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MINUTES OF THE MEETING OF  
ROWAN COUNTY COMMISSIONERS  
SEPTEMBER 9, 1996 - 9:00 A.M.  
COMMISSIONER'S MEETING ROOM, ADMINISTRATION BUILDING

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

ABSENT: Todd Arey, Member

The County Manager, County Attorney and Clerk to the Board were also present. Chairman Cohen called the meeting to order and Commissioner Blount provided the invocation.

ADDITIONS TO THE AGENDA:

\* Mr. Russell stated he had two change orders which represented the completion of construction of the road to the baseball stadium.

\* Mr. Russell also asked the Board to consider a resolution regarding support of the proposed school/highway bond referendum.

CONSIDERATION OF CONSENT AGENDA:

Commissioner Blount moved to approve the consent agenda as submitted. Commissioner Neely seconded the motion and it passed by unanimous vote. The consent agenda consisted of the following items:

- (A) Approval of Minutes from 8/5/96 and 8/19/96 meetings
- (B) Request to add *Samuel Spencer Drive Extension, Cedar Avenue Extension, Edgewood Circle, Pipeline Road and Thunder Road* to the Secondary Road System for Maintenance

- (C) Approval of Refunds totaling \$ 3,871.68
- (D) Approval of Resolution to Declare September 28, 1996 as Hunting and Fishing Day in Rowan County

PUBLIC HEARING: CDBG FUNDING FOR SPENCER FORREST:

Commissioner Blount moved to open a public hearing for comments on the application for Community Development Block Grant funds to be used for improvements in the Spencer Forrest development. Commissioner Webb seconded and the motion carried.

Citizens who addressed the Board were:

Emma Hunter - Ms. Hunter stated that their neighborhood had experienced water/sewer problems for the past fifteen (15) years which included raw sewage in the yard. She urged the Board to approve the application.

There being no further public comments offered, Commissioner Neely moved to close the public hearing. Commissioner Blount seconded the motion and it passed by a unanimous vote.

John Vest, City of Salisbury Utilities Director, and Shelley Williamson, Centralina COG, explained the program for the Board and added that the grant allowed for the application of up to \$850,000. Commissioner Webb asked who would be responsible for payment if the project exceeded \$850,000. Mr. Vest stated that the project had been estimated to be less than \$850,000, but that if it should run over, the City and County would need to work out the payment. Commissioner Webb moved to approve the grant application. Commissioner Blount seconded and the motion carried.

Commissioner Neely recognized Salisbury City Councilman Pete Kennedy and thanked him for attending the hearing.

CONSIDERATION OF LANDMARK COMMISSION ORDINANCE:

County Planners Marion Lytle and Ed Muire reviewed with the Board the items of concern stated during the last review of the draft ordinance. Mr. Lytle stated that staff had wanted to meet with Commissioner Neely to discuss his concerns, but due to scheduling conflicts, had been unsuccessful to date.

Commissioner Blount asked the Board to make a decision regarding this issue since it had been on the agenda for quite a while. He stated he was prepared to vote unless, Mr. Neely wanted to wait to review with staff. Chairman Cohen stated he could not support the ordinance as did Commissioner Webb.

Commissioner Neely asked for more time to work with staff and to delay deliberation until the Board's next meeting. The Board agreed by consensus to defer the item until the October meeting and Commissioner Neely stated he would meet with staff in the meantime.

#### DISCUSSION OF NOISE ORDINANCE:

Mr. Muire reviewed the field work the Board had conducted with engineer Joe Gamewell and the decibel readings that had been obtained of various noises at various distances. Mr. Lytle stated that Mr. Gamewell had noted the issue of octave band, explaining that a sound with a low decibel reading but high octave band may be more annoying for a long period of time than a sound with a high decibel reading but low octave band for a short period of time. He suggested the Board allow staff to work with someone like Mr. Gamewell who was better qualified in this area to develop criteria for the ordinance. Commissioner Blount asked staff to arrange a meeting with Mr. Gamewell on the octave issue so they may work through this before the next meeting.

#### APPROVAL OF AMERICAN LAFRANCE WATERLINE BID:

Mr. Don Conner presented the Board with a bid tabulation sheet from bids received for the construction of a 12" waterline from Freightliner to American LaFrance. Mr. Conner stated that this was the second time the project had been bid, because no bids were received the first time. He asked the Board to accept the low bid from Gilbert Engineering for \$81,135. Commissioner Blount moved to accept the bid from Gilbert Engineering. Commissioner Webb seconded and the motion passed by unanimous vote.

#### REVIEW OF AIRPORT LAYOUT PLAN:

Mr. Russell reviewed two documents with the Board. The first was a statement from NCDOT of Transportation Improvement grants approved for the airport for the next five years. Mr. Russell stated that with the Board's approval he would ask the state to switch the grant approved for 1997 for the rehabilitation of the runway with the 1999 grant approved to relocate the taxiway. He stated that the taxiway was in poor shape and needed to be addressed as soon as possible. The Board agreed by consensus.

Mr. Russell then reviewed the proposed airport layout plan as designed by Espey, Huston. He noted future changes and areas to be developed. He urged the Board to let him know if anyone had any changes they wished to incorporate. Commissioner Blount stated that he would like to see the addition of motorized security gates to control entrance to the runway and hangars. The Board asked Mr. Russell to explore the types of gates available and bring a price back to the Board.

### ECONOMIC DEVELOPMENT INCENTIVE PROGRAM:

Commissioner Webb stated that he would like the County to develop a written policy for economic incentives the County would be able to provide to prospective industries. He stated that Rowan needed to stay competitive with surrounding Counties. Commissioner Blount agreed stating that the County had been rushed in the past to decide what could be provided to a major industry. He asked Mr. Russell to arrange a meeting with the Economic Development Chairman, staff, several members of their board, the Commissioners liaison and state EDC officials to discuss what the County should offer and bring the information back to the full Board. The Board agreed by consensus.

### REVIEW OF LANDSCAPING REGULATIONS AT SUMMIT CORPORATE CENTER:

Commissioner Blount stated that a local landscaper had contacted him about the restrictive covenants for the industrial park. He added that while the covenants require tenants to plant trees, it does not specify what type of tree to be planted along the main thoroughfares and he felt it should be uniform. Chairman Cohen suggested the Board get input on the type of tree suitable for the area from the local Cooperative Extension Agent. Commissioner Blount moved to authorize the County Manager to meet with local horticulture experts to determine the best choice of tree to plant along roadways and to report back to the Board as soon as possible. Commissioner Webb seconded and the motion carried.

John Holshouser noted that he had received a letter from First Union stating some of their concerns as a lender regarding the restrictive covenants. He stated he would forward that to the Board and staff as soon as possible.

### APPROVAL OF CONTRACT FOR AUCTIONEER AND APPROVAL OF RESOLUTION TO SELL PROPERTY:

Mr. Russell stated that staff had sought proposals from local auction companies to sell parcels the Board had declared as surplus. He noted that only one proposal was received which was from Bill Snipes. Mr. Snipes proposed to handle the auction for 5% commission on the total sale price. Commissioner Blount moved to accept the contract with Bill Snipes and approve the resolution of sale. Commissioner Neely seconded and the motion carried.

Mr. Holshouser stated that the he would draw the deeds and they would be special warranty deeds which had no back title liability. He stated he would use the same legal description as stated in the deeds the County possessed.

### APPROVAL OF RIGHT-OF-WAY FOR DUKE POWER:

Mr. Russell stated that Duke Power was seeking a right-of-way agreement to install electrical lines for the substation to serve the Draftex property. Commissioner Webb moved to approve the agreement. Commissioner Blount seconded and the motion carried.

#### BOARD APPOINTMENTS:

Centralina Private Industry Council - This appointments was deferred.

Domiciliary Home Advisory Committee - Commissioner Webb moved to reappoint Mr. Billy Rufty and Mrs. Anna Bailey. There being no further nominations Mr. Rufty and Mrs. Bailey were unanimously appointed.

CBA Task Force - Commissioner Blount moved to reappoint Mrs. Marjorie Kinard. There being no further nominations, Mrs. Kinard was unanimously appointed.

Rowan Housing Authority - Commissioner Blount moved to reappoint Mr. Eric Beaver to the Authority and the Board unanimously agreed.

Salisbury/Rowan Human Relations Council - Commissioner Blount asked to delay this appointment until the Clerk could determine if Mrs. Catherine Rives was still available to serve.

Tri-County Mental Health - Commissioner Webb moved to reappoint Mr. Bill Burgin to a full term. Chairman Cohen seconded and the motion carried.

Rowan County Planning Board - Commissioner Blount nominated Mr. Ben Davis to fulfill the unexpired term of Walter Koontz. Commissioner Webb seconded and the motion carried.

Rowan Helping Ministries - Chairman Cohen nominated Commissioner Blount to serve as a director on the newly revised Board of Directors for Shelter Ministries. The Board agreed by consensus.

#### ADDITIONS TO THE AGENDA:

\* Mr. Russell provided with a resolution from Superintendent Dr. Joe McCann for support of the School/Highway bond referendum. He also gave the Board information sheets on the allocation of funds for each County if the bond was successful. The Board agreed that it was very important for the bond to pass to help alleviate some of the County's school needs. Commissioner Webb moved to adopt the resolution of support of the school/highway bonds. Commissioner Blount seconded and the motion carried.

\* Mr. Russell gave the Board two change orders for the completion of the road construction for the entrance road to Fieldcrest Cannon Stadium. He noted that one change order was an addition of \$39,520.98 and the other was to return unused money in the contingency account for \$62,500. Commissioner Blount moved to approve the change orders. Commissioner Webb seconded and the motion carried.

\* Mr. Russell stated that the Board needed a second reading for the change to the Army Aviation Facility lease that had been approved August 5. He noted that the change had been advertised per State Statute. Commissioner Blount moved to approve the amended lease. Commissioner Webb seconded and the motion carried.

\* Mr. Russell also reminded the Board that the NCACC was seeking statewide goals to be considered during the next legislature session. He asked the Board to let him know if they had any concerns they would like to forward to the Association.

Commissioner Blount moved to enter closed session to discuss the purchase of property for the parking project. He also invited architect Bill Burgin and his assistant to attend. Commissioner Webb seconded and the motion passed by unanimous vote.

Upon conclusion of closed session, Commissioner Webb moved to return to open session. Commissioner Neely seconded and the motion carried. No action was taken during closed session.

Commissioner Blount moved to authorize the County Manager to make an offer to Wallace Realty of \$160,000 for the purchase of the Norman's building. Commissioner Webb seconded and the motion carried.

There was discussion among the Board concerning the Board's satisfaction with its airport consulting engineers. The Board then asked Mr. Russell to seek proposals from engineer firms for upcoming projects at the airport.

There being no further comments, Commissioner Blount moved to adjourn the meeting. Commissioner Webb seconded and the motion carried.

Respectfully Submitted,

Kelly Dickinson,  
Clerk to the Board