

MINUTES OF THE BOARD OF
ROWAN COUNTY COMMISSIONERS
FEBRUARY 6, 1995
SETH MURDOCH AUDITORIUM, AGRICULTURE BUILDING

PRESENT: Todd Arey, Chairman
Thomas M. Webb, Vice-Chairman
J. Newton Cohen, Member
Jim Neely, Member
Steve Blount, Member

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

ADDITIONS TO THE AGENDA:

- * Commissioner Webb asked to discuss a change in the Personnel policy.
- * Commissioner Neely asked for additional time for discussion of several issues.

CENTRALINA ANNUAL DOMICILIARY AND NURSING HOME REPORTS:

Mrs. Lynn Hennis presented the Board with the annual reports from the Domiciliary and Nursing Home Committees. She recognized several members of the committee who were present. Mrs. Virginia Graves, Chairman of the Nursing Home Committee also addressed the Board discussing actions her committee had participated in during the past year. Commissioner Webb thanked Mrs. Hennis and the committees for the work that they do. Commissioner Neely also thanked her for the work being done and asked Mrs. Hennis about the procedures for handling elderly abuse. Mrs. Hennis stated that if members of the committee, as well as anyone from the general public, witnessed abuse or neglect they were obligated to report it to Social Services. Members of the committee report such cases to Mrs. Hennis, who then coordinates efforts with the Department of Social Services for investigation. Commissioner Neely asked the turnaround time for this process. Mrs. Hennis stated Social Services had a 72 hour time frame in which they must begin the investigation. Commissioner Neely stated he intended to prosecute to the fullest extent any person who was reportedly abusing an elderly person.

The committee invited Commissioners to their quarterly meeting February 16, 1995, at 11:00 a.m. at the Autumn Care Nursing Center. Members also invited the Board to join them at any time for their visits to the area nursing centers.

PUBLIC HEARING SNIA OVERLAY DESIGNATION:

Commissioner Webb moved to open the public hearing for comments on the proposed SNIA overlay designation. Commissioner Neely seconded and the motion passed unanimously. The area in discussion is located in the Enochville Avenue and West "C" Street area. Chairman Arey called for public comment. There being none, Commissioner Webb moved to close the public hearing. Commissioner Cohen seconded and the vote was unanimous. Commissioner Webb then moved to approve the designation of this area as an SNIA overlay. Commissioner Cohen seconded and the motion passed by unanimous vote.

CENTRALINA JOB TRAINING CONSORTIUM:

Mr. David Hollars, Centralina Council of Governments, addressed the Board with an agreement and a resolution for the Centralina Job Training Consortium. The agreement stated Rowan County would like to remain in the Consortium, and the resolution approved the articles of association for the consortium. Commissioner Blount moved to approve the agreement and resolution. Commissioner Webb seconded and the vote was unanimous.

OUR REGION TOMORROW UPDATE:

Mr. Lee Armour, Centralina Council of Governments, presented an update on the Our Region Tomorrow strategic plan. He stated the Committee had determined three areas for study, which were: workforce preparation, infrastructure, and cohesiveness and collaborative action among jurisdictions. He requested a nomination from the Board for each of the three task forces. Mr. Armour indicated Steve Leary from the Town of Spencer had expressed an interest in serving on the infrastructure task force. Commissioners thanked Mr. Armour for his report.

STAFF RECOMMENDED CHANGES TO DRAFT MOBILE HOME PARK ORDINANCE:

Planner Marion Lytle discussed with the Board changes staff were recommending for the Mobile Home Ordinance. He stated two main concerns were expressed at the January 16, 1995, public hearing. Roads being paved to NCDOT standards, and maintenance of the roads in a mobile home park.

It was determined that a sixteen foot road would be adequate for two-way traffic, and a six inch base was also adequate for the volume of traffic. Road maintenance would be the responsibility of the mobile home park owner. The county could refuse building permits if the roads were not maintained, or in extreme cases, revoke the certificate of occupancy.

Commissioner Webb noted that mobile home parks have one owner who rents lots. If the lots were divided by sale, the action would fall under the subdivision ordinance, which contains

different standards for roads. There was also discussion of what would justify adequate drainage and whether it should be stated in the ordinance. Mr. Lytle stated the owner would have to work with the Environmental Services staff and would be award of the erosion control standards. Commissioner Blount moved to approve the ordinance as amended. Commissioner Cohen seconded. Mr. Lytle asked if the effective date could be February 7, 1995. Commissioner Blount asked to clarify that the moratorium on mobile home parks would end with the adoption of the changes. There being no further discussion, a call for the vote was made and the motion passed unanimously.

MEMORANDUM OF UNDERSTANDING EXPANDING KANLACON:

Ms. Sarah Labelle presented the Board with a memorandum of understanding to add the Town of Harrisburg to the KanLaCon for transportation planning activities. Commissioner Webb moved to approve the memorandum of understanding. Commissioner Blount seconded and the motion passed by unanimously.

LOCAL EMERGENCY PLANNING COMMITTEE ANNUAL REPORT:

Sgt. Jack Edwards, Chairman, and Mr. Wayne Ashworth presented the Board with the annual report from the Local Emergency Planning Committee. Commissioner Neely asked Sgt. Edwards about the committee membership and attendance records. Sgt. Edwards stated that the committee generally had a quorum but did have a few members who were not active. Mr. Ashworth stated the committee had certain designated positions but the remainder of the committee was a balance between industry and the emergency response community.

Commissioner Arey and the Board presented Sgt. Edward with a certificate of appreciation for his work as chairman of the Local Emergency Planning Committee during the last year.

ADOPTION OF PROPOSED STANDARDS & VALUES FOR 1995 REVALUATION:

Mr. Jerry Rowland requested the Board to approve the proposed standards and values for the 1995 revaluation that the Board had had for several weeks. Upon Commissioner Neely's request Mr. Rowland briefly explained the formulas for determining the values scale. Mr. Rowland reminded the Board that if it wished to designate a separate board of equalization and review it would have to act at its first or second meeting in March. Commissioner Blount moved to approve the standards and values. Chairman Arey seconded and the motion passed unanimously.

PROPOSED FIRE SERVICE DISTRICT FOR CURRENT "NO MAN'S LAND" IN POOLETOWN AREA:

Mr. Russell discussed with the Board a request by the Pooletown Volunteer Fire Department to establish a special service district to be served by Pooletown. They are currently serving this area but receive no compensation. Commissioner Webb moved to hold a public

hearing on March 20, 1995, at 7:15 p.m., at the Pooletown fire department for comments on the proposed district. Chairman Arey seconded and the motion passed unanimously.

RESCHEDULE MARCH 1995 MEETING:

Commissioner Webb moved to reschedule the Board's first meeting in March from March 6, 1995, to Thursday, March 9. Chairman Arey seconded and the motion passed unanimously.

REVIEW OF OLD POST OFFICE BIDS:

Mr. Bill Burgin and Ms. Donna Smith, Architects, addressed the Board to discuss bids received for the Old Post Office renovation. They gave the Board a list of items that they felt could be deleted or changed in order to reduce the bid amounts. Commissioner Webb asked the architects to be cautious when removing things. He does not want to save a little money now by deleting items, and then pay more money to add the items in the future. The Board asked Mr. Burgin to complete the prices for the list of items to delete and bring the figures back to the February 20, 1995, meeting. It was noted that the prices that were bid would be effective for 45 days.

DISCUSSION OF THOROUGHFARE PLAN:

Commissioner Blount stated the North Carolina Department of Transportation would be meeting in Rowan County April 5-7, 1995. He requested staff to work with the Board to develop plan for submission to the State for consideration when it compiled its thoroughfare plan. The Board agreed to work with the City of Salisbury's plan in order to reinforce certain areas. Planning staff stated they had preliminary work completed for a revised plan and would make a presentation to the Board. Chairman Arey also asked Mr. Russell to obtain the DOT plan in effect now and provide copies to the Board.

STRATEGIC PLANNING PROPOSALS:

Commissioners received two proposals for strategic planning for the county. The proposals were from the Centralina Council of Governments and the University of North Carolina at Charlotte. Commissioners agreed to take the proposals for information and to study in order to make possibly make a decision after the Board's goal setting retreat. Chairman Arey asked Mr. Russell to contact individuals who had expressed an interest in the strategic plan to determine their interest in submitting a proposal.

BOARD APPOINTMENTS:

Blue Ribbon Committee on Housing - The Board was presented with a list of nominations to the newly created committee. The nominations were:

Bill Colonna	Gunnar Fromen
James R. Taylor	Swanetta Fink
Alice F. Blackwell	Andrew T. Harris

Louis Jeffries
Gina Overcash
Diane Scott

Judy Casey
Gayle Peeler

Commissioner Neely moved to approve the nominations and to add additional persons as nominated. Commissioner Blount seconded and the motion passed unanimously.

Board of Public Health - Commissioner Cohen moved to renominate Dr. David King. Commissioner Neely seconded and the motion passed unanimously.

Historic Properties Commission - Commissioner Neely moved to table these appointments until the attendance record could be obtained. Commissioner Webb seconded and the motion passed unanimously.

Parks & Recreation Commission - Commissioner Webb moved to nominate Pat Benfield. Chairman Arey asked Commissioner Webb if he would amend his motion to table the appointments until the Parks Board could submit a recommendation to stagger the terms of the members. Commissioner Webb agreed and the appointments were unanimously tabled.

Library Board - Commissioner Webb nominated Judy Fatata. Commissioner Neely nominated Richard Mikkelson. The vote was as follows:

Judy Fatata - 1/4 (Commissioner Webb voting in favor)

Richard Mikkelson - 4/1 (Chairman Arey & Commissioners Blount, Neely, & Cohen voting in favor)

Chairman Arey reminded members that Board appointment forms were to be completed for nominations and returned to the Clerk in time to be included in the meeting packages.

LEPC - Commissioner Blount moved to approve the request of the LEPC to appoint Mr. Lloyd Cline and to remove Ms. City Adkins and Mr. David Cook. Chairman Arey seconded and the vote was unanimous.

ADDITIONS TO THE AGENDA:

* Commissioner Webb stated the Board had held discussions in the past concerning random drug testing for employees in safety services. He then moved to institute random drug testing for employees in safety sensitive jobs and to include the Board of Commissioners. Chairman Arey seconded and the motion passed unanimously. Commissioner Blount asked if random testing could be instituted for all employees. Personnel Director Ken Deal stated that at this time it could not, but agreed to notify the Board of regulations changed.

* Commissioner Neely asked if he could obtain a list of all properties that were leased or rented by the County. He also asked about centralized purchasing that included the municipalities. Mr. Russell stated some items are available on state contract and he would provide Commissioner Neely a copy of the guidelines for state contract purchasing.

There being no further business Commissioner Webb moved to adjourn the meeting until February 20, 1995. Commissioner Blount seconded and the motion passed unanimously.

Respectfully Submitted,

Kelly Dickinson,
Clerk to the Board