

MINUTES OF THE BOARD OF
ROWAN COUNTY COMMISSIONERS
DECEMBER 5, 1994 - 9:00 A.M.
SETH MURDOCH AUDITORIUM, AGRICULTURE BUILDING

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

The County Manager, Clerk to the Board, Finance Director, and County Attorney were also present. Chairman Cohen called the meeting to order and Commissioner DeMarcus gave the invocation.

APPROVAL OF MINUTES:

The following minutes were submitted for approval:

- * November 7, 1994 - Regular
- * November 21, 1994 - Adjourned

There being no corrections, Commissioner Arey moved to approve the minutes as submitted. Commissioner Webb seconded and the motion passed unanimously.

There being no pending business Commissioner Welch moved to adjourn the meeting. Commissioner Arey seconded and the motion passed unanimously.

OATH OF OFFICE:

Chief District Court Judge Anna Mills Wagoner administered oaths of office to returning incumbent Thomas M. Webb and incoming Commissioners Steve Blount and Jim Neely. Register of Deeds Bobbie M. Earnhardt also took her oath of office at this time.

SELECTION OF CHAIRMAN AND VICE-CHAIRMAN:

County Manager Tim Russell presided over the newly convened Board in order to facilitate the selection of a Chairman and Vice-Chairman. Mr. Russell opened the floor for nominations for Chairman. Commissioner Webb nominated Commissioner Arey. Commissioner Neely nominated Commissioner Cohen. There being no further nominations Commissioner Blount moved to close the nominations. Commissioner Webb seconded and the vote was unanimous. Mr. Russell then called for the vote which was:

Voting for Commissioner Arey : Commissioner Webb, Commissioner Blount & Commissioner Arey.

Voting for Commissioner Cohen: Commissioner Neely, Commissioner Cohen.

Commissioner Arey was voted Chairman by a 3/2 vote. Commissioners Cohen and Neely then asked the record to reflect unanimous support for Mr. Arey as Chairman.

Mr. Russell then opened the floor for nominations for Vice-Chairman. Commissioner Blount nominated Commissioner Webb. There being no further nominations Chairman Arey moved to close the nominations. Commissioner Blount seconded and the vote was unanimous. Commissioner Webb was then elected Vice-Chairman by unanimous vote.

RECOGNITION OF RETIRING COMMISSIONERS:

Chairman Arey along with Commissioner Cohen recognized Jamima DeMarcus and Charles Welch for their service to the citizens of Rowan County. They were presented with a plaque and a watch. Commissioner Arey introduced a resolution honoring Jamima DeMarcus for her twelve years of service to the County. Commissioner Webb seconded and the resolution passed unanimously. Chairman Arey then introduced a resolution honoring J. Newton Cohen for his service as Chairman to the Board from 1988-1994. Commissioner Blount seconded and the resolution passed unanimously.

Chairman Arey recognized new Commissioners Neely and Blount and presented them with a County pin. Chairman Arey then welcomed the new Commissioners and expressed his visions and goals for the upcoming year.

Chairman Arey asked guests to participate in a reception honoring retiring and incoming Commissioners.

ADDITIONS TO THE AGENDA:

* Mr. Russell asked the Board to review bids received for the Airport ILS project. Commissioner Neely stated he had questions about the need for the ILS system.

* Commissioner Cohen requested time to discuss the heating and cooling system at the old Courthouse.

* Commissioner Blount asked to discuss problems with political signs.

REVIEW/REVISION OF OPERATING PROCEDURE OF BOARD:

Attorney John Holshouser reviewed with the Board the current ordinance governing the operating procedure of the Board. He noted that the section covering open meetings would have to be revised in order to incorporate the new open meetings law effective October 1, 1994. He asked the Board for input on other revisions to the Ordinance. Chairman Arey asked the Board to consider using a consent agenda for routine items. This would allow the Board to save time, yet a Commissioner could still request an item be pulled from the consent agenda if he had a question. It was suggested that staff still be present during the consent agenda in case an item is pulled. Mr. Holshouser suggested provisions for retreats should also be added to the ordinance. He stated he would redraft the ordinance and return the updated version to the Board for review.

ROAD NAME CHANGES:

Planner Ed Muire presented the Board with a unanimous petition for the road name change of Katie Drive. The road was unnamed. Commissioner Webb moved to approve the change. Commissioner Blount seconded and the motion passed unanimously.

REQUEST FOR SNIA OVERLAY AREA:

Mr. Muire discussed with the Board a request for a designated SNIA overlay area in the area of Enochville Avenue and West "C" Street. The overlay would consist of 7.54 acres located in the Coddle Creek watershed. Commissioner Cohen moved to set a public hearing on January 9, 1995 at 9:30 a.m. Commissioner Blount seconded and the motion passed unanimously.

PUBLIC HEARING: ROAD NAME CHANGES:

Commissioner Webb moved to open the floor for public comment on the proposed road name changes of Riddle Forest Lane and Twin Chapel Drive. Commissioner Cohen seconded and the vote was unanimous. Chairman Arey asked if anyone would like to speak for or against the proposed road name changes. Shirley Bare stated she was in support of the change for Twin Chapel Drive. There being no further comment Commissioner Blount moved to close the public hearing. Commissioner Cohen seconded and the motion passed unanimously. Commissioner Webb then moved to approve the road name changes. Commissioner Blount seconded and the vote was unanimous.

WATERSHED SUBDIVISION CONSIDERATION:

Several watershed subdivisions were submitted to the Board for approval. The requests were from:

- 1) Jerry and Kathy Short ,which is located in the Back/Sloan's Creek watershed area. Commissioner Webb moved for approval. Commissioner Cohen seconded and the motion passed unanimously.

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- 2) Tommy Funderburk, which is located in the Back/Sloan's Creek watershed area. Commissioner Blount moved for approval. Commissioner Webb seconded and motion passed unanimously.
 - 3) John Childers, which is located in the Dutch Buffalo Creek watershed area. Commissioner Blount moved for approval and Commissioner Cohen seconded. The motion passed by a unanimous vote.
 - 4) Beechwood Estates, which is located in the Back/Sloan's Creek watershed area. This item had been table from a previous meeting by a request from Chairman Arey for more information. Chairman Arey moved for approval. Commissioner Webb seconded and the motion passed unanimously.

PLANNING BOARD RECOMMENDATION FOR MOBILE HOME ORDINANCE TEXT AMENDMENTS:

Planner Marion Lytle reviewed with the Board several of the text changes in the Mobile Home Park ordinance. He stated some of the changes had been implemented to close loop holes created with the approval of the Subdivision Ordinance. Commissioner Cohen asked why the set back in the Mobile Home Parks was fifty feet while subdivisions are only required to have thirty feet. Mr. Lytle responded that the current Mobile Home Park Ordinance required between thirty and fifty so this change would simplify what was already in the ordinance. Commissioner Cohen stated he felt Mobile Home Park Owners should have a chance to have input into the ordinance. Commissioner Blount suggested sending special invitations to Mobile Home Park owners to have their input. Commissioner Cohen moved to hold a public hearing on January 3, 1994 at 9:40 a.m. Commissioner Webb suggested it would be better to have the hearing at the evening meeting so the owners would be able to attend. Commissioner Cohen then withdrew his motion. Commissioner Webb moved to hold a public hearing on the text changes to the Mobile Home Park Ordinance on January 16, 1995 at 7:15 p.m. Commissioner Blount seconded and the motion passed unanimously.

DECEMBER/JANUARY MEETING CHANGES:

Commissioner Webb moved to cancel the second monthly meeting for December due to the Christmas Holidays. Commissioner Blount seconded and the vote was unanimous. The first meeting for January 1995 fell on the New Year's Holiday. Commissioner Cohen moved to hold the meeting on January 3, 1995 and to move the public hearing for SNIA overlay from January 9, 1995 to the January 3rd meeting. Commissioner Webb seconded and the motion passed unanimously.

STRATEGIC PLANNING PROCESS:

Chairman Arey stated he would like to receive proposal for a strategic planning process. Commissioner Cohen asked what the process would encompass and at what cost. Chairman Arey stated that a consultant would look at the County's needs and help identify the problems and solutions. Commissioner Blount moved to authorize the County Manager to advertise for proposals for a strategic planning process to bring back to the Board at the second meeting in January. Chairman Arey seconded and the motion passed unanimously. Chairman Arey

confirmed that this vote would only look at the proposal and would not commit the Board into appropriating money.

COUNTY GOAL SETTING:

Chairman Arey explained that in the past the Board traditionally held a planning retreat in late March or April. He asked that the Board hold its retreat earlier this year in order to determine the goals of each Commissioner and a goal for the Board. He then moved for the Board to hold a planning session on February 3-5, 1995. Commissioner Blount seconded and the motion passed unanimously.

SOUTH ROWAN GOVERNMENT COMPLEX FEASIBILITY STUDY AND SITE LOCATION:

Commissioner Webb stated that the Board had discussed a government complex in the South Rowan area during the last two budget sessions and asked that the Board take action on building a facility to provide county services in the southern area. Mr. Russell stated that Mr. Bill Burgin had previously been contacted about working with department heads to determine the needs and to prepare a feasibility study. He suggested the Board consider hiring Mr. Burgin or someone in that field to create a study for the Board. Commissioner Neely stated he felt the people in the South Rowan area needed to have input into what services are needed in their area. There was discussion about obtaining statistics from department heads and possibly holding a public hearing on January 16, 1995, inviting citizens from the South Rowan area to share their ideas. Commissioner Neely suggested a separate meeting be held in the South Rowan area. Commissioner Webb then moved to hold a public hearing on January 17, 1995 at 7:05 p.m. for public comment on the needs of a South Rowan Government services complex. Commissioner Cohen seconded and the motion passed unanimously. Commissioner Blount added he would like to ask department heads for a short written report before the public hearing. The location of the public hearing was to be determined after the Clerk could schedule a location with the Town of China Grove.

APPROVE ADVERTISING OF BIDS FOR COUNTY SIGNS:

Chairman Arey stated he would like to change the signage at the entrances into Rowan County and moved that the County adopt "A County Committed To Excellence" as its motto. Commissioner Webb seconded and the motion passed unanimously.

Commissioner Webb moved to authorize the County Manager to advertise for sign construction according to state specifications for at least ten signs to be located on North and South I-85, Highway 70, the Airport, Highway 52, and Highway 150. Commissioner Blount seconded and the motion passed unanimously.

TAX COLLECTOR'S REPORT:

Wayne Simpson introduced the Board to Mr. Glenn Moore who had replaced Mr. Simpson as Tax Collector upon Mr. Simpson's retirement. They then distributed the preliminary

and final collection reports for the month of November, as attached to these minutes. Commissioners thanked Mr. Simpson for his work throughout his years with the County.

APPROVAL OF RAMP EXPANSION BIDS:

Bids were received for phase III of the apron expansion at the Airport. The lowest bid received was from Jim L. Bost for \$173,567.50. Mr. Russell explained that consolidated grant monies would be used to pay for \$93,240.00 of the cost. Commissioner Blount moved to accept the bid from Jim L. Bost. Commissioner Cohen seconded and the motion passed unanimously.

APPROVAL OF FREIGHTLINER AMBULANCE CHASSIS:

Commissioner Neely asked for details on the use of the freightliner chassis. Mr. Russell explained that the County had been gradually changing all ambulances to the box style which sat on Freightliner chassis, replacing the old van style ambulances. He stated that the money had been budgeted to change three ambulances this year. The change was necessary due to the weight of the equipment on the ambulances. The van styles could not bear the weight and changing to the heavier chassis enabled the ambulances to remain in service much longer. Commissioner Webb moved to approve the lowest bid from Freightliner of Charlotte for \$118,959.00. Commissioner Cohen seconded and the motion passed unanimously.

ILS BIDS:

Mr. Russell discussed with the Board bids received by Espey, Huston for stage four of the Airport ILS project. The project was divided into four schedules and the bids received were as follows:

Schedule 1 - Airport Systems International, Inc.	\$ 507,305.00
Schedule 2 - Jaco Electric, Inc.	133,062.50
Schedule 3 - Rockwell Radio & Electric	117,500.00
Schedule 4 - Rockwell Radio & Electric	<u>32,295.00</u>
Total Package	<u>\$ 790,162.50</u>

Commissioner Neely questioned the necessity of the system at this time. He stated he felt this was a great expense to the County which may not be necessary if a GPS system was instituted making this system obsolete. There was discussion on the cost and time frame for availability of the GPS system. Mr. Larry Jones, Chairman of the Airport Board, addressed the Board with his thoughts concerning the systems. He stated the ILS was very necessary and would not become obsolete but would still work with a GPS system. He added that through his contacts it could be as long as ten years before Rowan County could obtain a GPS system. Commissioner Neely asked if the monies set aside in the state grants are specifically for an ILS system or if the money could be used for something else. Mr. Russell explained that the monies are awarded according to the Transportation Improvement Plan submitted by Rowan County to the State. The TIP had shown a necessity for the ILS system and these moneys had been awarded on a competitive basis with other counties. Commissioner Cohen stated he felt the ILS gave the County immediate security and when a GPS system could be implemented in Rowan County the County would be

ready. The pilots would be the only ones who would need to purchase the equipment. Commissioner Cohen then moved to proceed and award the bids contingent upon FAA approval. Commissioner Webb seconded and the motion passed by a vote of 4/1 with Commissioner Neely voting against. Commissioner Neely stated he opposed the vote only because the County does not know how far away a GPS system is for the County.

BOARD APPOINTMENT:

Commissioner Arey requested board appointments be delayed in order to give new Commissioners a chance to review the vacancies. He asked members to use the standardized board appointment form and to turn the forms in to the Clerk for distribution. Commissioner Cohen suggested the Board look at attendance records of members before a reappointment is made. Commissioner Neely suggested members appoint people who have a genuine interest in the boards and are willing to spend the time needed for the board.

MANAGER'S REPORT:

Refunds - Refunds totaling \$712.98 were submitted for approval. Commissioner Webb moved to approve the refunds. Commissioner Blount seconded and the motion passed unanimously.

Interest - Mr. Russell read the interest report from the Finance Department for the month of November. Commissioner Cohen asked where interest from the Justice Center project and school bonds would be placed. Mr. Russell answered that excess funds generated in the form of interest would go to retire the debt.

NCACC VOTING DELEGATE:

Commissioners received information on the upcoming NCACC Legislative Goals conference. Commissioner Cohen moved to have Chairman Arey serve as the voting delegate for the conference. Commissioner Blount seconded and the motion passed unanimously.

Chairman Arey also requested the Clerk to begin making reservations for the Washington conference in March.

ADDITIONS:

* Commissioner Cohen discussed with the Board problems encountered with the present heating and cooling system at the Courthouse. The system has a defective compressor and cooling tower and he would like to explore the possibility of running the system off of the Justice Center system. Chairman Arey asked that Commissioners Cohen and Blount along with Mr. Russell form a committee to study the problem and bring suggestions back to the Board.

* Commissioner Blount stated he had a concern over political signs in the County. He said he felt the Board needed to look a policy for the signs to control the number and location of signs being displayed. Commissioner Neely agreed that some type of restriction was needed for

the political signs. Commissioner Blount then moved to refer the problem to the Planning Board and staff for investigation. Commissioner Webb seconded and the motion passed unanimously.

There being no further business, Commissioner Webb moved to adjourn the meeting. Commissioner Cohen seconded and the vote was unanimous.

Respectfully Submitted,

Kelly Dickinson,
Clerk to the Board