commissioner Sides reminded the audience that if any of them wished to be heard at the meeting, that this was the time to get on the Agenda. The Agenda will stand as is since no one spoke up.

Mr. Murdoch asked for nominations from the Board for Chairman and Vice-Chairman. Commissioner Honeycutt nominated the present Chairman, Eugene McCombs. Commissioner Steele moved that the nominations be closed, Mr. Honeycutt seconded. Mr. Sides requested that Commissioner Cohen and himself serve as Chairman and Vice-Chairman for the coming year. He stated that they had been here long enough to know what is going on- that they had been elected by the people and Mr. McCombs had not- stated there was nothing personal involved. No action from the Board concerning this statement. The motion passing for Mr. McCombs to be reappointed with Mr. Sides voting no.

Mr. McCombs nominated Jim Cohen to be reappointed as Vice-Chairman. Mr. Steele made a motion for the nominations to be closed. Mr. Honeycutt seconded. The motion passing with Mr. Sides voting No. Mr. Murdoch entertained a motion to reappoint Mr. Cohen as Vice-Chairman. Mr. Honeycutt made the motion. Mr. Steele seconded. The motion carrying with Mr. Sides voting no.

The monthly reports pertaining to the Department of Social Services. Commissioner Steele informed the Board of the application made by the

Department of Social services for the Workfare Program. Mr. Steele commented that the Workfare program was designated to persons receiving AFDC funding. He stated there are 191 persons qualifying. He does not know what our chances are now for the program. The County will be responsible for transportation and Day Care for Children. Mr. McCombs stated that the Department of Social Services had the good wishes from the Commissioners to proceed with the program. Mr. Honeycutt said, let us know how it progresses.

Chairman McCombs informed the Commissioners of a letter from Phyllis Wright, of the Human Society of the United States congratulating the Commissioners on their stand for dogs they took last month.

Chairman McCombs informed the Commissioners of a letter from Joe Hudson, Chairman Union County Board of Commissioners, encouraging the Commissioners to adopt the resolution from Centralina Council of Government establishing a Certified Business Development Corporation.

Mr. Murdoch informed the Board of the Sheriff's Special Deputies Christmas Party scheduled on December 22 at 7:00 P.M. at Pope's Restaurant to be paid for by the County.

Mr. Murdoch informed the Commissioners of a letter from Addie Rhem Morris- Council on Aging inviting the Commissioners to a 10<sup>th</sup> anniversary celebration at 2:30 on Tuesday, December 8 at the Civic Center.

Mr. Cohen presented two road petitions for approval. One on Midsail Road- Anchor Downs- to add .05 miles-there are 4 homes located on the road. The second is on Oakridge Drive, Fieldcrest Drive, Stonewood and Woodland Drive in the Woodland Hills subdivision off Stone Road going from Faith towards US 52. To add .54 miles in length- there are 22 homes located on the road. Mr. Cohen made a motion to approve the additions. Mr. Honeycutt seconded with unanimous approval.

Chairman McCombs commented that Mr. Leach from Leach Kennels who was scheduled to be present at this meeting had called to say he was sick and asked to be put on the Agenda for next month.

Commissioner Sides distributed resumes to the Board for possible Board appointments. He then recommended James Shinn to fill one of the positions on the Library Board. Mr. Cohen seconded. Mr. Steele and Mr. Honeycutt voting against. Mr. Steele made a motion to re-appoint the ones already on the board. No second for the motion. Mr. Sides said he would like to give others a chance to serve since the six (6) year term was such a long time. Mr. McCombs stated that he would like a chance to look over the resumes. Mr. Sides commented that he felt like

he was representing the people that they should be acknowledged- that it was no reflection on the people already serving that they were doing a good job. Mr. Honeycutt said he would have liked to have had this information a few days ago. Mr. Honeycutt recommended reducing the number of members on the Airport Board- He said if they were closer knit, the board would do a better job. Mr. Steele moved to defer the appointments for thirty (30) days- until the 1<sup>st</sup> meeting in January. Mr. Honeycutt seconded. Mr. Sides and Mr. Cohen voting No. The motion passing with Chairman McCombs voting I.

Glenn Trexler, Tax Collector, reported total tax collections- \$1,250,348.69. The County's part- \$1,067,886.75. Mr. Honeycutt informed Mr. Trexler that Senator Smith was a member of the study committee on taxation and that he would be glad to assist him in any way.

Mr. Clarence Kluttz, Attorney appeared before the board and advised the Board that the Rowan County Industrial Facilities and Pollution Control Authority expected to adopt a bond resolution authorizing the issuance of revenue bonds in the aggregate principal amount of \$8,800,000 and the execution and delivery of financing documents pertaining to the financing of industrial facilities in Rowan County for M.A.N. Truck and bus Corporation (the "Company"). Commissioner Steel introduced a resolution supporting this. Commissioner Honeycutt moved the passage of the resolution and Commissioner Cohen seconded the motion, and the resolution was passed with Commissioner Sides voting against due to "lack of knowledge". (Attached)

Rev. Garland Faw, pastor of Truth Temple, appeared before the Commissioners as a spokesman for persons protesting the property tax revaluation. He read a letter to the Board that he had typed himself requesting the Commissioners to do something about the tax revaluation. He stated in his letter, "if you do nothing, you betray the trust placed to you by the people who believed in you." He gave Chairman McCombs petitions signed by 5,000 people called "Petition for Relief". He asked the Commissioners to consider favorable and quickly- you and I will not answer to the people, but to God. Rev. Faw stated that he taxpayers have been treated with callous disregard and blatant financial hard by W.P. Ferriss.

Mr. Sides recommended an independent Board of Realtors to take complaints and come back to this Board. This would be fair and unbiased recommendations to justify. He said it was time to spend money to please the public.

Mr. Honeycutt recommended reviewing the complaints in January. He said "as far as economy is concerned, people are really hurt, especially those who are on a fixed income."

Rev. Faw explained his own property problems (upon the request of Commissioner Cohen) situation to the Board. He stated that in order for him to obtain a loan to build a building for the Church he put his house in the name of his Church- and in order to satisfy a debt, he placed his house back in his name.

Mr. Cohen told Rev. Faw that it would be expensive just to throw the revaluation out. That it would be more sensible to work with W.P. Ferris. Rev. Faw said the petition does not mean throwing it out. The petition asks that values be adjusted and local real estate people be used to set values. Mr. Cohen further commented that Realtors were satisfied. Mr. Cohen also commented that there were three types of taxpaying citizens: 1) those who do not complain at all, 2) those who are concerned and will ask questions but will pay, 3) those who will complain no matter what happens.

Mr. Cohen commented that he did not understand, but he felt like some people did receive a one-half tax increase over last year, but not four times over the market value.

Mr. Steele asked Rev. Faw for names of taxpayers who complained about a four times above the market increase. Rev. Faw stated that he did not come prepared to give any names.

Mr. Wallace Peeler, Tax Supervisor, informed the Board that real estate cards were available to the public at .25 cents a sheet. This would show how their taxes had been figured.

Commissioner Sides commented that this is the most important matter that will be discussed all year, he understood that it was taking a lot of time, but he felt like it was the most important subject on the Agenda.

Chairman McCombs said to Rev. Faw, “we do not wish to tax anyone unfairly,” “we will do everything within the law to be fair, we will have to be patient.”

Rev. Faw commented that since the Commissioners were taking the initiative to get it straightened out, it made him feel good.

Commissioner Cohen said to Rev. Faw, “it would be nice if you could tell your people (petitioners) that we are trying- anyone who pays taxes are concerned right now.

Wallace Peeler, Tax Supervisor, asked the Commissioners to set a time to stop taking appointments for hearings on the tax revaluation. He stated he would

like to cut off now- Mr. Peeler stated that appraisers have seen 1,905 people and have 1,400 more appointments through December 18.

Mr. Honeycutt recommended extending the appointments for a week so the public will know it is being cut off. To see what Wallace can come up with- to give people time. The Board agreed to extend the time of taking appointments through Friday, December 18<sup>th</sup>.

At this time, Chairman McCombs called a 5 minute recess. After the recess, Dr. Melvin Morgan, Assistant Superintendent Rowan County Schools, and Dick Messinger, a member of the Rowan County School Board, appeared before the Commissioners making three requests. The first request was for a 5% pay raise for their non state paid employees. Chairman McCombs entertained a motion to approve the pay raise. Commissioner Sides made a motion to approve the appropriation of \$41,418 from their unappropriated Current Expense Fund account for a 5% pay raise for their non state employees. Mr. Sides stated that he resented having to grant an additional 5% raise to school employees while holding other county employees to pay scale increase. He said, "it was putting us in a bad position." Mr. Honeycutt seconded his motion. It passed with Mr. Cohen voting No.

The school board's second request was to approve the appropriation of \$13,988.91 for the equalization of school fees. Mr. Messinger stated that this was really becoming a problem. Commissioner Cohen stated that he thought students who could not afford to pay should not pay for required courses, such as physical education. But these luxury courses, if they are going to participate, they out to pay. Commissioner Honeycutt made a motion to approve the fees from their unappropriated Current Expense Fund Account. Mr. Steele seconded with unanimous approval.

Commissioner Sides questioned the \$1.1 million held by the County Schools in surplus funds. He stated that it was much more than they need on hand. Mr. Messinger stated that he was surprised to find out at the last school board meeting that the county system had that much money in surplus. Mr. Sides stated that doesn't sound like financial planning, that sounds like something else to me.

The third request from the School Board was to approve the appropriation of \$90,000 for matching funds for their Energy Grant. Mr. Steele made a motion to approve the appropriation of \$90,00 from their unappropriated School Building Capital Outlay Account for matching funds for their Energy Grant. Mr. Honeycutt seconded with unanimous approval. Mr. Messinger stated that the total amount of \$180,000 would go toward making improvements at North Rowan Middle School and East Rowan High School.

Chairman McCombs entertained a motion to go into Executive Session to discuss a Personnel matter. Commissioner Honeycutt made the motion and Commissioner Steele seconded with unanimous approval.

Commissioner Honeycutt made a motion to go out of Executive Session. Mr. Steele seconded with unanimous approval.

Commissioner Steele made the motion entertained by County Attorney Clarence Kluttz that the recommendation of the Hearing Officer be accepted. Pertaining to the personnel matter. Commissioner Sides seconded with unanimous approval.

Chairman McCombs declared the regular meeting open and Mr. Murdoch submitted written personnel replacements for approval:

Ricky Walters-Dispatcher Jailer at \$752 monthly replacing Register Bost at \$829 monthly.

Delores File-Tax Clerk at \$592 monthly-replacing Paula Snyder at \$652 monthly.

Earlene Rivers-Health Department Clerk/Typist at \$617 replacing Becky Lowery at \$741.

William Poole-Building Inspector at \$1,011 replacing Jim Helms at \$1,115 monthly.

Phillip Bottoms-Associate Attorney DSS at \$1,408 replacing Marshall Bickett at \$1,551 monthly.

Commissioner Honeycutt made a motion to approve the Personnel replacements. Commissioner Steele seconded with unanimous approval.

Mr. Murdoch reported Interest:

General Fund	\$179,395.81
Revenue Sharing	17,553.10
Debt Service	<u>2,229.42</u>
Total	\$199,178.33

Mr. Murdoch submitted the following refunds for approval. 1981 prepayments account for reason of overpayment of 1981 taxes.

Herman R. Blackwelder	\$11.96
John Robert Miller & Wife Katherine	4.20
Edward W. Pietryk, II and Tracie	3.33
Mrs. George David Shoe	4.35
James B. Sides, Sr.	1.84

Hallie F. Spencer	1.90
D.T. Trexler & Wife Nancy	.76
Glenn Trexler	<u>.06</u>
Total	\$28.40

Mr. Honeycutt made a motion to approve the refunds. Mr. Steele seconded with unanimous approval.

Mr. Murdoch presented bids on the Sheriff's autos. City Motor Company bid \$9,421 each on the 8 cyl-and \$8,071 each and \$8,681.90 each on the 6 cyl. Mr. Honeycutt made a motion to award the contract to the lowest bidder- City Motor Company- \$8,071 on the five 1982 Ford Fairmont 6 cyl and to Foil Motor Company- \$8,799.15- 3 1982 Plymouth Gran Fury- 8 cyl. Mr. Steele seconded. Mr. Cohen and Mr. Sides voting against. The motion passing with Chairman McCombs voting I.

Mr. Murdoch presented one bid for Computer Equipment from IBM. An agreement for \$355.59/month for 60 months. Commissioner Sides made a motion to accept the bid. Mr. Honeycutt seconded with unanimous approval.

Mr. Murdoch presented bids for construction of four (4) container sites. From- Hugh Pinkston \$35,500, Jim L. Bost 46,993, Wagoner Construction 33,950. Mr. Honeycutt seconding. The motion passing with Mr. Sides abstaining and Commissioner Cohen voting no.

Commissioner Honeycutt made a motion to give the Chairman permission to sign the lease agreements for the container sites. Mr. Steele seconding. The motion passing with Mr. Sides abstaining.

Mr. Honeycutt made a motion to approve the resolutions for the proposed amendments to Centralina Charter and the establishment of a Certified Development Corporation. Mr. Steele seconded. The motion passing with Mr. Sides voting No. (Attached).

Mr. Honeycutt said he would like to serve on the SBA Board and also recommended R.O. Everett as a banker and Sturgis Bryant who is the Chamber's recommendation. Mr. Sides said he had no resumes on them and did not know them. Asked if we could hold off. Mr. Honeycutt then recommended substituting Dan Williams for Sturgis Bryant. Mr. Steele made a motion to appoint Rufus Honeycutt as an elected official, R.O. Everett, Banker and Dan Williams, Banker as delegates to the SBA Board. Mr. Cohen seconded. The motion carrying with Mr. Sides voting No.

Mr. Cohen stated that the SBA 503 Grant was the first positive things he had seen COG do.

Mr. Steele made a motion to approve the budget amendment which would allow for expenditures of a federal allocation for Energy Crisis Intervention. To add line item 6294 heating crisis and the General Fund Revenue in Section 2 is amended to add Federal Grant for Energy Crisis Intervention \$7,865. In section 2 to adjust for a decrease in state funds for line item 6295 Hospitalization Family Planning \$7,135- General revenue in Section 2 is amended to read State Grant Family Planning SAF- \$6,635. Mr. Honeycutt seconded with unanimous approval. (Attached)

Mr. Murdoch read a letter from Pierce-Tuttle Association requesting that the Commissioners renew their lease contract on the Heritage Home for another year. Mr. Honeycutt made a motion to renew the lease. Mr. Steele seconded. Mr. Sides asked why not sell the home. Mr. Honeycutt stated that the county might need the property later on. The motion passing with Mr. Sides abstaining.

The Board agreed to let the property Committee go and look over the barn at the County Home and made a recommendation as to tearing it down or not.

Chairman McCombs requested that the Board approve or disapprove the Committees, Boards and Officials for the coming year.

Mr. Sides recommended that he be appointed to the Board of Health. Mr. McCombs asked him why he wanted to be appointed. Mr. Sides said he did not have to give fifteen reasons for wanting to be appointed. Mr. McCombs said it was his recommendation that everyone who was appointed last year be appointed this year. Mr. Sides opposing, saying It would be to his advantage to have the opportunity to gain the experience from serving on other boards.

Mr. Cohen asked if anyone would be willing to switch-to take his place on the Library Board- that it was rough for him to attend their meetings. Mr. McCombs said for Mr. Cohen to talk to other Commissioners and try to work something out.

Mr. Sides made a motion that he be appointed to the Board of Health. Mr. Cohen seconded. The motion failing with Mr. Honeycutt, Mr. Steele and Chairman McCombs voting No.

Mr. Honeycutt then made a motion that all of the Committees, Boards and Officials be re-appointed for the coming year. Mr. Steele seconding. The motion carrying with Mr. Sides voting No. (Attached)

Commissioner Cohen made a motion to let Mr. & Mrs. David Miller use the cabin and the lake on the 17.3 acre tract at Dan Nicholas Park as many as six (6)

times per year in exchange for their lifetime rights to this property. Mr. Honeycutt seconded with unanimous approval.

Chairman McCombs ended the Regular meeting and entertained a motion for the Board to go back into Executive Session to further discuss personnel. Mr. Honeycutt made a motion for the Board to go into Executive Session. Mr. Steele seconded with unanimous approval.

After discussion of personnel, Mr. Honeycutt made a motion for the Board to go out of Executive Session and resume Regular meeting. Mr. Steele seconded with unanimous approval.

Mr. Sides made a motion to promote Daryl Shelby, Data Processing as Supervisor of that Department at \$16,269 and to hire Ben Farley as Programmer at \$13,380. Mr. Honeycutt seconded with unanimous approval.

Mr. Honeycutt made a motion to empower the personnel committee to hire a replacement for Seth Mull, Superintendent of County Buildings, after a meeting and discussing the applications. Mr. Sides seconded with unanimous approval.

In discussion of authorizing the displaying of fireworks, County Attorney said he felt the Commissioners would have to meet to authorize this, but would check the General Statute again.

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

Respectfully Submitted,

Brenda L. Honeycutt, Clerk  
Board of County Commissioners