

MINUTES OF THE MEETING OF THE BOARD
OF ROWAN COUNTY COMMISSIONERS,
ADJOURNED SESSION - JANUARY 19, 1994,
CONFERENCE ROOM, COMMUNITY BUILDING

PRESENT: J. Newton Cohen, Chairman
Thomas M. Webb, Vice-Chairman
Jamima P. DeMarcus, Member
Charles H. Welch, Member
S. Todd Arey, Member

The County Manager, Finance Director, County Attorney, and Clerk to the Board were also in attendance.

Chairman Cohen called the meeting to order and gave the invocation.

ADDITIONS TO THE AGENDA:

*Commissioner Arey stated he would like to have Mr. Edwin Koontz, DSS Director, brief the Board during Executive Session concerning child care.

*Mr. Russell asked that Economic Director Harry Whalen be placed on the agenda to discuss the County's water/sewer policy and a potential project.

BOARD APPOINTMENT:

The Board received a request to reappoint Mr. A.J. Shuping to the extraterritorial jurisdiction position on the East Spencer Board of Planning. Commissioner DeMarcus moved to reappoint Mr. Shuping. Commissioner Webb seconded, and the vote was unanimous.

REQUEST TO ADVERTISE FOR BIDS FOR THE RENOVATION OF THE OLD POST OFFICE/COURTHOUSE BUILDING:

Architect Bill Burgin addressed the Board and presented them with completed drawings of the Old Post Office. He explained each level of work to be done to the Commissioners. He requested the Board release the drawings to the public on Monday, January 24, 1994 and bid the projects in 4 to 5 weeks, preferring 5. Chairman Cohen stated he knew Commissioner Welch had a problem with the

total cost of the project. Mr. Burgin explained that approximately 20% of the cost is for asbestos abatement. The building will actually cost approximately \$62.00 per square foot, which he felt was very low. Commissioner Welch said he was concerned because citizens had voted against this project and it had received the least amount of votes. Mr. Burgin explained that the building is one of a kind and even if the Board decided not to complete the project the building would have to have a new roof and window repair. He stated he could put out the bids and then bring the prices back to the Board so they would have a better idea of the cost. The Board could then decide to only do part of the project, such as the roof and asbestos abatement, or nothing at all. Commissioner Webb then moved to put the project out for bid on a 5 week schedule with the addition of the roofing and windows to be listed separately. This will allow the Board to know the cost and how it wants to proceed. Commissioner DeMarcus seconded, and the vote was unanimous.

SECOND READING: FRANCHISE RENEWAL FOR VISIONCABLE:

At the Board's last meeting on January 3, 1994 it passed the first reading of the franchise renewal for VisionCable. The requires two readings. Commissioner Arey moved to approve the franchise renewal. Commissioner Welch seconded, and the vote was unanimous.

FBLA-PLB RESOLUTION:

Ms. Janice Frick addressed the Board on behalf of the FBLA chapter at Rowan Cabarrus Community College. She explained what the group represents and the different activities it is involved in. She asked the Board to establish February 13-19, 1994 as FBLA-PBL Week in Rowan County. Commissioner Arey moved to approve the resolution. Commissioner Welch seconded, and the vote was unanimous.

WATERSHED PROTECTION ORDINANCE:

Planner Danny Johnson presented the Board with a request to approve a subdivision plat for Miller Air Park located at Highway 150 and Centenary Church Road. Commissioner Arey moved for approval, and Commissioner Webb seconded. The Board acting as the Watershed Review Board approved the subdivision as submitted.

Mr. Johnson also requested a SNIA overlay area for a Motor Sports Complex. The Board would need to set a public hearing for an amendment to the Watershed Protection Map to add the SNIA overlay area. Commissioner Welch asked Mr. Johnson if the planning department could notify persons purchasing the property in this area of the intent of use and the location of a raceway nearby. He was concerned a person might buy the property and then complain to the Board about excessive noise. Mr. Johnson explained that the property is industrial and those buying would be purchasing it for the purpose of being in the Motor Sport complex. Commissioner Webb questioned the permitting process. Mr. Johnson explained that the 5% overlay will only be allocated when the permits are approved, and the approval comes from the Board. Commissioner Welch moved to hold a public hearing on February 21, 1994 at 7:10 in order to hear public comment on the addition of the overly area. Commissioner DeMarcus seconded, with unanimous approval.

ROAD NAME CHANGES:

Mr. Ed Muire presented the Board with two unanimous petitions for road name changes. They were for Cedar Ridge Lane, a private road, and Hensley Lane, a private road. Commissioner Webb moved to approve the two changes. Commissioner DeMarcus seconded, and the motion passed unanimously.

Mr. Muire also presented the board with the following majority petitions for road name changes:

- *Briarwood Lake Drive - currently Rodeo Drive
- *Deer Have Drive - currently unnamed.
- *Docks Drive - currently unnamed.
- *Lazy Lane - currently unnamed.
- *Shinn Farm Road - currently Shinn Road.

Commissioner Webb moved to hold a public hearing February 7, 1994 at 9:30 A.M. for the road name changes. Commissioner Arey seconded, with unanimous approval.

REVIEW OF BID FOR EAST ROWAN AMBULANCE SITE:

Mr. Russell discussed with the Board a revised bid from Lonnie Goodman. At the last meeting the Board had asked Mr. Russell to negotiate with Mr. Goodman to lower his bid. The new figures gave two alternatives, to have a two door attached garage, or to install an aluminum carport. Commissioner Welch asked why the County could not look at modular homes feeling it would be much less expensive. Commissioner DeMarcus stated she felt the garage was important because it kept the ambulances from outside elements and wouldn't delay the ambulances when they needed to leave on a call. Commissioner Welch stated he would still like to get prices from a mobile home dealer. He then moved to open the bid again. Commissioner DeMarcus stated she did not want to spend extra money but this house meets the County's needs. Commissioner Arey added the house would only appreciate and a mobile home would depreciate. He felt the County could resale the house for it's investment if they ever needed to. He then moved to approve the revised bid for the house with the attached garage. Commissioner DeMarcus seconded. Commissioner Welch again asked to receive a quote for a mobile home. Commissioner Arey then called for a vote of the motion on the floor. Chairman Cohen called for the vote and the the motion passed by a 3/2 vote. Commissioners Arey, DeMarcus, and Webb voted in favor and Chairman Cohen and Commissioner Welch voted against.

PROPOSAL TO APPROVE MAPPING PROJECT PHASE I:

Bids were received for aerial photography for the mapping needed for the G.I.S. system. The low bid was Westinghouse Landmark, G.I.S., Inc., and was recommended for approval. The Commissioners would not have to approve any other part of the project and are not bound to use Westinghouse unless they decide to continue the project after the photography is completed. Commissioner Webb moved for approval of the aerial photography only. Commissioner Arey seconded, and the motion passed unanimously.

PROPOSAL TO ESTABLISH SPECIAL SERVICE DISTRICT FOR UNSERVED AREA IN SOUTH ROWAN:

Fire Marshall Randall Faggart requested the Board to hold a public hearing in the area where a proposed South Rowan Fire

District would be. This district would cover an area currently unserved. Commissioner Webb moved to hold a public hearing on March 21, 1994 at a meeting place in that area. Commissioner DeMarcus seconded, and the vote was unanimous.

REQUEST TO SUBMIT GRANT APPLICATION:

A request from Emergency Services was submitted to apply for a federal grant in the amount of \$500 to assist in the printing of the County's Emergency Plan. The County Manager will be the official necessary to sign the application. Commissioner DeMarcus moved for approval for the application of the grant. Commissioner Arey seconded, and the vote was unanimous.

OTHER BUSINESS:

*Economic Development Director Harry Whalen, Mr. Randy Norman of R.L. Trucking and China Grove Mayor Jim Morton addressed the Board requesting water/sewer extension under the County's water/sewer policy be extended to property in China Grove. R.L. Trucking is consolidating it's trucking terminals. The investment by R. L. Trucking will be approximately \$2,310,207 and will create new jobs. Commissioner Webb moved to approve the extension. Commissioner DeMarcus seconded and the motion passed unanimously.

There being no further action Commissioner Webb moved to enter Executive Session. Commissioner Arey seconded, and the motion passed unanimously.

Upon conclusion no action was taken. Commissioner Webb moved to adjourn the meeting. Commissioner DeMarcus seconded, and the vote was unanimous.

Respectfully Submitted,

Kelly King, Clerk to the Board