

MINUTES OF THE BOARD OF
ROWAN COUNTY COMMISSIONERS
APRIL 6, 1995 - 9:00 A.M.
SETH MURDOCH AUDITORIUM, AGRICULTURE BUILDING

PRESENT: Todd Arey, Chairman
Thomas M. Webb, Vice-Chairman
J. Newton Cohen, Member
Steve Blount, Member
Jim Neely, Member (Afternoon session, 1:30 p.m.)

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

ADDITION TO THE AGENDA:

* Commissioner Webb stated he had been approached by Linda Snipes who owns Precious Pet Grooming Salon. Ms. Snipes stated she would give a 50% discount to clean any animal that was adopted from the animal shelter.

* Commissioner Blount asked to have a discussion on the County's noise ordinance.

* Mr. Russell asked if the Board would recognize Sheriff Martin for a short presentation. Chairman Arey then asked Sheriff Martin to come forward. Sheriff Martin recognized Lt. Ray Rogers who was retiring from the Sheriff's Department after 30 years of service. He also presented Lt. Rogers with the weapon he had carried during his career. Chairman Arey thanked Lt. Rogers on behalf of the Board for his many years of service.

CONSIDERATION OF CONSENT AGENDA:

Chairman Arey asked if there was a motion to approve the consent agenda or if there was an item any member would like to pull for discussion. There being no call for discussion, Commissioner Blount moved to approve consent agenda items A-I. Chairman Arey seconded and the motion passed unanimously. The consent agenda consisted of the following items:

- a - approval of minutes from 3/9/95, 3/20/95, and 3/21/95 meetings
- b - refunds totaling \$1,907.82

- c - proclamation establishing April 9-15, 1995 as "Public Safety Telecommunicator's Week"
- d - interest report from Finance
- e - approval to consolidate previously approved airport grants
- f - approval of item 1 from Personnel Board Recommendations: Implementing a drug testing policy for safety sensitive employees
- g - declaration of surplus items and approval of resolution to hold public sale. Approval to negotiate sale of telecommunication equipment
- h - request to accept bids for the sale of the old airport mower
- i - proposal to set a public hearing on April 17, 1995 at 7:35 for Road Name Changes for Marion Street (currently known as BK Avenue) and Peace Haven Drive. Staff would also like approval for corrections for the names of SR2396, SR2397, SR1782, SR1783.

PUBLIC HEARING: CHANGES TO FARMLAND PRESERVATION ORDINANCE:

Commissioner Blount moved to open the public hearing for the proposed change to the Farmland Preservation Ordinance. Commissioner Cohen seconded and the motion passed unanimously. Mr. Marion Lytle explained to the Board that the change would incorporate 100 acres requirement instead of 200. There being no speakers, Commissioner Blount moved to close the public hearing. Commissioner Webb seconded. Commissioner Webb then moved to approve the change to the ordinance. Commissioner Blount seconded and the motion passed by a unanimous vote.

ADDITION TO THE AGENDA:

* Chairman Arey stated he would like to clarify an action the Board took at a previous meeting concerning a land transfer tax. He said the Board endorsed the request for legislation as support for the many counties requesting the endorsement, but that the Board did not anticipate needing or using the tax. It was merely a measure to help other counties who need the help with school construction.

* Commissioner Blount stated he had received numerous complaints over excessive noise in the county and in reading the noise ordinance was not sure if it contained language that would enable action to stop the noises. Mr. Russell stated the noise ordinance was initially set up for blasting by quarries and the ordinance did not define what level was considered excessive. In past experiences the noises, although were loud, did not register the decibel level considered dangerous by OSHA. Commissioner Blount stated he would like to rework the ordinance to incorporate language that would make the document enforceable. Chairman Arey suggested staff study surrounding county's ordinances. Mr. Russell suggested that during the interim period, while the ordinance is being updated, the County could send deputies out to the go cart racing tracks, where the noise problems are, to ask for relief. It was agreed by consensus to have staff and the County Attorney to work on language that would update the ordinance making it more enforceable.

PUBLIC HEARING: ROAD NAME CHANGE FOR *BACKWOODS LANE*:

Commissioner Webb moved to open the public hearing for comments on the proposed road name change of Backwoods Lane. Commissioner Blount seconded and the motion passed unanimously. Chairman Arey called for public comment and there being none, Commissioner Webb moved to close the public hearing. Commissioner Blount seconded and the motion passed by a unanimous vote. Commissioner Cohen moved to approve the road name change. Commissioner Blount seconded and the vote passed unanimously.

PUBLIC HEARING: ADDITION OF THE SOUTH YADKIN RIVER WATERSHED TO WATERSHED ATLAS FOR ROWAN COUNTY:

Commissioner Cohen moved to open the public hearing for proposed change to the watershed atlas. Commissioner Blount seconded and the motion passed unanimously. Mr. Ed Muire gave a brief explanation of the watershed area, stating it was a WS-4 classification. The change would not involve a change to the actual ordinance. The Chair called for public comment and there being none Commissioner Cohen moved to close the public hearing. Commissioner Blount seconded and the motion passed unanimously. Commissioner Cohen then moved to approve the amended watershed atlas. Commissioner Webb seconded and the motion passed by a unanimous vote.

UPDATE ON SCHOOL BOND PROJECTS:

Dr. Joe McCann brought the Board up to date with Phase II of the school bond projects. Bids had been received for two of the three schools involved. Their figures estimate an approximate \$140,000 shortage from the original budgeted figures. Dr. McCann stated that the figure was subject to change since the bids for Granite Quarry would not be opened until June. Chairman Arey moved to allow the schools to sign the contracts for construction on the phase II projects with the exception of Granite Quarry. He also stated the schools were to inform the Board of the shortage amount in June after bids are opened. Commissioner Webb seconded and the motion passed unanimously

PROPOSAL FOR JOINT CITY & COUNTY DOWNTOWN PARKING PLAN:

City Manager David Treme and Architect Bill Burgin presented a parking plan to the Board to create spaces in the downtown area. They stated a lot had been identified that may be available for development. Mr. Treme stated he would be glad to share the information in more detail with members of the Board or the County Manager. The Board asked Mr. Treme to work with the building and grounds committee and let them report back to the full Board.

CHILD ABUSE PREVENTION MONTH:

Mr. Rick Travis, Director of Social Services, introduced members of his staff to the Board. Staff members present were Shirley Gray, Diane Kane, John Thomas, and Della Pierce. Each person gave a brief description of their job, taking the Board through the process that is followed when a child abuse call is made and investigated. Chairman Arey thanked the staff for their hard work stating he had great respect for the work that the social workers do. He then

moved to adopt a proclamation declaring April, 1995 as Child Abuse Prevention Month in Rowan County. Commissioner Webb seconded and the motion passed unanimously.

ROWAN PARTNERSHIP FOR CHILDREN:

Mrs. Shirley Ritchie and Mr. John Shaw made a presentation to the Board for the establishment of a child care and family resource center. Mrs. Ritchie stated the Partnership for Children was begun in an effort to seek state grants for smart start funding. They have not been able to get the grants and are seeking public and private funds to start the center. Mrs. Ritchie stated that half of the children would pay to attend the center, and half would be subsidized. She requested a one time \$50,000 appropriation from the County in order to start the center. She stated they would continue to apply for state funds but money would not be available until after 1996. Chairman Arey moved to refer the request to the budget process and study the proposal. Commissioner Cohen seconded. Commissioner Blount asked to amend the motion to make a pledge of \$50,000 if the money could be found during the budget process. He stated he felt it was very important that the county support this effort in order to create a legitimacy for the group's fund raising efforts. Chairman Arey stated he did not feel the Board could pledge the money because it may find it can only fund a portion of the request. A call for the vote on the original motion was made and the motion passed by a unanimous vote.

PROPOSAL FOR ROAD PAVING POLICY:

Mr. Russell discussed with the Board a draft of a road paving policy. Chairman Arey stated he would like to change section 2 from a first come first serve basis to be based on need. He said he would like staff to develop a TIP based on need. There was discussion on what type of road would be included and how the need could be determined when new roads were being built everyday. Mr. Russell stated there are two types of roads that fit into the category; subdivision roads and unpaved rural roads. The first category had approximately 148 roads while the number of unpaved rural roads is in excess of 500. Commissioner Blount suggested developing density standards for the subdivision roads. Commissioner Cohen added that many roads may be eliminated from eligibility if a 50' dedicated right of way were required. It was also suggested that under section 8, a provision be added that states the money that is given to the county up front should come from a high percentage of the 75% landowners signing the petition. Commissioner Webb moved to table this issue and to set a special meeting to discuss only this policy. He added he would like staff to consult with the State on how the roads are paved, and how to determine eligibility. He stated the meeting should be held April 19, 1995 at 7:00 p.m. Commissioner Blount seconded. Mr. Russell noted that there is a provision in the policy that before a project is accepted it will be determined through DOT what it will take to bring the road to state standards. Commissioner Blount also added that when determining the priority list danger to the homeowners safety should be considered. Commissioner Webb then amended his motion to hold the meeting on the evening of the Boards meeting on April 17, 1995 as long as sufficient time is allowed for discussion. Commissioner Blount seconded the amendment and the motion passed by a unanimous vote.

BOARD APPOINTMENTS:

Historic Properties Commission - There were no nominations for the two vacancies on this board. Commissioners decided to refer this back to the Historic Properties Commission for suggestions.

City of Salisbury - Commissioner Cohen moved to approve the request from the City of Salisbury to appoint Mr. Robert Cockeryl as an extraterritorial alternate on the Zoning Board of Adjustment. Chairman Arey seconded and the motion passed unanimously.

Our Region Tomorrow Task Force - Commissioner Blount moved to appoint Patricia Rickard to the Infrastructure task force. Chairman Arey seconded and the vote was unanimous.

Commissioner Cohen moved to adjourn the meeting for lunch. Commissioner Blount seconded and the motion passed unanimously.

Chairman Arey reconvened the meeting following the break for lunch.

* Commissioner Webb asked for a brief addition. He stated it had come to his attention that the Agriculture Building had been broken into again during the past week and moved to entertain bids to put in an alarm system for security and to address the lighting in the parking lot for safety. Chairman Arey seconded and the motion passed unanimously. Commissioner Cohen suggested Bill Burgin be contacted about the parking lot lighting. He stated Mr. Burgin had designed the building and may be able to change the lighting.

* Chairman Arey stated that the Board had set as a number one priority, the development of an Industrial Park. He added that the Board had set a goal of June to find a site and they still did not have a proposal or location. He then moved to authorize Bob Goforth to work with Bill Snipes to determine a site and to try to acquire lands for the Board. He stated they should bring a recommendation back to the Board as soon as possible. He added that the County Manager should also be part of this process. Commissioner Neely seconded stating he disagreed on trying to delegate the process but agreed that it would be detrimental for the Board to do it itself in open session. Commissioner Cohen stated that the County owns approximately 300 acres in the Old Concord Road vicinity and he felt this land should be used since money would be tight during budget time. Commissioner Blount asked to clarify if the motion stated the group would make a recommendation but would not place an option on the land. Chairman Arey stated that was correct. Chairman Arey then amended his motion to state that the Board would engage the services of Bob Goforth and Bill Snipes to work with the County Manager to find property and enter land contracts contingent upon the approval of the Board. Commissioner Webb seconded adding that the motion should state a county and/or public industrial park. The motion passed by a unanimous vote.

URBAN INSTITUTE

Mr. Bill McCoy from the Urban Institute at the University of North Carolina at Charlotte discussed his institutes proposal to do a strategic plan for Rowan County. He described the process they would take for developing the plan, stating it would be approximately an 18 month process. Commissioner Blount asked Mr. McCoy about Michael Gallis' involvement as well as

the other staffs credentials. Mr. McCoy stated Mr. Gallis would be involved in the facilitation process along with other staff members who were well qualified to facilitate the meetings. The Board thanked Mr. McCoy for the information and for attending the meeting.

DISCUSSION ON AIRPORT

Mr. Russell reviewed with the Board information that was compiled showing money paid to the County for 1988,89,90,93,94 from the current Fixed Based Operator. He also reviewed statistical information of surrounding airports as compiled by Larry Jones. He noted that with the changes occurring to airports over the years, no two FBO's are the same throughout the state. The Board discussed different aspects they felt should be important in determining their goals for the Airport. Chairman Arey stated the County owed it to itself to investigate all options that were available to the County. Chairman Arey asked Mr. Russell what the steps were for determining a vision for the airport. Mr. Russell responded that the Board should determine its objectives for the airport then negotiate with the FBO to determine if he can meet these needs and/or open up for proposals to see if someone else can meet the needs of the Board. Chairman Arey suggested a questionnaire be designed and distributed to various types of pilots to let them tell the County what is needed to be competitive. Commissioner Neely stated the Board must look at revenues to the County and needed to support the FBO who had done a great job at the airport. Chairman Arey then moved to develop a questionnaire to be sent to the users of the airport to find out the needs of the airport and how it can be more user friendly. He added the questionnaires should be sent out through the County Manager's office and compiled by his office to be returned to the Board. Commissioner Cohen seconded and the motion passed unanimously. Commissioner Neely added he would like to have the questionnaires back no later than June 1st meeting. Chairman Arey then made a motion to authorize the County Manager to contact several county owned and operated airports to get financial statements and to set a time to possibly visit them. Commissioner Neely seconded and the motion passed unanimously.

* Chairman Arey recognized Mr. Patrick Grogan, Soil and Water Conservationist. Mr. Grogan introduced the Board to Mr. Bruce Ryder who will serve as the new district chairman. Mr. Ryder thanked the Board and stated he looked forward to working with them in the future.

* Chairman Arey moved to approve the reappointment of Mrs. Dot Hauss and Mrs. Lucy Gibson and the appointment of Ms. Brenda Zimmerman to the Senior Services Advisory Board. Commissioner Blount seconded and the motion passed unanimously.

There being no further business, Commissioner Cohen moved to adjourn the meeting until April 17, 1995 at the Granite Quarry Municipal Building. Commissioner Blount seconded and the motion passed unanimously.

Respectfully Submitted,

Kelly Dickinson,
Clerk to the Board