

MINUTES OF THE MEETING OF THE BOARD OF

ROWAN COUNTY COMMISSIONERS

REGULAR MEETING

FEBRUARY 7, 1984

The Board of Rowan County Commissioners met in Regular Session in the Community Building on February 7, 1984 at 9:00 A.M. The following members were present: Chairman Hall Steele, Harry Sifford, Jim Sides and Jim Cohen. Absent: Janina DeMarcus.

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

Commissioner Sifford made a motion to approve the minutes of January 3, 1984, January 5, and January 19. Commissioner Cohen seconded with unanimous approval.

Commissioner Cohen, Commissioner on the Chamber of Commerce Economical Development Advisory Board requested to make his report on the Industrial Development Proposal before the scheduled agenda time since he had to leave early.

On monthly reports, Chairman Steele commented that the Department of Social Services were operating on a tight budget and that it was already evident that they will not have sufficient monies for the Chore Service Program.

Mr. Clyde Fahnestock, Aging Director, told Commissioners that the Older American Act Program completed application had to be submitted to Centralina by February 17, 1984. He asked Commissioners if they would provide guidance and authorization in submitting the application for expanded services and also if Commissioners would agree to accept the increased Title III-B allocation by providing the 10% cash matching- \$123,965- an increase of \$18,418. Commissioner Sides made a motion to authorize Mr. Fahnestock to continue the program as is with no increase request for funding. Commissioner Cohen seconded. Commissioners Sifford and Chairman Steele voting against. Chairman Steele said Mr. Fahnestock would not be applying for new money.

Commissioner Sides made a motion to allow the Rowan County School System to sell the surplus property containing 1.51 acres in Granite Quarry on the corner of Legion Club Road and Walnut Street. Commissioner Cohen seconded with unanimous approval.

Commissioner Cohen reported that the Firemen were appreciative of the Cascade system that Commissioners had approved them to purchase. They sent a "thank-you" to the Board.

Commissioner Sides made a motion to approve the request of the Rescue Squad for three air tanks at \$1,000 each and a two-channel radio for a total of \$4,700 to come from Revenue Sharing. Commissioner Cohen seconded with unanimous approval.

After discussion concerning Commissioner Sides not being able to attend Library Committee meetings, Chairman Steele removed him from this Board and asked for a volunteer. Commissioner Cohen said this was the reason for having himself removed before- he was unable to attend the meetings. Chairman Steele deferred this matter until something could be worked out.

Commissioner Sifford brought to the Board's attention the matter of a house bill which increased tax on liquor per bottle from .05 to .10. He said this bill did not specify that the increase in revenue would go to Tri-County Mental Health or not. Commissioner Sifford said the Tri-County Mental Health Complex would appreciate this increased revenue for their use. This information was presented to Commissioners for their consideration which no action was taken.

Commissioner Cohen reported to Commissioners that the FBO's proposed contract with Cynbar Technology Limited at the Airport had fallen thru.

Mr. Murdoch reported that he had received a letter from Marcus Smith, Superintendent of the City Schools asking Commissioners if they would be interested in purchasing the Wiley School property from the Salisbury Board of Education. The school has been declared surplus property. Mr. Smith said if the County was interested, their Board would offer this property to them at fair market price or a negotiated price between the two boards. Commissioner Sides said he would like to have more information on "how and why" and cost. Mr. Murdoch was asked to check further into this matter.

Mr. Murdoch reported to Commissioners that the Arts Council was interested in purchasing the Old P.O. Building. They are requesting a time to meet with the Board to discuss this matter. Commissioner Sides said he would rather for this matter to come before a full board as opposed to a private meeting and suggested the next meeting of the Commissioners and sending each member of the Arts Council a letter showing cost up to date of the County's investment in the building.

Mr. Murdoch received a memo from David Bailey, Public Safety Planner, COG regarding EMT of the Year. He asked the Board to endorse the award program to enable every EMS, Rescue, and first responder agency in the County to nominate a professional and a volunteer EMT. Commissioner Cohen made a motion to endorse the award program. Commissioner Sifford seconded with unanimous approval.

Commissioner Cohen made a motion to approve the addition of Lake Road located in Clement Acres Subdivision off Durms Mountain Road in Eastern Rowan. Commissioner Sides seconded with unanimous approval. (attached)

Glenm Trexler, Tax Collector reported \$5,660,034.34 in total taxes for the month of January, 1984.

Mr. Trexler requested permission from the Board to set the month of May for a collection procedure to collect real estate taxes. Commissioner Sides made a motion to authorize Mr. Trexler to set this date to collect the unpaid taxes. Commissioner Sifford seconded with unanimous approval.

Wade Mobley, Superintendent of the Rowan County Schools requested approval to amend their budget to authorize them to proceed with bids for asbestos removal during the summer of this year. Mr. Mobley said the estimated cost of removing the remaining asbestos in their school system in areas where students are is \$345,598. They have in unappropriated funds just over \$700,000. Commissioner Sides asked about the recovery of the one-million-dollars in the sue charge against the asbestos manufacturers Co. The suit alleges that manufacturers knew about the potential hazards of the material when they sold it for use as insulators in school facilities. Commissioner Sides asked what would happen to the money. Mr. Mobley said the funds would go to the school's unappropriated fund balance; and school officials probably would meet with the Commissioners to decide what to do with the money. Commissioner Cohen said responsibility should be the school boards from that time and its architects. He said "It is not Christian-like running around seeking revenge". Mr. Mobley said attorneys for

the school's have claimed the asbestos manufacturer knew the material was harmful and had that knowledge since the 1930s. Commissioner Sifford said, obviously, "prior knowledge can be proven"! Chairman Steele asked if testing fees were required by the State, Mr. Mobley answered yes. Commissioner Sifford made a motion to approve the County School System to amend their budget to authorize them to proceed with bids for removing asbestos from their unappropriated funds in the amount of \$345,598. Commissioner Cohen seconded with unanimous approval. Mr. Marcelle Williams told Commissioners that the new roof at Knollwood Elementary was done under close supervision. That it was done properly at the right temperature. That the Architect was not responsible for the workmanship. He further stated in lieu of Commissioner Cohen's question- about some of his family members who had been told that the insulation--was not at fault that they had gone that route that- that was their first recommendation to use all insulation--they could. He said they could not use the insulation!

Jim Foltz, Parks Director, requested to use the salary- \$6,755.00 that of a recreation assistant's position which was deleted to make money available for part-time salaries. He also requested promotion for Bobby Pendergrass- semi-skilled laborer. - Present salary- \$8,200.00 to Bonnie Calder's position- at \$8,599.00 and to promote Bonnie Calder- semi-skilled laborer from \$8,599.00 to Jim Byrd's position now open at \$9,473.00; and to hire a semi-skilled laborer at \$8,200.00. He stressed the fact that this was not a budget increase but moving people up to a more responsible position. Commissioner Cohen said he had looked into this matter and said the request was in order and made a motion to approve it. Commissioner Sides seconded with unanimous approval. Mr. Foltz requested permission to use left over funds from line items approved for his department out of revenue sharing to print brochures for Sloan and Ellis Park. Mr. Foltz said this was a necessity- he really needed the brochures. Commissioner Sides made a motion to allow Mr. Foltz to use those funds for brochures. Commissioner Cohen seconded with unanimous approval.

Wallace Peeler, Tax Supervisor, told Commissioners that he had been unable to hire a Draftsman that Commissioners had approved in the last budget, because, he stated, "there just aren't that many people trained in mapping"! He asked Commissioners to approve an employee, Reba Dudney who he said was experienced with the pricing of buildings and land, and he would not have to instruct her on this aspect. She is also familiar with work sheets and key punching. The problem he said is that she has a sister who already works in his office and he knew this was against county employment guidelines. Commissioner Sifford made a motion to approve this employee, he said he could see no great problem, to authorize this exception. Commissioner Cohen seconded with unanimous approval. Commissioner Sides spoke very highly of Brenda Bowers an employee in Mr. Peeler's office. He said she worked all day on a day the County offices were closed due to snow. He also said John Smith, another employee who is the only appraiser in this office is over worked and he realizes Mr. Peeler needs another man for appraisal of real estate. He said the Commissioners needed to talk about this matter. Mr. Peeler said he had the understanding that someone was to be hired in Craig Trexler's office last year and he had gone along with that fact hoping that this person could have helped them out since this person would require builders to furnish blueprints of buildings and all information concerning the building such as heat, air, rooms, etc. He said this would have helped them greatly. Mr. Peeler raised the question about the Rowan-Iredell line. He said Iredell County is remapping the county and had problems tracing the line. Commissioners asked Clarence Kluttz, County Attorney to research the original deed separating Iredell from Rowan County.

County Forester, Wayne Alexander and Lloyd Brown, Service Forester told Commissioners that there was 340 acres of land prepared for tree planting; and that they met with the Tree Farm Program to reward people who are doing a good job with their land. Mr. Brown said they were working on methods of encouraging more land owners. He said under the sound management program - a land owner must own 20 acres or more for four years.

Mr. Brown also said that forest land in Rowan County is appraised at full value by the appraiser out of Wallace Peeler's office, Tax Supervisor. Chairman Steele asked Mr. Brown and Mr. Alexander to get with Mr. Peeler to draft a series of regulations since all land owners do not qualify for deferrals on their taxes.

Commissioner Cohen told Commissioners that the Industrial Development Commission was a seven member board composed of three members appointed by the County Commission, two by the city council and one from the Chamber and one representing the seven smaller towns. Commissioner Cohen said the Commission plans to hire a full-time industrial recruiter who will assemble portfolios of industrial sites for prospects. The county's part under Commissioner Cohen's proposal is \$34,240 and the city will pay \$22,880. Each of seven smaller towns will owe \$1,634 each and the Chamber will owe \$11,440. Commissioner Cohen made a motion to remit their 42.8% on a monthly payment schedule. Commissioner Sifford seconded. Chairman Steele voting for and Commissioner Sides voting against. Commissioner Sides reinstated his position against helping the Chamber saying industrial recruitment was "way beyond the realm of government"! that the Chamber had no business requesting funds. He said realtors, developers, and businesses in the county will benefit, not the taxpayer. Commissioner Sifford told Commissioner Sides that it was the Commissioner's role to attract industry and create jobs making less welfare assistance programs. Commissioner Sides said the county's money would be spent to wine and dine industrial prospects. Commissioner Cohen made a motion that specified that the county's money not to be spent on wining and dining for the sake of getting industry into Rowan County. Commissioner Sides seconded. Chairman Steele and Commissioner Sifford voting against. Commissioner Cohen made a motion that the bookkeeping procedure be segregated to prevent the county's money from going to wining and dining industrial prospects. Commissioner Sides seconded. Commissioner Sifford said "how do you segregate that"! He was not opposed to spending the money for their lunch. Commissioner Cohen said there was three representatives there to instruct them. Chairman Steele and Commissioner Sifford voting NO- (Tie vote)

Chairman Steele informed the Board that Commissioner Cohen had to leave to go out of the country to purchase machinery.

Ed Haupt, Jr., Captain Patrol Division with the Sheriff's Department told Commissioners that buying used highway patrol cars for each deputy would cost \$221,082.90. Mr. Haupt had been asked by the Commissioners to bring back a cost for used vehicles. Commissioner Sides said he would like to see the County implement the one vehicle per-man proposal over the next two budget years. Chairman Steele told Capt. Haupt that Commissioners would take his findings as information and look closely into it in preparing the next budget.

Commissioners at this time adjourned for Lunch to return at 1:30 today to meet with the Fair Association.

Chairman Steele called the meeting back to order and said members of the Fair Association were here to answer any questions Commissioners might have concerning lease of the fairgrounds. Mr. Eric Ennis attended along with Tim Lyerly, Bob Pegram, and Steve Russell- a seven member association. Mr. Ennis told Commissioners that "we are one of the top county fairs." With fixed assets of \$200,000.00. The Commissioners said they had no major problems with the association's management, but they did express concern about any liability the county would have with events throughout the year. Chairman Steele said he was concerned about the complaints he had heard concerning gambling. He said he had heard that some people had lost their whole pay check gambling on some of the games. He said he would like to see some restrictions or closer scrutiny when ever the fair is going on. Commissioner Sides said he wanted to elaborate on the rock concert where alcoholic beverages were used. Mr. Ennis said this has been rectified. Commissioner Sifford

asked Mr. Ennis to notify the board through Mr. Murdoch about any planned special events the association might have in the future. Chairman Steele told the association that "we are responsible to the citizens".

Craige Trexler, Building Inspection Supervisor told Commissioners that he had been accused of "looking into things to closely". He said that "he would rather be critical, than "to be right"! He said he had received a lot of complaints from irate citizens because inspectors were not always available or because they follow the code book. He said he had nine people employed in the last seven years that had found better paying jobs and had moved on. He said he needed one building inspector, one plumbing inspector, one electrical inspector to inspect the schools and one spare to fill in whenever someone is out. Mr. Trexler said what it "boils down to"- "do we want to have an inspection department, or not"! He said by 1985, it would be required for his office to employ four Code Enforcement Officers. Commissioner Sifford said these complaints needed to be taken care of- he suggested an arbitration committee to help Craige make complicated decisions. Mr. Trexler said he did not intend for Commissioners to resolve the problems, but would like for them to come up with a sound plan. Chairman Steele said Commissioners would have to service the people!

Commissioners decided to wait and vote on housing the Department of Social Services at their next meeting in March before a full board. Mr. Doug Tennent, Architect who drew up plans for housing the department attended the meeting to answer any questions that Commissioners might have regarding the options that they had decided on previously. Mr. Murdoch said the county could use the capital outlay funds that normally come from general revenue sharing; and also, from the recently enacted half-cent sales tax increase, to fund this project. This could be available at the risk of making other county budget requests come up short. Mr. Murdoch said the funding for such a project would probably cover two budget years.

Mr. Murdoch reported personnel:

A new position- Linda Bame- IBM- Programmer/Analyst  
Salary- 1,171.00 monthly

Replacements: Susan Russell- Clerk-Typist- Social Services  
at \$829.00 monthly- replacing Lucretia  
Hamilton at \$829.00

Elaine S. Williams- Clerk-Typist-  
Health Dept. at \$717- replacing Carrie  
Cozart at 789.00

Jeryl McParland- Physician Extender I  
at 1,422.00 replacing Sara White at \$1,772.00

Doris Jones Trexler -Office AssistantII-  
Sheriff's Dept. at \$752.00 replacing  
Susan Ennis at \$789.00

Commissioner Sides made a motion to approve the personnel.  
Commissioner Sifford seconded with unanimous approval.

Mr. Murdoch reported Interest:

General Fund	\$114,358.75
Revenue Sharing	24,601.32
Debt Service	2,261.28
Murtis Nicholas	609.80
Drainage	723.58
Reappraisal	2,398.16
Total-----	\$144,952.89

Commissioners deferred board appointments for the Historic Properties Commission and Watershed Commission until next month.

Mr. Murdoch reported refunds:

From the Board of Elections.

to: Richard Miller the amount of \$21.06 for filing fees. He decided not to run for County Commissioner due to health reasons.

From Tax Supervisor

To: Bobby Guffy the amount of \$50.52. Personal property had already been paid for 1982 and 1983.

To: James C. Brown- \$46.38 for personal property already paid.

Commissioner Sides made a motion to approve the refunds. Commissioner Sifford seconded with unanimous approval.

Mr. Murdoch reported bids on truck for County Building Supervisor. The bids were from:

Earnhardt Motors	\$7,967.18
City Motor	7,417.00
Don Anderson	7,559.20
Byerly Chevrolet	7,496.25
Old South-Lexington	7,800.00

Mr. Murdoch said City Motor Co. later offered a better deal at \$7,200. Commissioner Sides made a motion to accept the low bid from City Motor at \$7,200.00 since their bid was the lowest to start with. Commissioner Sifford seconded with unanimous approval.

Mr. Murdoch said he had received three bids on the Park Bears Septic Tank. One from:

Cedar Wood-----	\$ 847.00
Gene Stoner-----	908.00
David Miller-----	1,150.00

Commissioner Sides made a motion to accept the low bid from Cedar Wood at \$847.00. Commissioner Sifford seconded with unanimous approval.

Mr. Murdoch asked authorization to pay Kluttz and Hamlin, Attorneys for "Rhinehardt vs. Frick case- the amount of \$636.70. Commissioner Sifford made a motion to authorize Mr. Murdoch to make payment from Contingencies. Commissioner Sides seconded with unanimous approval.

Mr. Murdoch asked authorization to pay Kluttz and Hamlin \$785.00 for another litigation case. This case, he said, is still in court. Commissioner Sifford moved payment from Contingencies. Commissioner Sides seconded with unanimous approval.

Mr. Murdoch asked authorization to pay Tennent and Tennent \$920.00 for analysis of alternate schemes for the Department of Social Services. Commissioner Sifford made a motion to authorize Mr. Murdoch to pay this bill from contingencies. Commissioner Sides seconded with unanimous approval.

Commissioner Sifford made a motion to approve a budget amendment for Mr. Koontz, Department of Social Services. To add \$10,000 to #6282 Heating Crisis. Commissioner Sides seconded for discussion. He said he was opposed to some of the people participating in this program that some of them were not worthy; but he knew to a degree it was worthwhile. Chairman Steele voting for the motion making it unanimous. (attached)

Commissioner Sifford made a motion to authorize the Chairman and the Mayor to negotiate a contract agreement between the city and the county for a water main connection. His motion died for lack of a second.

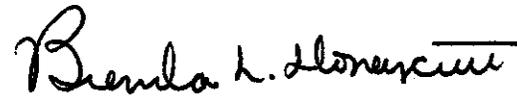
Commissioner Sifford moved to defer the matter concerning the proposal through the Rowan County Parks and Recreation Commission to purchase a portion of the C.G. Coble Estate consisting of 10 acres adjacent to Sloan Park. They got an appraisal from John Robinson at \$1,200.00 per acre. An offer was made by the County and met with a counter proposal for this parcel of land including a swap of the two small areas needed for continuity of property lines of \$1,600.00 per acre.

Attorney Kluttz asked authorization from Commissioners to allow him to engage the services of a law firm in Charlotte to handle a new case involving the Clinchfield Railroad litigation suit. Attorney Kluttz said this law firm was familiar with it and it would be cheaper to go this route. Commissioner Sides made a motion to authorize Attorney Kluttz to handle this case. Commissioner Sifford seconded with unanimous approval.

Mr. Murdoch informed the Commissioners that he had received 22 applications for the position of Finance Officer and that he had selected the top nine who met the qualifications. He said they needed to set a time for interviews. Commissioner Sides asked for a complete list of names of persons who made application for this position. Commissioners set Monday and Tuesday Nights at 7:00 on the twentieth and twenty-first to interview the nine applicants.

There being no further business to come before the Board, Chairman Steele adjourned until February 20, 1984 at 7:00 P.M.

Respectfully submitted,



Brenda L. Honeycutt, Clerk  
Board of County Commissioners