

MINUTES OF THE MEETING OF THE BOARD OF  
ROWAN COUNTY COMMISSIONERS  
OCTOBER 19, 1998 – 7:00 P.M.  
COMMISSIONER'S MEETING ROOM, ADMINISTRATION BUILDING

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

The County Manager, Finance Director, County Attorney and Clerk to the Board were also present. Chairman Neely called the meeting to order and Commissioner Tadlock provided the invocation.

ADDITIONS TO THE AGENDA:

Commissioner Cohen asked the Board to hold a short closed session to discuss the sale and purchase of property.

CONSIDERATION OF CONSENT AGENDA:

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

- (A) Approval of Refunds totaling \$370.00
- (B) Approval of Budget Amendment to Complete Industrial Park Roads

PUBLIC HEARING: REZONING PADGETT AND BECK PROPERTIES:

Chairman Neely opened the public hearing for comments on rezoning the Padgett and Beck properties to mobile home park status. The following people addressed the Board:

Darrell Padgett – Owner of the property. Asked for more clarification about what the change in status would mean for his property.

Unidentified citizen – stated she rented a lot on the Beck property and that she understood the manufactured homes would now have to be brick underpinned and stated she could not afford brick.

Mr. Rowland told her that with the property being changed to mobile home park status when a new mobile home was put into the park it would not require brick underpinning and she would not have to use brick on her home.

There being no other citizens to address the Board, Chairman Neely closed the public hearing.

Commissioner Blount moved to approve the rezoning requests. Commissioner Tadlock seconded and the motion carried.

#### SNIA PERMIT APPLICATIONS:

Mr. Ed Muire presented two applications for SNIA permits. The requests were from:

Robin Brunhoelzl  
803 Performance Rd.  
 Mooresville, NC 28115

Bob Blake  
1018 Gateway Drive  
 Mooresville, NC 28115

Mr. Muire stated they met all requirements and staff recommended approval. Commissioner Blount moved to approve the applications. Commissioner Rowland seconded and the motion carried.

#### UPDATE ON CITATION ISSUED FOR NOISE ORDINANCE VIOLATION:

Ed Muire discussed with the Board a warning citation that was issued to the Dunn's Mountain Pink Granite site located on Stokes Ferry Road. Mr. Muire stated that he had responded to a noise complaint and the quarry had registered high on the decibel reader. He added that since the warning violation he had returned and found the quarry in violation again, which would result in a fine. He explained that the fine for the first violation was \$25.00, \$50.00 for the second and \$100.00 for the third and subsequent violations.

Mr. Muire discussed with the Board purchasing a meter that could be mounted outdoors and provide a continual reading over a specified number of hours or days. He stated that if the quarry was found to be in violation they would have a

record of how many occurrences there were over the time period, and the quarry would be fined for each occurrence.

Mr. Russell stated that it was time to enforce the noise problem with the quarries because it seemed to be getting worse. The Board asked staff to work with the County Manager to develop some options and report back to at a later meeting. They also asked for a monthly update on their progress.

APPROVAL OF RE-ROOFING PIEDMONT BEHAVIORAL HEALTHCARE:

Mr. Russell stated that two bids had been received for work to re-roof the mental health building on Mahaley Avenue. The bids received were from: Cohen Roofing and Metal \$54,000 and McRae Roofing \$44,206. He recommended that the lowest bid from McRae be accepted.

Commissioner Rowland moved to approve the bid from McRae Roofing. Commissioner Blount seconded and the motion carried.

PUBLIC HEARING: APPLICATION FOR FINANCING PACKAGE FOR HEALTH/MENTAL HEALTH PROJECT:

Chairman Neely opened the public hearing for comments on financing the health/mental health project.

There being no one to address the Board, Chairman Neely closed the public hearing.

Leslie Earnhardt told the Board that she had received eight proposals for the financing package which were:

NationsBank	\$2,314,999.96
Wachovia Bank	\$2,341,933.32
Farmers & Merchants	\$2,346,750.92
Centura	\$2,359,153.74
Central Carolina Bank	\$2,375,977.84

She noted that bids were also received from First Union, Banc One and Koch Financial but they were disqualified. She recommended the lowest proposal from NationsBank be accepted.

Commissioner Rowland moved to approve NationsBank for financing the project, adding that the Finance Officer was authorized to execute and deliver the Commitment letter and the Installment Finance Agreement with NationsBank, and any other certificates or instruments that may be required, including in particular a

Deed of Trust with respect to the Health/Mental Health Project. Commissioner Tadlock seconded and the motion carried.

RESOLUTION OF SUPPORT FOR 1998 CLEAN WATER/NATURAL GAS BOND:

Mr. Russell stated that County Commissioners Association was seeking an endorsement for the State Clean Water/Natural Gas Bond Referendum.

Commissioner Blount asked if these would be two separate questions on the ballot. Mr. Russell answered yes. Commissioner Blount said he could endorse the Clean Water Bond but did not see any advantage to the Natural Gas Bond.

Mr. Russell stated that Rowan Municipalities would receive very little money if any from the Natural Gas Bond, because the bond was much less than the anticipated needs in the State.

Commissioner Blount moved to endorse the Clean Water referendum only and not the Natural Gas referendum. Commissioner Tadlock seconded and the motion carried.

Commissioner Tadlock asked to clarify that this money was not for county water systems.

FINAL APPROVAL FOR SALE OF HEALTH BUILDING TO VOCATIONAL WORKSHOP:

Mr. Holshouser stated that no upset bids had been received upon the advertisement of the sale of the Health building.

Commissioner Blount moved to give final approval of the sale. Commissioner Rowland seconded and the motion passed on unanimous vote.

\* Commissioner Neely moved to rename the Red Room in the Community Building after former Commissioner Dick Messinger. Commissioner Cohen seconded the motion and it passed unanimously.

There being no further business, Commissioner Cohen moved to enter closed session to discuss the sale of property (the Norman's building). Commissioner Rowland seconded and the motion carried.

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

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

Respectfully Submitted,

Kelly Dickinson, CMC  
Clerk to the Board