

MINUTES OF THE MEETING OF
ROWAN COUNTY COMMISSIONERS
FEBRUARY 5, 1996 - 9:00 A.M.
SETH MURDOCH AUDITORIUM, AGRICULTURE BUILDING

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

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

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

ADDITIONS TO THE AGENDA

* Commissioner Webb asked to give an official "Thank You" to all of the volunteers throughout the county who helped during the ice storm over the weekend.

* Mr. Russell stated that the Town of Spencer had asked the Board to table their request from the agenda, as they were working with the Board of Education to resolve the problem.

* Mr. Russell asked the Board to have a closed session for Personnel at 3:00 p.m.

* Mr. Russell asked the Board to consider their March meeting date. Members of the Board were scheduled to attend the NACo legislative conference in Washington D.C. the date of the first Monday meeting. The Board agreed by consensus to move the meeting to Thursday, March 7, 1996.

CONSIDERATION OF CONSENT AGENDA

Chairman Cohen asked if any member had questions concerning the consent agenda as presented. Commissioner Webb asked if item "g" (Mt. Mitchell Fire District Boundaries) changed any of the existing boundaries. Mr. Russell answered that it was for the purpose of entering them officially into the minutes and no changes were made. There being no further questions, Commissioner Blount moved to approve the consent agenda. Commissioner Webb seconded and the motion passed unanimously.

The consent agenda consisted of the following items:

- (a) Approval of Minutes from 1/8/96, 1/12/96 and 1/22/96 Meetings
- (b) Finance Interest Report
- (c) Approval of Request from NCDOT to add Lake Wright Road to the Secondary Road System for maintenance
- (d) Approval of Refunds totaling \$100.00
- (e) Approval of Proposed Charge for Reproduction of Ortho Photos
- (f) Approval of Yost Town Road currently known as I-85 Service Road as Submitted
- (g) Approval of Mt. Mitchell Fire District to be entered into Minutes

PRESENTATION OF ANNUAL AUDIT:

Mr. Pete Teague, from Dixon, Odom Co., L.L.P., presented the County with their audit findings for fiscal year 94-95. Mr. Teague reviewed revenues and expenditures from the general fund as well as enterprise funds and the projects the county is currently undertaking. Commissioner Blount asked Mr. Teague if there was any area in his opinion that the Board should worry about. Mr. Teague answered that the County was in good fiscal shape and the only two issues he had, but that shouldn't worry the Board, were segregation of duties in the Finance Office and the property assessing system.

The Board thanked Mr. Teague for his presentation.

AGREEMENT WITH THE CITY OF SALISBURY FOR WATER/SEWER TO THE INDUSTRIAL PARK:

Mr. Russell reviewed with the Board an agreement from the City of Salisbury to share the total cost to extend water and sewer lines to the Industrial Park on a 50/50 basis with the County. The agreement also stated that the City will grant a 15 year letter of non-binding non-annexation agreement. Commissioner Blount moved to accept the agreement. Commissioner Webb seconded and the motion passed unanimously.

EASEMENT FOR INSTALLATION OF BELLSOUTH FIBER OPTIC LINE:

Mr. Russell presented a request for an easement to run an optic line along the boundary of the property owned by the county on Heilig Road. There was discussion about an existing optic line running through the middle of the property. Mr. Russell stated it was hoped that when this line was installed along the outer edge of the property the one in the middle could be moved at the same time. Commissioner Webb moved to authorize BellSouth an 18' outer edge easement and to authorize the County Manager to negotiate with AT & T to move the existing line to open the property for development. Commissioner Blount seconded the motion and it passed unanimously. There was discussion if the easement was being granted to BellSouth or AT & T. Mr. Russell stated he would clarify who the easement would be granted to.

PROPOSAL TO RESOLVE 1995 FINANCIAL REPORT FOR BASEBALL STADIUM:

Mr. Russell presented a resolution of issues outstanding between the Sports Authority and Team owner Larry Hedrick. He requested the Board to accept and approve the financial report and settlement so the Authority can close the 1995 season. Commissioner Neely stated that he was terribly disappointed in Mr. Hedrick and was still concerned about the settlement of the Team requested construction changes. Commissioner Cohen pointed out that these issues were one time only and would not be reoccurring. Commissioner Blount moved to accept the report and settlement. Chairman Cohen seconded the motion and it passed by a unanimous vote.

PLAN FOR 1996-97 BUDGET:

Mr. Russell reviewed with the Board two proposals for the budget process for the upcoming year. The updated proposal limited the Department requests presented to the Board and would instead come through the County Manager, then the Board could hold a one day review in town. Mr. Russell added that the Board had established five major goals last year and those goals would still be in place for this year. Commissioner Neely stated he felt a retreat out of town proved to be very beneficial and felt it was important to hear from the Department Heads. Commissioner Blount suggested letting Mr. Russell compile the Department requests and the Thursday before the retreat the Board could hear from the Departments if they had major policy decisions. Commissioner Blount moved to adopt the revised proposal with the possible change of adding a Thursday session for selected department heads to present major issues. He then amended his motion to include the retreat to be held in Southern Pines. Commissioner Neely seconded the motion and it passed by a vote of 4/1 with Commissioner Cohen voting against.

PLANS FOR OPENING THE ROWAN COUNTY ADMINISTRATION CENTER

Mr. Russell told the Board that staff should be moving into the New Administration Center mid March and requested the Board to hold an open house March 31, 1996. He suggested meeting in the Red Room to formally close it and then walk to the new meeting room and have a formal ribbon cutting to open it. Commissioner Neely moved to approve the plan as submitted. Commissioner Webb seconded and the motion passed unanimously.

REQUEST TO SAVE STRUCTURES ON RITCHIE PROPERTY PURCHASED BY THE COUNTY:

Preservation North Carolina, Inc., presented a request to preserve a farmhouse and outbuildings located on the Ritchie property recently purchased by the County. It is their intention to offer the home for restoration if it is removed from the property. The proposal stated they would advertise for the bids. Commissioner Blount moved to declare the buildings surplus and to approve their proposal with the understanding that they work within Rowan's timeline for the industrial park development. Chairman Cohen seconded and the motion passed unanimously.

DISCUSSION ON AIRPORT

Mr. Russell stated that the County had readvertised for FBO bid proposals and had received four proposals and reviewed them with the Board. Mr. Russell stated that in his opinion none of the proposals offered fair compensation for the facility use. He stated the Board had three options which were to renegotiate with the current FBO for a short term contract, consider a long term renewal with the FBO under the same arrangements or for Rowan County to assume operations at the airport. Commissioner Neely stated he felt the Board was moving too fast and was unorganized. He stated he favored extending the current FBO contract for three years in order to have time for the Board to develop a plan for the airport. Commissioner Blount made a motion not to renew the contact with Hess Aviation. Commissioner Webb seconded the motion. There was discussion on the motion and Commissioner Blount withdrew his motion. Commissioner Neely then moved to extend the current contract for three years in order to allow the county to develop a plan for the airport. Chairman Cohen seconded the motion and it was defeated by a vote of 2/3 with Commissioners Blount, Webb, and Arey voting against.

Commissioner Arey stated he was concerned that the Board had worked on this issue for a year and had made no progress. There was discussion among the Board about what the next step should be. Commissioner Blount moved to authorize the County Manager to proceed to develop a plan for a county run airport giving several options for the level of services and to bring the plan to the Board's second meeting in February. Commissioner Webb seconded the motion and it passed by a vote of 4/1 with Commissioner Neely voting against.

SNIA OVERLAY REQUEST:

A request was received from Dave Rowland to establish an SNIA overlay area for a 3.37 acre site on East NC 152. Commissioner Blount moved to hold a public hearing on the request on February 19, 1996 at 7:30 p.m. Commissioner Webb seconded the motion and it passed unanimously.

APPROVAL OF ENGINEERING SERVICES FOR LANDFILL CELL:

Mr. Don Conner addressed the Board stating that the current cell at the landfill was built in 1989 and had approximately two more years of life. He stated the county needed this lead time to develop a new lined cell for the landfill. He asked the Board to accept his request to use S & ME as the engineering firm for the work. Commissioner Blount asked what the cost would be. Mr. Conner answered that the engineering cost would be approximately \$350,000 and construction would be \$2,000,000. He added that this money was in the enterprise fund now and no additions were needed. Commissioner Webb moved to approve S & ME as the engineering firm. Commissioner Blount seconded and the motion passed unanimously.

Commissioner Webb moved to enter closed session for personnel. Commissioner Blount seconded the motion and it passed by unanimous vote. Dr. Clyde Chessney from N.C. State University attended the closed session with the Board.

Upon conclusion of closed session Commissioner Webb moved to return to open session. Commissioner Neely seconded and the motion passed unanimously.

Commissioner Webb moved to approve Amelia Watts as the new Cooperative Extension Director. Commissioner Blount seconded and the motion passed by a vote of 4/1 with Commissioner Cohen voting against.

BOARD APPOINTMENTS:

Health Board - Commissioner Arey asked to defer these appointments until the next meeting. The Board agreed by consensus.

Special Population Board - Commissioner Webb moved to reappoint Dr. Pat Whitley to the board. There being no further nominations, Dr. Whitley was unanimously reappointed.

South Salisbury Fire Dept. - Commissioner Webb moved to approve the request to appoint Andy Basinger and Gary Gaskey to the board of directors. Chairman Cohen seconded the motion and it passed unanimously.

NOISE ORDINANCE

The Board delayed this item at the request of planning staff. Commissioner Blount moved to hold a public hearing on February 19, 1996 at 7:45 p.m. and to hold a worksession after the public hearing. Commissioner Neely seconded and the motion passed unanimously.

Commissioner Webb moved to enter closed session in order to discuss acquisition of property, lease of property and economic development. Commissioner Blount seconded and the motion passed unanimously.

Upon conclusion of closed session the Board agreed by consensus to try to set a meeting with Bob Goforth at 3:00 p.m. before its second meeting on February 19, 1996. There being no further business, Commissioner Webb moved to adjourn the meeting. Commissioner Blount seconded the motion and it passed by unanimous vote.

Respectfully Submitted,

Kelly Dickinson,
Clerk to the Board