

MINUTES OF THE MEETING OF
ROWAN COUNTY COMMISSIONERS
MAY 19, 1997 - 7:00 P.M.
COMMISSIONER'S MEETING ROOM, ADMINISTRATION BUILDING

PRESENT: Jim Neely, Chairman
J. Newton Cohen, Vice-Chairman
Steve Blount, Member
Dave Rowland, Member
Frank Tadlock, Member

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

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

ADDITIONS TO THE AGENDA:

- Commissioner Tadlock asked the Board to hear a short report from the N.C. Transportation Museum.
- John Holshouser stated he needed to have a short closed session concerning the pending Harp vs. Rowan County lawsuit
- Commissioner Blount asked to give a brief report on the public hearing on the proposed area code split.
- Mr. Russell asked the Board to consider purchase of property.

CONSIDERATION OF CONSENT AGENDA:

Commissioner Blount moved to approve the consent agenda as submitted. Commissioner Cohen seconded and the motion carried. The consent agenda consisted of the following items:

- (A) Refunds totaling \$2,025.28
- (B) Approval of Unanimous Road Name Change of *Yellow Brick Road*

- (c) Establish Public Hearing for Kannapolis ETJ Appointment for June 2, 1997 at 9:15 a.m.

ADDITION TO THE AGENDA:

Commissioner Tadlock introduced Shirley Napier from the N.C. Transportation Museum. She then introduced Dr. Tom Rhodes, executive director of the museum. Ms. Napier gave a visitation report to the Board and noted that the museum expected to have 120,000-150,000 visitors for the year. She asked the Board to consider the need for a larger hotel with banquet facilities and a new civic center to meet the growing tourism needs of the County.

Commissioner Cohen asked if the museum could determine how many of its visitors were from out of town. Dr. Rhodes answered that they were working on software that would enable them to determine where the visitors were from. Chairman Neely stated he would also like to see the data of where the visitors are coming from.

PUBLIC HEARING: SALISBURY & CHINA GROVE ETJ APPOINTMENTS:

Commissioner Blount moved to open the public hearing for applications for extra-territorial jurisdiction representatives to the Salisbury Planning Board and Zoning Board of Adjustment as well as the China Grove Zoning Board of Adjustment. Commissioner Rowland seconded the motion and it passed by unanimous vote.

Chairman Neely called for public comment and there none being offered, Commissioner Rowland moved to close the public hearing. Commissioner Blount seconded and the motion carried.

Commissioner Blount moved to appoint Martha Corriher and Hoy Correll to the China Grove Board of Adjustment, as well as Mark Lewis in a one year term, Herbert Chambers, in a two year appointment and Elaine Stiller, in a three year appointment to the Salisbury Planning Board. He also moved to appoint Robert Cockerl to serve on the Zoning Board of Adjustment. Commissioner Rowland seconded the motion and it passed unanimously.

PUBLIC HEARING: ROAD NAME CHANGE

Commissioner Blount moved to open the public hearing for comments on the proposed road name change of Messick Farm Road. Commissioner Tadlock seconded and the motion carried.

There being no public comment offered, Commissioner Blount moved to close the public hearing. Commissioner Rowland seconded and the motion carried.

Commissioner Blount then moved to approve the road name change. Commissioner Cohen seconded and the motion passed by unanimous vote.

PUBLIC HEARING: SNIA OVERLAY APPLICATION:

Commissioner Blount moved to open the public hearing for comments on an SNIA overlay application. Commissioner Rowland seconded and the motion carried.

Those persons who addressed the Board were:

Mr. Horton - spoke as the developer of the property and described the type of building that would be built.

Max Pace - stated he lived across the street from the property in question and the neighbors opposed the plan to build a motorsports park because it would disturb the neighborhood.

Nell Lee - stated she lived across from the property and didn't want this type of business in the rural farming community.

Mr. Lee - stated the sports park would attract undesirable elements to the neighborhood and would cause crime to increase.

Alex Freeze - opposed the motorsports park stating the community would no longer be a peaceful community.

Mary Freeze - stated the homeowners already had to deal with the drag strip and the motorsports park would increase the noise.

There being no further comments, Commissioner Blount moved to close the public hearing. Commissioner Cohen seconded and the motion carried.

Commissioner Blount asked the staff about turning down the overlay application. Marion Lytle stated the ordinance was vague concerning the overlay application, however the Board had more control over issuing the permits for actual construction.

Chairman Neely stated he would like staff to study the issue further and come back to the Board. Commissioner Rowland stated that this was only approving the overlay and not building construction. Commissioner Blount said he would like to have a clear understanding if the application can be denied and moved

to delay action until the next meeting. Commissioner Tadlock seconded the motion and it passed by a vote of 3/2 with Commissioners Cohen and Rowland voting against.

RESOLUTION TO AWARD CONTRACT FOR AMBULANCE REMOUNT PROJECT:

Vicki McCombs stated the bids received for an ambulance remounting project were:

Basa Truck and Electric	\$26,200
Medical Coaches, Inc.	\$24,100

She stated the company would be remounting an ambulance box onto a freightliner chassis and refurbishing the box. She recommended the contract be awarded to Medical Coaches, Inc. Commissioner Blount moved to approve the award to Medical Coaches, Inc. Commissioner Cohen seconded and the motion passed unanimously.

RESOLUTION TO AWARD CONTRACT FOR ISSUANCE OF FOOD COUPONS FOR SOCIAL SERVICES:

Mrs. McCombs stated bids had been received for contract issuance of food coupons for the department of social services. The bids received were from:

Cost Containment	Mail Issuance fee	\$0.40
	Postage Fee-	USPS rates
	Site Issuance Fee-	\$1.05
Office World	Mail Issuance Fee	\$0.42
	Postage Fee	Actual Cost
	Site Issuance Fee	\$1.75

She recommended the contract be awarded to Cost Containment.

Commissioner Cohen moved to approve Cost Containment for the contract. Commissioner Rowland seconded and the motion carried.

RESOLUTION TO AWARD CONTRACT FOR PURCHASE OF TRACK LOADER FOR LANDFILL:

Bids received for the purchase of a new track loader were from:

Carolina Tractor & Equipment	\$182,358
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Trade-in	(8,500)
Bid Price	\$173,858
NC Equipment Co.	\$183,324
Trade-in	(5,000)
Bid Price	\$178,324

Don Conner told the Board that the new loader would be a caterpillar and the trade in was a fiat. Commissioner Blount moved to award the bid to Carolina Tractor. Commissioner Cohen seconded and the motion passed unanimously.

RESOLUTION TO AWARD CONTRACT FOR PURCHASE OF NEW SCALE AT LANDFILL:

Bids for scales for the landfill were received from:

Shering Scales	\$61,990
Charlotte Scales	\$64,500
Shamrock Scales	\$76,108
Palmetto Scales	\$111,388

Staff recommended the bid be awarded to Shering Scales. Chairman Neely questioned the use of out of state vendors and the time it would take if the scales needed service. He asked if that could be taken into consideration when awarding a bid. Mr. Conner stated that although Shering Scales was located in Tennessee it had contracted with a company in Charlotte to provide 24 hour service.

Commissioner Blount moved to award the contract to Shering Scales. Commissioner Cohen seconded and the motion carried.

RESOLUTION TO AWARD CONTRACT FOR CONSTRUCTION OF PHASE II OF LANDFILL:

Don Conner stated bids had been received for the construction of the lined second cell at the landfill and the following bids were opened:

Morgan Corporation	\$1,558,793.80
Robbinsville Contracting Co.	1,591,965.40
Anson Contractors, Inc.	1,700,623.11
Blythe Construction	1,725,179.10
R.B. Baker	1,795,100.55
JM's Professional Construction Services	1,873,375.36
GIT	1,927,727.00

PAPCO Group	1,982,450.00
Phillips & Jordan, Inc.	2,050,998.00

Commissioner Blount moved to award the contract to Morgan Corporation. Commissioner Cohen seconded the motion and it passed by unanimous vote.

Commissioner Rowland asked to verify that the money for the project was from the landfill revenue fund. Mr. Russell stated that yes, the money was from the fund and already budgeted.

REQUEST FROM TOWN OF CLEVELAND FOR PUBLIC HEARING CONCERNING ABC STORE:

The Board received a letter from the Town of Cleveland requesting the Board to ask the ABC Board to hold a public hearing concerning the location of an ABC store in Cleveland.

Commissioner Blount moved to request the ABC Board to hold a public hearing in the Cleveland area prior to the June 6 ABC Commission meeting concerning the location of an ABC store in Cleveland. Commissioner Tadlock seconded the motion and it passed by unanimous vote.

Commissioner Cohen discussed having more control over alcoholic beverages in the county rather than regulations. Sheriff Martin described how ABC revenues are forwarded and used by local law enforcement.

CONSIDERATION OF SEWER AGREEMENT WITH CITY OF SALISBURY:

Mr. Russell presented a sewer agreement with the City of Salisbury to provide sewer services to the Dillard's distribution building. He noted that the line would also serve the schools Peeler road site.

Commissioner Blount moved to approve the sewer agreement. Commissioner Cohen seconded and the motion passed by a vote of 4/1 with Commissioner Rowland voting against.

Commissioner Rowland stated that the County could not continue to invest money in lines and give ownership to the City.

APPROVAL TO ESTABLISH PUBLIC HEARING FOR BUDGET:

Commissioner Cohen moved to set the public hearing for comments on the proposed 1997-98 budget at 4:00 p.m. on June 2. Commissioner Tadlock seconded and the motion carried.

APPROVAL OF CAROUSEL BUILDING FOR DAN NICHOLAS PARK:

Parks Director Jim Foltz and Architect Bill Burgin discussed the bids which were received for the construction of a building to house the carousel at Dan Nicholas Park.

Commissioner Rowland stated the Hurley family had been very generous in the carousel project but he had a problem with staff giving the Board an inaccurate figure for the cost of a project. He said that the cost of the building had been 100% over what the Board was told it would cost.

Commissioner Blount stated that in the future staff needed to take time to seek professional input for accurate figures on projects. He then moved to approve the project as presented allocating up to an additional \$75,000 for the construction of the building.

Commissioner Cohen asked Brady Frick to provide a detailed account of the revenues generated by the train and the actual costs to operate and maintain the train.

DISCUSSION OF HANGAR COSTS:

Mr. Russell asked to delay this item until a later date. The Board agreed by consensus.

BOARD APPOINTMENTS:

Personnel Commission - Commissioner Blount moved to appoint Ronnie Smith to replace Norma Barnes. Commissioner Cohen seconded and the motion carried.

RCCC - Commissioner Cohen moved to reappoint Raymond Johnson to the RCCC Board. Commissioner Blount seconded and the motion carried.

ADDITIONS TO THE AGENDA:

- Commissioner Blount updated the Board on the Utilities Commission public hearing he had attended in Raleigh earlier in the day. He described the various plans that were discussed at the meeting and noted that the telephone companies were supporting a revised plan which would keep Rowan County in one area code plan.
- Mr. Russell told the Board that the bankruptcy court had approved the County's offer to purchase the Brendle's Building and asked the Board to formally approve the transaction. Commissioner Blount moved to

purchase the old Brendle's building for 1,500,000. Commissioner Rowland seconded and the motion passed by unanimous vote.

PUBLIC COMMENT:

Mike Sherman - stated the Board needed to authorize a study of cost before figures are given for future projects, noting the Carousel Building as an example of figures being inaccurate that the Board basis its decision on.

Leroy Bostian - stated various concerns to the Board about the IRS.

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

Respectfully Submitted,

Kelly Dickinson,
Clerk to the Board