

MINUTES OF THE MEETING OF  
ROWAN COUNTY COMMISSIONERS  
OCTOBER 20, 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, Finance Director, and County Attorney were also present. Chairman Neely called the meeting to order and Commissioner Cohen gave the invocation.

ADDITIONS TO THE AGENDA:

- Commissioner Blount asked to have a brief closed session to discuss the possible sale of real estate.
- Commissioner Rowland asked the Board to discuss school construction and projects that are being completed around the state.

CONSIDERATION OF CONSENT AGENDA:

Commissioner Blount moved to approved the consent agenda as submitted. Commissioner Tadlock seconded the motion and it passed by unanimous vote.

The consent agenda consisted of the following items:

- (A) Approval of Refunds totaling \$150.00
- (B) Correspondence

Mr. Russell noted that the correspondence consisted of a letter to the Board notifying them that the state had appropriated additional funds for the CBA programs. He added that the other letter was from the City of Salisbury showing their TIP list for the DOT hearing. Mr. Russell noted that no action was necessary.

RECOGNITION OF EMS EMPLOYEES:

Mr. Wayne Ashworth introduce Mr. Billy Eldridge and Mr. Tim Martin. They entered that state paramedic competition for the first time and won their regional competition in Ashville. They placed third in the state finals. The board congratulated them on their accomplishments and thanked them for representing the County.

Mr. Frank Thomason introduced Mr. Lonnie Owens. Mr. Owens had been named state Telecommunicator of the year for his outstanding work throughout the year. The Board thanked Mr. Owens for his dedication and congratulated him for his accomplishments.

REQUEST FOR RISK MANAGEMENT FUNDS CHECKING ACCOUNT:

Ms. Earnhardt presented a request to the Board to designated Mr. Larry Justice as “Deputy Finance Officer” with sole signature authority for the worker’s compensation checking account. She noted that Mr. Justice was contracted by the County to investigate and process workers compensation claims. She added that he would be monitored by the Finance and Human Resources offices.

Ms. Earnhardt also asked the Board to authorize a new account to be opened with The North Carolina Cash Management Trust to deposit the Workers’ Compensation funds in order to maximize the interest earning capabilities.

Commissioner Rowland moved to approve the requests as submitted. Commissioner Blount seconded and the motion carried.

APPROVAL OF WATER/SEWER AGREEMENT FOR DILLARD’S PROJECT:

Mr. Don Conner introduced Mr. Barrett Lassiter from the City of Salisbury utilities department. He reviewed the bid process for the water/sewer extension for the Dillard’s project.

Mr. Lassiter told the Board that the original low bid had been negotiated down to a final low bid of \$514,200. He added that they had tried to cut out as much as possible to reduce the cost but noted that the majority of the increase from the original estimate was due to the construction of a road to service the pump station.

Board members stated their concerns about the cost of the road appearing to be overrated and questioned the practice of having better estimates when project commitments are first sought.

Commissioner Blount moved to approve the low bid of \$514,200 for the Dillard's water/sewer project. Chairman Neely seconded and the motion passed by a vote of 4/1 with Commissioner Cohen voting against.

The Board discussed the possibility of adding an engineer to staff to alleviate the amount spent each year on engineering fees. The Board agreed by consensus to ask the County Manager to study the need and feasibility and report back to the Board.

APPROVAL OF AIRPORT TAXIWAY EXTENSION PROJECT:

Mr. Russell reviewed a letter from airport engineers Talbert & Bright reviewing the bids received for the parallel taxiway relocation project. The bids received were from:

The Papco Group, Inc.	\$635,568.18
Bost Construction	\$772,197.60
Fowler Jones Beers Construction	\$799,199.40

The Papco Group was recommend for the award of the bid. Mr. Russell noted to the Board that this project was funded 90/10 by the State.

Commissioner Blount moved to award the contract to The Papco Group for \$635,568.18. Commissioner Rowland seconded the motion and it passed by unanimous vote.

Commissioner Cohen asked to specify no liquidated damages on the contract.

DISCUSSION ON SHORELINE MANAGEMENT PLAN:

Mr. Russell reviewed with the Board the latest draft of Yadkin Inc.'s Shoreline Management Plan. He also reviewed a letter and resolution from Montgomery County opposing the plan if their requested amendments weren't added.

He recommended that the Board adopt a formal position on the Shoreline Management Plan in order to forward the Board's position to Yadkin, Inc. The Board discussed the amendments proposed by Montgomery County and some members felt they did not agree with all of the requests. Commissioner Blount suggested the Board pick one or two issues that they felt were most important and

forward those to Yadkin, Inc. Commissioner Rowland stated he did agree with all eight recommendations and did not like Yadkin, Inc.

Commissioner Rowland moved to endorse the eight recommendations suggested by Montgomery County for amendments to the Shoreline Management Plan. Commissioner Tadlock seconded the motion. Commissioner Blount made an amendment to the motion to drop items 1, 2, 4 and 5 from the list approving the rest. Commissioner Cohen seconded the amendment and it passed by a vote of 3/2 with Commissioners Rowland and Tadlock voting against. With this motion the Board agreed to endorse items 3, 6, 7 and 8.

#### DISCUSSION ON WELFARE REFORM BILL:

Mr. Russell told the Board that he had provided them with information about the welfare reform legislation that he received at a workshop on the issue. He reviewed the "Work First" program that a county could implement if it chose to recognize as a Standard County. He also reviewed some of the options if the County chose to become an Electing County.

Mr. Travis also reviewed the differences and requirements for being a Standard versus Electing county.

After lengthy discussion the Board agreed that due to the limited information on becoming an electing county and the time constraints being faced, the members agreed to develop a plan to remain a Standard County. Commissioner Blount moved to develop the plan necessary to be a Standard County and not to become a pilot county. Commissioner Cohen seconded and the motion carried.

#### REQUEST FOR WAIVER OF LATE FEES FOR MAILBOXES ETC.:

The Board received a request from Mail Boxes Etc., requesting that fees assessed for late filing of business personal property be waived. The fees totaled \$157.86. Mr. Russell noted that the company had not listed any tax returns until 1996 and the County Assessor's staff had discovered five previous years that should have been listed.

Commissioner Rowland stated that he felt if the Company had never listed their taxes in the first place the County wouldn't have found them.

Commissioner Cohen moved to approve the Tax Assessor's ruling that the late listing fees were due. Commissioner Blount seconded the motion by a vote of 4/1 with Commissioner Rowland voting against.

#### REVIEW OF REVISED EMERGENCY MANAGEMENT MUTUAL AID & ASSESSMENT AGREEMENT:

This item was deferred until the next meeting.

#### REVIEW OF REVISED ZONING ORDINANCE DRAFT:

The Board reviewed some changes they had noticed in the draft with the Planning Staff.

Mr. Lytle noted that “hog lots” needed to be changed to a conditional use in an industrial district and he would make the change in the next draft.

Mr. Lytle reviewed how staff would handle the upcoming public workshops on the zoning document.

Commissioner Rowland asked about the necessity of an agricultural overlay district. Mr. Lytle stated that that item was added after the citizens workshop. He stated that they had wanted a protection for farming areas to protect them from development.

The Board then spent time reviewing the changes that had been made during their three workshops with planning staff, and listing items they still felt were a concern, including buffering and screening and pre-1976 mobile homes.

Staff agreed to make all the noted changes and have the document ready in time for the public workshops.

#### ADDITIONS TO THE AGENDA:

- Commissioner Rowland told the Board that he received information from Representative Charlotte Gardner about a tour of a school that was constructed using a “generic” plan. He asked to formally send the information to the Schools to give them the opportunity to tour the school or acquire additional information. Commissioner Tadlock moved to forward the information to the school board. Commissioner Blount seconded and the motion carried.

Commissioner Blount moved to enter closed session for the purpose of the sale of real estate. Commissioner Cohen seconded and the motion carried.

Upon conclusion of closed session, Commissioner Cohen moved to return to open session. Commissioner Blount seconded and the motion passed unanimously. No action was taken in closed session.

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

Respectfully Submitted,

Kelly Dickinson, CMC  
Clerk to the Board