

MINUTES OF THE MEETING OF THE BOARD OF  
ROWAN COUNTY COMMISSIONERS  
CALLED MEETING  
FEBRUARY 22, 1988

The Board of Rowan County Commissioners met in a Called Session in the Community Building on February 1, 1988 at 9:00 a.m. The following members were present: Chairman Richard Messinger, Vice Chairman J. Newton Cohen, Sr., Commissioner Jamima DeMarcus, Commissioner George Knox and Commissioner Wilborn Swaim. This meeting was held in an informal environment.

Chairman Messinger called the meeting to order.

PARKS & RECREATION:

Jim Foltz introduced the following people to the Board of Commissioners: Curtis Graham, John Cadwallader, Ross Giles, Randy Bingham, and Phyllis Cornelison. Jim Foltz stated that the South Rowan area is heavily populated, and as this area continues to grow, there will be a greater need for recreation.

The following recommendations were made to the Commission for Parks and Recreation:

- 1) Cost estimates were provided for the Commission based on recent construction experiences by departmental staff and a proposed increase in operations and maintenance budgets for the proposed development.
- 2) Due to the increasing population in the South Rowan area, a South Rowan Park is needed to be considered in the 1990's.
  - a) It should be 200-400 acres
  - b) It should provide shelter, picnic sites, nature trails, miniature golf, horse shoe pits, volleyball courts and softball fields.
- 3) In order to provide access to the lake for campers and park users, land behind Dan Nicholas Park to High Rock lake should be acquired. This would also provide use of Dan Nicholas Park to High Rock Lake users.

Jim Foltz stated that these recommendations for the 5-Year Plan are consistent with the recommendations of the Comprehensive Park & Recreation Master Plan adopted by the Board of County Commissioners in the Spring of 1973.

Jim Foltz stated to the Commissioners that they would like to purchase at least thirteen (13) acres of land for Sloan Park for approximately \$26 000. At the present time, 37 acres is available at \$111,000. It is their desire to purchase the 37 acres instead of

just the thirteen (13) acres. This 37 acres includes two (2) homes. This park will be used by Landis, China Grove, and the new Windmill Ridge Community. Curtis Graham stated that if the 37 acres could be purchased now it may be cheaper than buying it in pieces later. Jim Foltz stated that they have been turned down for a grant on this property.

Chairman Messinger asked the Parks & Recreation Committee what their plans were for the 37 acres in the next five (5) years? Jim Foltz stated they would anticipate building more shelters. Commissioner DeMarcus stated that she would like to see Sloan Park enlarged and do more work at Bakers Creek instead of establishing a a new park.

Jim Foltz stated that Bakers Creek was at its full capacity already and there would be no opportunity to do work until McKnight School is closed. Jim Foltz recommended to acquire McKnight School to move the road so that the McKnight School playground and ballfield would be available for this site.

Jim Foltz stated that due to the recent snow, a great deal of damage was done to the roads. It may be necessary to fund approximately \$14,000 to \$16,000 for resurfacing some of the roads at the parks.

Jim Foltz stated that Rip Rap & Pipe is needed at Bakers Creek at approximately \$500. Commissioner DeMarcus mentioned that she had talked with Austin Mitchell and his family has planned to pipe part of the water off one way. Apparently it needs three (3) piped off. Austin Mitchell recommended that this be put in the budget. Jim Foltz stated that three (3) loads of rip rap was donated to them.

#### LIBRARY BOARD:

Phil Barton presented to the Commissioners the following goals:

- 1) Develop library material collections which are responsive to the current information and leisure-time needs and interests of the local community.
- 2) Develop information services and library programming which are responsive to the needs and interests of the local community.
- 3) Increase the general awareness and use of library services among county residents.
- 4) Achieve efficient and effective internal operations.
- 5) Provide and maintain public library facilities which adequately house existing resources and services and allow for future growth.

Phil Barton stated that they project that business will double or triple with the new library. Other projections have been made based on this statement. Overall there is about a 20 percent increase in the Total Operation Budget.

Phil Barton made note to the Commissioners that they would like to have adequate coverage of areas that will have to be covered by staff members. The most important area will be the Information Services. They plan to have an entire floor (13,000 sq. feet) to be taken care of by one (1) or two (2) librarians. Presently opened 72 hours a week. Phil Barton also requested to have one (1) or two (2) people to manage the entire library facility.

By 1990-1991 a full time Information Service Librarian would be needed. At least half of this person's time would be dedicated to the management and supervision of the History Room. There is a need to have professional assistance in this room.

There is a possibility for new grant money for special projects. At the present time, approximately \$110,000 a year is spent on books and \$200,000 is now in the Library's projections. At the present time, the total collection cost is \$130,000. Although this total collection cost serves the needs of the citizens now, it may not in the future as they project business to progress.

Commissioner DeMarcus asked if there were a lot of books requested that are not in the library. Phil Barton stated that during this past year, an average of 1,500 to 2,000 of inter-library loans were done (books borrowed from other libraries). Presently, the library is involved in a state project of telefaxing materials (documents sent through telephone lines).

In reply to Commissioner DeMarcus' question, Phil Barton replied that the Book Mobile adequately serves the western part of the county. Approximately 5 1/2 books are being circulated per person per capita.

Only 80 percent of the books overdue are returned. An automated system will help the library become more efficient in these matters as well as other information references.

#### LAW ENFORCEMENT:

Sheriff Martin proposed to have the following done for the 5-Year Budget Plan:

#### I. COMPUTERIZATION OF INTERNAL SHERIFF'S OFFICE AND JAIL PROCESSES

After doing everything manually, it is important to convert to computers due to the increase in crime, responsibilities, and civil processes. In 1987, the Rowan County Sheriff's Office responded to 13,270 complaints, served 19,181 civil processes and subpoenas, and served 3,272 criminal papers. The jail processed 3,715 inmates.

Sheriff Martin proposed to have a system that included the following system components and their files:

- 1) Records Keeping System
  - a) Daily Log
  - b) Master Name/Arrest
  - c) Incident File
  - d) Calls for Service File
  - e) UCR Reporting File
  - f) Known Offender File
  - g) Warrant File
  - h) Investigative Management
  - i) Burglary Crime Analysis
  - j) Property/Evidence File
  - k) Registration File
  - l) In-House Personnel Inventory File
  
- 2) Civil Process System
  - a) Sheriff's Daily Log File
  - b) Execution Docket File
  - c) Cash Receipt File
  - d) Billing File
  - e) Attorney Information File
  - f) Transaction Review File
  
- 3) Jail Management System
  - a) Facility Daily Log File
  - b) Prisoner Record File
  - c) Prisoner Inventory File
  - d) Facility Detainer Information File

In reply to Chairman Messinger's question, Sheriff Martin replied that the Sheriff Department is hoping to make a request for this system within the next budget year (1988-1989).

Projected Costs--\$25,000 to \$28,000  
Projected Annual Operating Expenses--\$3,000

II. INSTALLATION OF A COMPREHENSIVE INTEGRATED SMOKE AND FIRE DETECTION, ALARM, VENTILATION, AND BACKUP POWER SUPPLY FOR THE

## ROWAN COUNTY JAIL

Sheriff Martin stated that either the jail would have to be enlarged or a new jail would have to be built. There is no backup generator, and at one time the Rescue Squad had to bring a backup generator when the power went off. The jail inspections brought to the attention of the Sheriff's Department that they are not in compliance with Section 1419 "Smoke Detectors" of the North Carolina Department of Human Resources Minimum Standards for the Operation of Local Confinement Facilities. They are presently operating on two battery-operated smoke detectors. The new system would contain a ventilation exhaust system, smoke and fire containment devices, and a backup power supply.

Sheriff Martin stated that a proposal by the North Carolina Sheriff's Association has been made to have the jails measure 60 square feet per jail per inmate. Presently, the requirements are 35 square feet. If this is passed, then the Rowan County Jail and many other jails in the State will become obsolete. Presently, the Sheriff's Department has the facilities to hold 74 inmates. Out of this 74 is just five (5) facilities for females. Commissioner DeMarcus asked Sheriff Martin that if this jail was enlarged, would it do away with the facilities in North Kannapolis. Sheriff Martin replied that he hopes this is accomplished. Presently, this facility houses 24 beds. This jail is presently used to house the overflow from the jail at the Sheriff's Department.

### III. ADDITION OF TWO (2) PERMANENT PART-TIME COOKS

In the past, most of the female jailers are assigned cooking duties for the weekend. The problem is arising that it is difficult to find someone to cook on weekends.

### IV. ADDITION OF ONE PATROL ZONE

The addition of four (4) additional deputies creating one (1) road patrol deputy per squad is needed to reduce response times, reduce the number of warrants and summons assigned per deputy, and to reduce complaint response case loads. An added zone would result in a zone spatial and population density reduction.

Commissioner Cohen stated that it would be advantageous for everyone if a toll free line could be installed in the South Rowan area so citizens could call the Sheriff's Department in the Salisbury area without being charged for long distance.

The projected initial outlay for personnel and equipment is estimated at \$135,000 - \$140,000. This does not include County benefits. The projected annual operating costs for personnel and equipment after initial outlay is estimated at \$100,000 - \$110,000 not including County Benefits.

Sheriff Martin proposed to hire someone in the Deputy I position at a Pay Grade of 26 and Average Step of 04 at the Projected Salary of \$17,000.00.

#### V. REPLACE RADIO CONSOLE

The cost for purchase, installation, and set-up for this console is approximately \$12,500.00. The annual operation cost will not exceed current appropriations for the existing console.

The existing console was installed in 1975. This is no longer manufactured and therefore makes it difficult to have repaired and parts replaced. This new system is more compact, powerful, and a lot cheaper than the one that was originally purchased in 1975. Sheriff Martin stated that this is a #1 priority and the computer is priority #2.

#### VI. ADDITIONAL OR RE-LOCATION OF THE EASTERN ROWAN RADIO REPEATER

The projected costs to relocated existing equipment is estimated at \$4,000 - \$6,500. Operating expenses would not be affected. There is a repeater located off Poole Road. The problem is that it is not working adequately due to "dead spots" in the area. This problem is caused by the ridge and rocks that could be resolved if the repeater tower was relocated. If the repeater tower is not relocated and an additional repeater is built, then this would cost approximately \$11,000 - \$15,000. The annual operating expenses for an additional repeater would be \$250 - \$300. Sheriff Martin stressed that it would be wiser to relocate the existing repeater.

#### VII. IMPLEMENTATION OF THE PROPOSED REVISED CAREER DEVELOPMENT PLAN

Sheriff Martin stated that the current Career Development Plan prepared for the Rowan County Sheriff's Office needs several adjustments. Sheriff Martin proposed to recommend the following corrections be made to the Career Development Plan:

A. The plan should include deputies who perform the core functions

of the Sheriff's Office such as baliffs, jailers, civil officers, etc. (Provisions have been made to include baliffs and civil officers)

- B. The plan should be more clear on the role of the Sheriff's Office and the Personnel Office.
- C. Some ranking officers are not being paid the minimum grade or steps for the positions they hold although they meet at least the minimum standards required by the State.
- D. Experience with the plan has demonstrated that the education, certification, experience and training equivalents do not relate equally to each other and that classroom contact hours are rated for above experience or degree hours. Sheriff Martin recommended an equivalency standard be set.
- E. This plan should be placed on the Regular County pay grade as opposed to the Career pay grade.
- F. The requirement for instructor's certification should be deleted because it is not relevant to the Sheriff's Office and there is not enough schools in North Carolina to maintain certification.

The Projected Initial Adjustment and Continued Annual Expenses not including adjustments in FICA, benefits, etc. is between \$100,000 and \$160,000.

VIII. STAFF ADDITIONS

Sheriff Martin proposed that the following be added to the staff of the Sheriff's Office:

TITLE	PURPOSE OF REQUEST	PROJECTED SALARY
Fugitive Warrant Officer--Deputy I	To follow up on fugitive matters and paperwork	\$17,000 Grade: 26/Step: 04
Additional Secretary Administrative--Office Assistant II	There is no designated secretary for the administrative section	\$11,000 Grade: 08/Step: 02
DARE Officer--Deputy I	The number of schools currently served is four due to inadequate personnel.	\$17,000 Grade: 06/Step:04
2 Court Baliffs--Deputy I	The appropriations for baliffs has not kept pace with the increasing workloads of the courts.	\$17,000 Grade: 26/Step: 04
Detective	Handle increasing criminal offense caseloads.	\$18,500 Grade: 30/Step: 04

Chairman Messinger asked Sheriff Martin to let the Commission know what is really needed within the next five (5) years.

IX. REPLACEMENT OF CENTRAL RECORDER

Sheriff Martin proposed to replace the central recorder due to its technology being obsolete and difficult to play back. The projected replacement cost is estimated between \$2,000 - \$6,000.

X. RENOVATION OF NORTH KANNAPOLIS FACILITIES

Sheriff Martin proposed that repairs be made to the North Kannapolis Sheriff's Office such as the plumbing fixtures in the jail area, painting, and new floor covering in some areas. The projected costs for these repairs is estimated between \$8,000 - \$15,000.

XI. CONVERSION TO 9MM HANDGUNS

Sheriff Martin stated at the present time the gun being used is a 357. This gun is slightly larger than the 9MM but the 9MM is an

automatic and reloading capability is much better than the 357. The 9MM will hold nine (9) shells. This gun provides more comfort, firepower, and reliability. The projected costs for this 9MM handgun is between \$19,000 - \$23,000.

VISIT FROM DARRELL HANCOCK, ATTORNEY:

Although not on the agenda, Darrell Hancock requested to make a statement to the Commission. He stated his client has asked him to approach the Commission regarding the Post Office Building. At this point, the clients would like to do a study on the building and come back to the County Commission with a proposal on the building. Chairman Messinger stated to Darrell Hancock that the Commission went to the person who made a previous bid on the Post Office to use for apartments. This person offered to come up with \$100,000 and the Commissioners said that they would need a minimum of \$300,000 to even consider negotiations. Commissioner DeMarcus stated that she would not consider a proposal unless \$300,000 could be made available. Chairman Messinger stated that the County wants to maintain the integrity of the building as a historic building.

Darrell Hancock suggested to the Commission that he would like to meet with the Commissioners with his client in Executive Session. The specific request made by Darrell Hancock's clients would be to grant them a period of 60 days to do a study and present the plans to the Commission. If there are other plans for this building, then his clients would not want to put time and money into drawing up a plan.

Commissioner DeMarcus moved to go into Executive Session and Commissioner Cohen seconded with unanimous approval. Commissioner DeMarcus moved to come out of Executive Session and Commissioner Cohen seconded with unanimous approval. No action was taken in Executive Session.

Chairman Messinger made a statement regarding the meeting to be held on Thursday night by the Economic Development Commission. He stated that although the intent of this program is excellent and educational, the Commissioners were reminded that they represent all the citizens of Rowan County and would need to be careful in any comments made. The Commissioners have become knowledgeable in the area of handling waste. There is a serious hazard situation at our current airport next to the landfill. Chairman Messinger stated that it is against the law to have a landfill within 6,000 feet of an airport and vice versa. Within the next 30 days, the Commissioners will probably hold a public hearing on the whole area of landfill to inform the public and talk to the municipalities whom are dependent on the landfill. Most any move taken by the Commission will result in monumental increases in tipping fees. The Recycling Program will be the first of March.

## HISTORIC PROPERTIES:

Rick Eldridge, Chairman of the Historic Properties Commission, presented their 5-year plan to the Commission. The Commissioners were provided with a copy of the County Ordinance adopted in 1972. Rick Eldridge stated that this ordinance was out of date and proposed several changes be made. The Commissioners were also provided with statutes supporting the actions and duties of the Historic Properties Commission that are outlined in the ordinance. He indicated as stated on Page 152 of the General Statutes (160A-399.5 Required Procedures) that the County Commissioners are to develop an inventory of comprehensive sites in the jurisdiction (Rowan County). This was accomplished by David Foard Hood and therefore resulted in the publication of his work. The Properties Commission use this book as a guide in designating to the County Commissioners that certain properties be officially designated through local ordinance as being a recognized historic site.

Rick Eldridge also stated that a National Register nomination is an honorary designation and does not provide many benefits and protections to the property. A Local Designation by the County Commissioners would grant some very strong protection to properties and have the support of State Law. Designation of a property has to meet the eligibility requirements of the National Register Nomination. Although a property does not have to be on the National Register, it does have to meet the National Register requirements to prevent a Board designating just any kind of property to the National Register.

A private property owner who requests to make any kind of change to the exterior part of their property would have to file a Certificate of Appropriateness with the Historic Properties Commission. The Historic Properties Commission would then review this before any decision could be made. He also stated that a building such as the Post Office could be designated so that if anyone would ever purchase the Post Office, the Commissioners would have some say as to what could be done to that building for the sake of preservation of historic property. When property is designated that is owned by a private individual, then the law allows this person to receive a 50% property tax deferral. This yearly 50% property tax deferral is granted for as long as the individual does not distort the historic significance of the property. If the individual does not comply to these regulations, then he can be subject to paying back taxes on the property. However, it would be up to the County Commissioners to decide which properties should and should not be designated.

Commissioner Swaim stated that it should be to the County Commissioner's discretion to designate what they see appropriate. Rick Eldridge stated that once property is designated by the County Commissioners, it is up to the Historic Properties Commission to enforce it. Therefore, if someone would file a Certificate of Appropriateness and it be disapproved by the Historic Properties Commission, there would be an appeal to the Zoning Board of Adjustments stated by Law. If the owner is turned down by this Board, the owner would then have to go to District Court to appeal.

Nancy Holshouser stated that she would like to see in the future that a study of properties to be designated to maintain a balance in historic property preservation. Commissioner DeMarcus suggested that when a controversial issue occurs with the County, the Board should talk with the people who appointed them to their position to negotiate. Commissioner Swaim asked Tim Russell if the County still contributed to the City for our use in their Planning Department when needed. Tim Russell replied that the agreement last year is that it would be cut in half and this would be the last year we would provide funding for that issue except on a case-by-case basis. Sarah Kellogg suggested looking over those properties that might be feasible as historic property and would appreciate the go-ahead from the County Commissioners to do so.

Rick Eldridge made one last mention to the County Commissioners that their Board does not receive any compensation but they have found out that other Boards and Commissions do receive some type of compensation. Rick Eldridge felt that they should all be treated equal to the other Boards and Commissions. Tim Russell stated that last year it was brought up to look at all the Boards and their authoritative and advisory roles and the need for compensation such as mileage and other expenses. There is no statement or policy regarding compensation or reimbursement for travel or whatever needed.

#### SOCIAL SERVICES:

Edwin Koontz, Director of the Department of Social Services, presented the Commissioners with their 5-year plan. See the the attached information for Department of Social Services.

#### PUBLIC HEALTH AND ANIMAL CONTROL:

Mr. Herbert Hawley made the presentation to the County Commissioners on the 5-year budget plan. Herbert Hawley stated that there is a problem with space. The present building was occupied thirteen (13) years ago. During these thirteen (13) years, there has been a great deal of growth in programs and staff. They have developed a WIC (Women, Infants and Children) program and expanded Child Health and Health Education Activities. The Health Department moved into the building with forty (40) people on staff and the total has increased to fifty-seven (57). The building is 12,500 square feet. Chairman Messinger stated that he recently took a complete tour of the building and commented that it is overcrowded. Commissioner Cohen stated that this would relieve 20% of the building for other purposes. Dr. Ted James suggested expanding the Animal Control Department by extending the road outside the airport. As far as location, he felt it was at an appropriate place; however, more space is needed for this facility.

Herbert Hawley proposed to the Commission that for fiscal year of 1989, four (4) or five (5) additional personnel are needed: A Nurse for AIDS counseling and testing, Health Educator to enlarge on these AIDS duties, Clerk for the WIC Program (this would come from State money), and an Animal Control Officer. He also expressed the needs of additional staff for the fiscal year of 1990 as follows: A Social Worker for the Prenatal Program, Clerk III for Health Education and Administration, Lab Technician, two (2) Nurses for the Intake and School Program, Nutritionist for the WIC Program, Health Educator for Environmental Health, two (2) Sanitarians, and an Animal Control Officer.

Herbert Hawley proposed that the Health Department needs more space for both the WIC and Child Health Programs for interviewing and counseling. Herbert Hawley stated that the problem with the building at the present time is the lack of privacy which takes away from the programs due to the confidentiality that is involved. Space for the central storage room is also needed as well as space for better accommodations of the pharmacy and lab. Four (4) new clinic rooms also need to be developed as well as a conference and/or waiting room. The approximate total needs for this space is 2,500 square feet.

Health Education - Space needs for Health Education are needed for a clinic classroom, materials assembly/work area, equipment storage, office space for five (5) Health Educators, and a clerical workstation. The approximate total needs for this space is 2,000 square feet.

Management Support/Administration - An additional 500 square feet is needed to accommodate space for one (1) computer and private office space for the Supervisor.

Dr. Sloop commented that there are three (3) basic medical problems in the long-range planning. 1) An aging population, not only locally but recruited due to Real Estate people recruiting people in the area; 2) An increase in the Baby Boom people which will demand services; 3) No concept of what the AIDS epidemic will be like.

Herbert Hawley stated that the X-Ray does not have the volume like it used to. X-Rays are not given unless absolutely necessary because of the possible danger to exposure of radiation.

Herbert Hawley expressed the necessity of two (2) more for Animal Control Officers. He also stressed the need for one (1) new truck. The reason for this request is because of the percentage of animals that will be processed during this fiscal year will average about 50% more than last year. Presently, the shelter consists of three (3) officers and one (1) clerk. The operations of the shelter require more than ninety (90) hours per week leaving 1 3/4 officers for field duty and not allowing for vacation or sick leave. The present shelter is approximately 2,000 square feet. Less than 700 square feet of this is actually used for offices. The other part of this building is on a concrete slab and constitutes the kennels and dogs at approximately 1,300 square feet.

Commissioner Cohen stated that the public needs to be educated because it appears that the Capital Expenditure in the County in the next few years is going to require bond issue.

#### OTHER ISSUES:

Chairman Messinger stated that this morning the County Manager received a communication from the Federal Aviation Administration that the Airport Master Plan (AMP) has been approved. Commissioner Cohen stated that the money has been set aside for Rowan County Airport Planning. These funds will be used extend Runway 20. The Master Plan is in full compliance with the National Environmental Policy Act of 1969 (P.L. 91-190) and the environmental requirements of the Airport and Airway Improvement Act of 1982 as amended (P.L. 94-353). The County is presently in noncompliance with the airport because of the landfill located within 1,100 feet of the runway. A detailed plan is required stating that the landfill will be moved

before any of these funds can be allocated to the County. Commissioner Cohen also stated that a communication came over the airways on February 21, 1988 instructing all pilots to use extreme precaution when entering the Rowan County Airport due to the seagulls on the runway presenting a safety hazard factor to any incoming or outgoing airplanes. The Airport Board met last week and people from Raleigh attended. They encouraged the Board to pass a height ordinance or zoning permit to prevent any additional watertanks or antennas on the approach. Commissioner Cohen suggested passing a height zoning ordinance or plan at the Commissioners' next regular meeting.

Chairman Messinger stated that this should be discussed with the County Attorney. Tim Russell stated that we will possibly have a public hearing on the issue of Airports. Tim Russell suggested to plan a trip to Atlanta to talk to the FAA about the Counties plans and what our commitments will be. In a letter dated August, 1982 the FAA outlined their concerns about expanding the current landfill when the last permit was received for expansion. In this letter, they cautioned the County not to expand the landfill and look elsewhere because they will not participate in Federal money which is 90 percent and 5 percent State money. Commissioner DeMarcus suggested that we provide copies of this letter to State people who are wanting the County to expand the present landfill.

Chairman Messinger adjourned the meeting at 5:30 p.m.

Respectfully submitted,

Wendy S. Powell  
Clerk to the Board