

MINUTES OF THE MEETING OF THE BOARD
ROWAN COUNTY COMMISSIONERS
ADJOURNED MEETING
MARCH 21, 1983

The Board of Rowan County Commissioners met in Adjourned Session in the Community Building on March 21, 1983 at 7:30 P.M. The following members were present: Chairman Hall Steele, Jamima DeMarcus, Harry Sifford, Jim Sides and Jim Cohen.

Chairman Steele called to order and Commissioner Sifford opened with prayer.

Chairman Steele informed the Board and visitors that Commissioners would hear comments concerning policies at the Rowan County Airport.

Chairman Steele requested that Mr. Tom Dayvault, Executive Vice-President of the Kannapolis Chamber of Commerce give a summary of the report from Thursday night's meeting with Rowan, Cabarrus Commissioners and the Kannapolis Chamber of Commerce.

Mr. Dayvault said a committee looked into the matter of incorporating the city of Kannapolis and reported that a study was recommended. The committee was made up of 37 members from all walks of life. Mr. Dayvault said that two things led to the proposed bill, aggressive annexation policies of local municipalities and an uncertainty in the Cannon Mills village about whether services would continue under the companies' new ownership. Mr. Dayvault said the Cabarrus County Commissioners unanimously approved the resolution to incorporate- and is requesting that Rowan County Commissioners endorse the document also.

The cost of conducting the study would be \$30,000 Rowan's part to be \$10,000.

Mr. Dayvault said if residents voted for incorporation the new city of Kannapolis would be established at Noon- December 11, 1984. He also said the designated area to vote on incorporation includes about 41,000 people and extends from the Southern boundary of Landis to the Northern boundary of Concord. The Western boundary includes the community of Enochville and Interstate 85 serves as the general boundary to the East. About 1/3 of the area of population lies in Rowan County. The bill would call for separate voting to take place in three sections of the proposed area for incorporation. The central area of the Cannon Mills village and the Kannapolis Sanitary District, the Royal Oaks Sanitary District and the Enochville Community.

Commissioner Sides asked, "why the hurry?" He said he had not heard any citizens input- asked if any one in the audience could see an advantage in incorporating Kannapolis. There was no response. Mr. Dayvault said the reason for the hurry was the uncertainty of the Cannon Village waters supply. He said there are sixteen homes that do not know whether water will be provided due to annexation problems of municipalities.

Commissioner DeMarcus said many of the residents she knew in the Kannapolis area seemed enthusiastic about the opportunity to vote on incorporation. Mrs. DeMarcus grew up in this area and visits there quite frequently.

In order for the incorporation to take place, the majority of residents in the Central area would have to vote for it. Enochville and the Royal Oaks Sanitary District would be a part of the city of Kannapolis only if voters in those areas approved it. Commissioner Sifford said he wanted to make sure the Rowan County residents who were not a part of the Kannapolis Sanitary District would be voting with Enochville.

Commissioner Sides commented that there were too many big business men putting input into this that he would like to see seven lay people given an opportunity to work on this committee- that Mr. Murdock, Cannon Mills Owner, had spent twenty million dollars. He said he would really like to see what they see as benefits.

Commissioner DeMarcus moved to approve the approval of the endorsement of the incorporation of the city of Kannapolis. Commissioner Sifford seconded with the recommendation of the following amendments: 1- that it be with the recommendation of local legislative pending 2- that the cost of the 1984 election be defrayed from the Board of Elections- 3- that the funding not to exceed \$10,000- 4- that all Rowan residents who are not part of the Kannapolis Sanitary District, shall vote on the same ballot form as the so called Enochville Area. Commissioner Sifford said he would approve the resolution if amendments are accepted. Commissioner DeMarcus said she would approve the amendments with the interest of passing the resolution. Commissioner Sides voted against the motion saying that he had not received any information concerning the benefits that the citizens of Rowan County would be receiving. Commissioner Cohen not present at the time to vote. The motion carrying with Chairman Steele voting I.

Commissioner Sifford made a motion to approve the request of the town of East Spencer for the County Inspection Department to assume building inspection duties in their jurisdiction. Commissioner DeMarcus seconded. Commissioner

Sides asked “do we have a choice”. Mr. Murdoch said, “not really.” The motion was voted unanimously.

Chairman Steele then declared the public hearing open to hear comments concerning Airport policies. He asked that the comments be restricted to three minutes to allow everyone who is interested a chance to participate.

Boyd Miller, Airport Hangar Builder was the first to speak- He stated that three years ago, he built a \$19,000 hangar which was built for his benefit to protect his airplane. He told the Commissioners that they were changing the rules; and that there was no merit to the proposed increase for hangar because of prior commitments by the county. Under original agreements, hangar builders leased them from the county for \$1.00 a year for ten years- then they were given first option on renewal for another five years. A representative fee as \$15 a month. Mr. Miller said the rents were to remain nominal enough to reimburse the county for insurance. He considered not being notified about changes was not proper negotiation.

Lawrence Owens state that he built his hangar in 1963. He said on a ten year lease “a man never gets his money back”. He said because of the recommended policy change, he has no intention of ever building another hangar here.

Jerry Burnham, bought Holding Brothers hangar four years ago. He said it was bought in good faith in a negotiation with the county. This was a ten year lease at \$1 a year. Now he said, prices have quadrupled. He said the County may not be able to get government funding because of the Landfill. He felt like he (pilots) were getting a raw deal all the way around.

Larry Jones, Gamewell Company, a ten year lease expired in the fall of 1982. Said he was waiting for the Board to act. He said the prices discussed at the last board meeting of the Airport was too much. He said a twenty year lease, not a ten year lease was the time needed for the builder of hangar to cover his original investment. He said, “you are throwing something a little different in the gam- talking about the new hangar lease proposal. That a twenty year lease would make hangar construction more attractive to a private investor, who may not even own an airplane.

Mr. Boyd Miller stated that the commission should initiate a policy spurring the construction of hangars. It would sell more gas for the airport’s fixed base operator and provide a bigger tax base for the county.

Johnny Suther- stated that everyone was aware of his personal grievance of parking on the grass requesting a tie-down spot. He said the county should have a policy for all Rowan County, especially for poor, retired pilots hanging in there by

the skin of our teeth. He said the airport should try to provide reasonably priced plane parking wherever it is available, portable hangars and new t-hangars.

Dan Williams, President of the Salisbury/Rowan Chamber of Commerce said the chamber endorsed extending the airport's taxiway extension; to corporate jets. He said the Airport was a vital ingredient to the city and county's economic development.

Rufus Honeycutt, said he had no prepared statement but was offering Lindsey Hess, Base operator an opportunity to speak.

Lindsey Hess- Base Operator stated that "It's not going to be as bad as I thought it might be. In listening to complaints, he mentioned the complaint made by Mr. Burnham, he said the Board had not set fees yet. He said he would disagree with the prices being quadrupled. Maybe doubled- he said he had received information from Wallace Peeler, Tax Supervisor concerning personal property valuation at the airport. He said the airport is increasing at a rate of 700,000 year over the past three years. In 1983, personal property valuation at the airport was \$4,702,730. Mr. Hess said the airport employs 51 full-time people- payroll \$725,000 per year. This is 33 families depending on the airport for a living. Lindsey recited numerous comparative cost figures of other airports and numbers showing the airports financial worth to the county. In the fuel fees of 10 different airports, Rowan County prices on jet and gasoline fuel are 1 to 7 cents a gallon cheaper than all but the Stanly County Airport.

R.O. Everette- Chamber of Commerce- He said he did not operate an aircraft but wanted to tell the commissioners what a valuable asset the airport is in conducting business. He urged the Board to be conscious of this asset and everyone will benefit accordingly.

Jack Owens- Chamber of Commerce- Mentioned the Norwood site- the airport there he said was becoming a criteria for businesses to operate their companies that it accommodates jet aircraft.

Boyd Miller – Requested the Board to request from the Airport Board a proposal of raising rent- the purpose of using the money- not to generate income- but use of increase of rent- wants this voiced.

Commissioner Sifford said it was recommended in their proposal that all net revenue be placed in Airport Capital Fund for use at the Airport.

Boyd Miller – said we had to increase for future rent- based on entire operation- Cost of running airport- "Why raise rent".

Jim Epting – State Department of Commerce worked with State for fourteen years. Realizes how important Airport is- bringing in top officials- that extending the runway was important. He said Union was out of space- that Mecklenburg and Statesville was overcrowded- and is now upgrading their Airport. He said Albemarle’s new twenty million industry has a lot to offer- but still is has drawbacks. No place to put airplanes. He stated our Airport is a good airport- has good facilities- suffering very little. We have larger companies to attract here. They have helped us with employment- in summary, he said, the airport here has brought in many millions of dollars.

Mayor Lash- stated that he supported the Airport. For economic development- that it was important for the community. Any improvements will be appreciated.

Mr. Rufus Honeycutt informed Commissioner Sides that the city, at one time, owned the Airport.

Mr. Lewis Hamlin said he was here to listen and learn.

Chairman Steele said now is the time to get it off your chest- We need constructive help.

Terri Burnham stated in increasing rent for hangars- if this will make it trivial to people using it at night (for ex. The bathroom) she stated it was shoty. If it will help public use, then it would be worth it. She said the bathroom was not attractive to people.

Commissioner Cohen said “by all means, the Board has shown interest to the public in having this public hearing- if Commissioner Sides had not mentioned it we would not have had it.

There being no further business, Chairman Steele adjourned the meeting.

Respectfully Submitted,

Brenda L. Honeycutt, Clerk
Board of County Commissioners