

MINUTES OF THE MEETING OF THE BOARD OF
ROWAN COUNTY COMMISSIONERS
ADJOURNED MEETING
OCTOBER 13, 1986

The Board of Rowan County Commissioners met in Adjourned Session in the Community Building on October 13, 1986 at 9:00 a.m. The following members were present: Commissioner Jamima DeMarcus, Commissioner Harry Sifford, Commissioner Richard Messinger, Chairman Hall Steele and Commissioner J. Newton Cohen.

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

Chairman Steele announced that Rowan County had received \$703,000 in Senate Bill 2 money to be allocated for the extension of water and sewer projects. He said he thought that was a lot until he saw the needs from EDC and Municipalities. He said they had received an additional request for the Senate Bill 2 money- from Mayor Brown, Town of Rockwell. Commissioner DeMarcus commented that Mayor Boger had called her and she explained to him that Senate Bill 2 money was provided by State to County on a matching basis. Commissioner Messinger commented that this was a one time deal and that the only restriction was the match. Further discussion revealed that contracts must be let by December 31 or the county would lose the money. Commissioners will review the requests in the middle of December and projects not underway will lose their money to another project.

Commissioner Messinger said he would like to remove the request from Grinnell from Senate Bill 2 money and put it into the County's Water and Sewer Extension Project Fund. This was in the form of a motion to allocate \$40,000 to Grinnell through the County's policy anticipating to recover it within five years through taxes. Commissioner DeMarcus seconded. The motion passing with Commissioner Cohen voting against.

Commissioner Messinger said he would be in support of the two out-of-town businesses that want to build industrial parks, Crystal Hill Investments, Inc. out of Columbia, Maryland and The Shea Company out of Richmond, Va. Both of these recommended by the Economic Development Commission. Commissioner Cohen said he was not in favor of putting in lines that is not Rowan County property.

Chairman Steele commented that he had reservations in doing this that there should be some bond or guarantee that this money that we give will go where they say it will go.

Commissioner Sifford recommended that we put some requirements on the funds that they meet the City of Salisbury's Engineering requirements for completion of these projects and that they must be commenced within twelve months after the allocation of the funds. Harry Whalen, Director of the Economic Development Commission said he had no objections with these recommendations.

County Attorney, Clarence Kluttz said he felt the Commissioners needed a commitment from these two parks that the City will take over and own and operate the sewer lines. Mr. Whalen clarified that by saying both developers have requested satellite annexations from the City.

Commissioner Cohen asked if Commissioners were going to turn their backs on Belle Realty who was opening a Park on Harrison Road. He asked, "are we going to rape our local citizens in favor of out-of-town people, are we going to treat our local business man equal as out-of-town people, they should be in the same category". Commissioner Sifford answered saying, "I'm suggesting the same kind of perimeters for all people that (#1) they be annexed and the line drawn by the city, (#2) that a performance bond be required that they initiate work within twelve months to do the things they say they are going to do (#3) That they meet the city's engineering requirements on maintaining the sewer lines.

Commissioner Sifford said he had no trouble with freeing project 7 which is proposing to build a spec building, the same as Kern, same as Old South and same as Shea and Crystal Hill; but would have a problem with 601-70 Development Corp. requested by Leo Wallace because it is a reimbursement and we have already participated in the funds.

Commissioner DeMarcus said we need to make a decision if we are going to reimburse. Commissioner Messinger said "we are opening a can of worms if we do".

Commissioner DeMarcus said we need to speak on E. Spencer. Commissioner Sifford said contracts have been signed for the development of a motel and procedures have been followed for natural gas lines.

This motel will be a full-service Quality Inn which would employ 75 persons and generate a payroll of \$300,000.00 a year. The tax revenue from this development will be approximately \$40,000.00 a year. The request from the county will amount to \$112,500.00. Old South Marketing has requested annexation by East Spencer. Mr. Bob Moore, President of Old South Marketing told Commissioners they were not speculating, that they own the property and have financial backing.

Commissioner Cohen made a motion that Old South Marketing be allocated \$100,000 of Senate Bill 2 money and \$12,500 of Economic Development Expansion Funds. Mr. Whalen said before any action is taken on that motion the \$12,500 under the county's extension policy would have to be reimbursed within the first year because of annexation. Commissioner Cohen withdrew that motion and moved that \$112,500 come from Senate Bill 2 money. County Attorney amended the motion to add that the town of East Spencer take over and own the line and operate it and build the lines. Commissioner Messinger seconded with unanimous approval.

Commissioner Sifford moved the allocation of \$36,444 for the Old Concord Road Project. Commissioner Cohen seconded with unanimous approval.

Commissioner Messinger made a motion to allocate the Town of Spencer \$75,000 of the \$200,000 they requested. Commissioner DeMarcus seconded with unanimous approval.

Commissioner Cohen made a motion to allocate \$50,000 to the Town of Rockwell for a water tank. Commissioner Messinger seconded with unanimous approval.

Commissioner Cohen made a motion that we add the total projects, Crystal Hill Investments, The Shea Company, Kern, Belle Realty and 601/70 Development and give them their pro-rated share of what they requested. His motion died for the lack of a second.

Commissioner Messinger made a motion to fund the two projects, The Shea Company, \$155,000.00 for a Park on US 29/601 at Cedar Springs Road and Crystal Hill Investments, \$174,500 for a Park on Grace Church Road with the same requirements as the other projects that have been approved. Commissioner DeMarcus seconded. Commissioner Cohen offering a substitute motion to give the projects, Crystal Hill Investments, The Shea Company, Kern, Belle Realty and 601/70 Development a pro-rated share 98% request. His motion died for the lack of a second. Commissioner Sifford recommended allocating \$150,000 to each and pick up balance from EDC funds based upon buildings to be built. Would have enough money for potential projects. On Commissioner Messinger's motion, it passed with Commissioner Cohen voting against.

Commissioner Messinger moved approval the funding of Kern based upon construction of the speculative building. Commissioner Cohen seconded adding that they need proof of grading and construction. The motion was voted on unanimously. Approved a funding \$42,500.

Commissioner Sifford made a motion to approve funding Belle Realty based on the construction of the speculative building with the same restrictions talked about. Commissioner Cohen seconded with unanimous approval. Approved a funding of \$57,040.

Mr. Paul Phillippi told Commissioners that Mr. James Hurley, III, publisher of the Salisbury Post will be campaign chairman for the Evergreen Senior Citizens Center. Mr. Phillippi said he did not know of a better individual in North Carolina to head that up. He further stated that there were 108 senior centers in 79 counties in the state.

Commissioner Messinger moved that the county budget \$150,000 that will come from current year sales tax revenues-budget \$150,000 to the center with \$50,000 being paid for initial campaign and the \$100,000 will be used as an incentive matching fund on a \$1-\$3 basis- if private donations come to \$300,000 county will come forth with the \$100,000. When all funds for the center come together it should come to over \$500,000 which should be enough to build the center. Commissioner DeMarcus seconding. The motion passing with Commissioner Cohen voting against.

Private donations will have to reach \$300,000 before the county pays the entire \$150,000. The \$150,000 will be taken from an expected \$1.2 million in half cent sales tax revenues. Mr. Russell said 60% of this money is reserved for schools leaving \$480,000 for other projects.

Commissioner Messinger reported that Evergreen representatives are considering a tract of land owned by the City of Salisbury near Cone Mills to build the facility.

Mr. Kurser, campaign manager told Commissioners that they have guaranteed the success of the campaign.

Commissioner Cohen commented that he would like to see each senior citizen receive a \$10 tax credit toward the contribution for a center and see how many of the 22,000 citizens would give. He said fewer than half would give.

Commissioner Sifford informed Commissioners that they had cut from the Agriculture Building project the paving and guttering and curbing and graveling of half the parking lot and as he sees it appears very obvious that they have a problem. He said since there has been some savings, He would like to see them go on record as approving the use of any realized monies for the paving at least the curbing and graveling of the rear half of that lot rather than grass it and leave it as a mudhole.

Commissioner DeMarcus asked how much this would cost:

Commissioner Sifford said \$14,261 for curbing and graveling and \$28,600 for paving, which would include curbing & gravel.

Commissioner Sifford said enough has been saved to curb and gravel but not to pave.

This was in the form of a motion with Commissioner DeMarcus seconding and voted on unanimously.

Commissioner Cohen made a motion to go into Executive Session to discuss matters of personnel, litigation and County Manager said to add landfill. Commissioner Messinger seconded with unanimous approval.

Commissioner Messinger made a motion to come out of Executive Session and back into Regular Session.

Mr. Herbert Hawley, Director of the Rowan County Health Department, had submitted a personnel request. Commissioners agreed to refer this to the County's Personnel Office.

Commissioner DeMarcus talked to Commissioners about cost for a design for a Rowan County flag. Condor Flag Company out of Charlotte had sent costs for doing a design. Cost for all five colors of the county seal would run \$1,228.80 for a dozen flags which twelve would be a minimum order and for one color the cost would run about \$422 for a dozen. Commissioners were asked to think about this matter.

Commissioners deferred the appointment to the Tri-County Mental Health Center until next month.

Commissioners approved the hiring of Linda Grace Blue to the Rowan County Farm Extension Office at a salary of \$20,500.

Commissioner DeMarcus said they needed to respond to the Editorial that was in the Mooresville paper on Wednesday, October 1, 1986 titled "EMS Buck Stops in Rowan". It was agreed that County Manager would answer it and Chairman Steele deliver it to the Mooresville Tribune.

Approved paying the bills to Kluttz and Hamlin in connection with Griffin vs. Rowan County and Duncan vs. Rowan County for \$315.00.

The second bill to Kluttz and Hamlin in connection with matters surrounding KKK marches for \$558.00

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

Respectively submitted,

Brenda L. Honeycutt, Clerk
Board of County Commissioners