

MINUTES OF THE MEETING OF
ROWAN COUNTY BOARD OF COMMISSIONERS
JULY 6, 1998 – 9:00 A.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 and County Attorney were also present. Chairman Neely called the meeting to order and Commissioner Cohen provided the invocation.

ADDITIONS TO THE AGENDA:

- Commissioner Blount asked to have a closed session for an update on a legal matter.
- Commissioner Cohen stated he would like to discuss the sale of property (Norman's property) in closed session.
- Mr. Russell asked to bring the Board up to date on recent legislative action.

CONSIDERATION OF CONSENT AGENDA:

Commissioner Tadlock asked to make one correction to the Minutes of June 2, 1998 under item a. He stated that on page 2 the figures were reversed. It should read, "an offer to purchase the Norman's property for \$675,000 and the County would do the demolition and façade work, or to purchase for \$500,000 and they would do the demolition and façade work."

With the noted correction, Commissioner Blount moved to approve the consent agenda as presented. Commissioner Rowland seconded and the motion carried.

The consent agenda consisted of the following items:

- (A) Approval of Minutes from 6/1/98, 6/2,98, 6/10/98, 6/15/98, 6/30/98
- (B) Approval of Refunds totaling \$1,636.27
- (C) Request to add *William Drive Extension* to the NCDOT Secondary Road System for Maintenance
- (D) Approval of Unanimous Road Name Petition for *Shuff Lane*

UPDATE ON US 52 RELOCATION PROJECT:

Marion Lytle reviewed the background on the Highway 52 relocation project from the North Carolina Department of Transportation. He stated that the project was a part of the State Transportation Improvement Program. The length of the road is approximately 19 miles at an estimated cost of \$52,800,000.

Mr. Lytle reviewed the two proposed corridors for the road. He stated the State should choose the corridor within a year and then begin work on the right-of-ways.

The Board discussed the importance of working with the other municipalities in supporting the project that would be most benefit the area. They asked Mr. Lytle to set up a planning session with the municipalities and NCDOT.

SNIA PERMIT APPROVAL:

Ed Muire, Assistant Planner, presented two SNIA permit applications for the Board's approval. The two applications were from:

SNIA-2-98 Ronald Eckert
1046 Gateway Drive
 Mooresville, NC 28115

SNIA-3-98 MetroLift Propane, Inc.
1064 Gateway Drive
 Mooresville, NC 28114

Mr. Muire stated that both applications met all the requirements for approval.

Commissioner Blount asked what type of neighborhood the properties were in. Mr. Muire replied that they would be in a new industrial park in the Mooresville Motorsports Park area.

Commissioner Blount moved to approve the SNIA permit applications for Ronald Eckert and MetroLift Propane, Inc. Commissioner Rowland seconded the motion and it passed by unanimous vote.

SUBDIVISION ORDINANCE: APPROVAL OF PRIVATE ROAD:

Mr. Muire presented a request for approval of a private road in the Crescent Estates, Section 2. He stated that the road was constructed to DOT standards but was not contiguous with another state maintained road and therefore would not be taken over by the state.

Chairman Neely said he felt that approving this road would start a dangerous precedent and create road problems similar to Kannapolis Country Estates.

Commissioner Cohen asked why the front portion of the road was gravel and not paved like the rest of the road.

Mr. Muire stated that staff was currently reviewing the covenants for the subdivision to ensure that it provides for homeowner participation in maintaining the road.

Commissioner Blount moved to approve the private road subject to the covenants being acceptable. Commissioner Rowland seconded and the motion passed by a vote of 3/2 with Chairman Neely and Commissioner Cohen voting no.

REVIEW DEMOLITION BIDS:

Mr. Russell gave the Board the only bid that had been received for demolition work at the Norman's property. He stated he wished to seek direction from the Board as to which pieces they would like to remove. He stated he would like to remove the fire escape, lean-to's and sheltered areas to clean up the area and discourage vagrants.

Commissioner Tadlock stated that parking for employees was a critical issue and he would like to see more information on cleaning the area and be able to discuss the area with City Council.

Commissioner Blount stated that he would like to demolish a few pieces for now in order to reduce the County's liability.

Commissioner Rowland stated he would also like to see another bid on the project.

Commissioner Cohen suggested demolishing items 2-6 under option A on the sheet Mr. Russell submitted. Commissioner Blount moved to authorize the County Manager to accomplish all items in option A with a modification to the fire escape to only remove the bottom and the negotiate for the lowest bid. Commissioner Cohen seconded the motion and it passed by unanimous vote.

PRESENTATION OF WATER/SEWER STUDY:

Kelly Derr and Charles McGoogan from Hobbs, Upchurch presented the feasibility study for water/sewer within the County.

They described the corridors that should be addressed as well as a review of the inventory of existing systems that the County may be able to work with. Mr. Kerr noted that only two systems, Salisbury and Kannapolis, had excess capacity at this time.

Mr. Derr reviewed several options the County could pursue and submitted their recommendations of implementing phase I of the waste water plan.

Commissioner Blount stated that the type of road constructed for the new 52 would determine if the County should pursue implementing a water system in that area.

Chairman Neely stated he would like to have a meeting with the affected municipalities to get their input on which direction the County should proceed. Commissioner Tadlock asked staff to forward a copy of the study to each municipality so they would have the information.

REVIEW OF REQUESTED SHERIFF'S POSITION:

Sheriff Bob Martin gave the Board background information on the position that had been cut during the budget process. He noted that the positions were established to try to work on the drug problem in the County and had been successful.

Commissioner Blount stated it appeared that the position was critical to law enforcement in the County and moved to amend the budget to fund the position.

Commissioner Tadlock seconded and the motion passed by a vote of 3/2 with Commissioners Cohen and Rowland voting against.

Commissioner Rowland asked at what point the Board should say no to grants when the County is expected to fund positions once a grant expires.

BOARD APPOINTMENTS:

ABC Chairman – Commissioner Cohen moved to appoint Faye Porter as Chairman of the ABC Board. Commissioner Blount moved to appoint Hank Palmer. There being no further nominations, Ms. Porter was appointed with Commissioners Cohen, Rowland and Tadlock voting in favor.

Voting Delegate NCACC Conference – Commissioner Blount moved to nominate Newton Cohen as the voting delegate for the Board. Commissioner Rowland seconded and the motion carried.

ADDITIONS TO THE AGENDA:

- Mr. Russell told the Board that Representative Charlotte Gardner had introduced a bill to provide for an increase in facility fees, and it looked like the bill had a good chance of passing. He also told the Board about legislation concerning school energy cost and the white goods bill. He told members he would keep them updated on any changes.
- Commissioner Cohen stated that he wanted to make sure that the \$325,000 the Board appropriated for school supplies was over and beyond what the school appropriates from its budget.

There being no further business, Commissioner Blount moved to enter closed session for an update on a legal matter and possible sale of property (Norman's Property). Commissioner Cohen seconded and the motion carried.

Upon conclusion of closed session, Commissioner Tadlock moved to return to open session. Commissioner Rowland seconded and the motion passed unanimously.

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

Respectfully Submitted,

Kelly Dickinson, CMC

Clerk to the Board