

MINUTES OF THE MEETING OF
THE ROWAN COUNTY BOARD OF COMMISSIONERS
DECEMBER 7, 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

Chairman Neely called the meeting to order and asked the Reverend Chris O’Guinn to give the invocation.

Commissioner Tadlock moved to approve the minutes for November 2, and 16, 1998. Commissioner Blount seconded and the motion carried.

Chairman Neely then made his final remarks to the Board thanking them for their support during his term of office. He also thanked Mr. Russell and Sheriff Bob Martin for their work and support.

There being no further old business before the Board, Commissioner Blount moved to adjourn the meeting. Commissioner Rowland seconded the motion and it passed unanimously.

OATH OF OFFICE:

Chief District Court Judge Anna Mills Wagoner administered the oath of office for Commissioners Blount, Tadlock and Chamberlain.

After the oath of office, Mr. Russell presented Mrs. Chamberlain with the official County Commissioner lapel pin to pin on Mr. Chamberlain.

SELECTION OF CHAIRMAN & VICE-CHAIRMAN

Mr. Russell presided over the selection of Chairman and Vice-Chairman for the Board. He first opened the floor for nominations for Chairman.

Commissioner Rowland nominated Newton Cohen. There being no further nominations, Commissioner Blount moved to close the nominations and approve Mr. Cohen as Chairman. Commissioner Tadlock seconded and the motion carried.

Mr. Russell then asked for nominations for Vice-Chairman. Mr. Chamberlain nominated Frank Tadlock. There being no further nominations, Mr. Blount moved to close nominations and approve Mr. Tadlock as Vice-Chairman. Commissioner Cohen seconded and the motion carried.

Mr. Cohen thanked the Board for their support and addressed an editorial he felt was unfair to the Board.

RECOGNITION OF MR. NEELY:

Chairman Cohen presented former Commissioner Jim Neely with a plaque thanking him for his service, a plaque recognizing his two terms as Chairman and a gift as a token of the Board's appreciation.

Mr. Neely graciously thanked the Board.

RECOGNITION OF ROBERT MARTIN:

Chairman Cohen presented former Sheriff Robert Martin with a plaque thanking him for his service for the past twelve years as Sheriff of Rowan County.

Mr. Martin thanked the Board for the plaque and for their support throughout his term of office.

Chairman Cohen then adjourned the meeting for a reception to honor Mr. Neely and Commissioner Arnold Chamberlain.

NEW BUSINESS:

Chairman Cohen reconvened the Board at 10:15 a.m. and asked for additions to the agenda.

- Mr. Holshouser asked the Board to add a public hearing for Pinnacle Corporation for Industrial Facilities Revenue Bonds. He noted that the public hearing was advertised.

- Mr. Russell asked the Board to add a budget amendment to allow the County to receive state funds payable to Dillard's Corporation as an incentive from the state.
- Mr. Russell also asked the Board to approve a resolution for the Workfirst Transportation/Transition funds.

APPROVAL 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 Budget Amendment to Budget Funds Received for State Grant
- (B) Approval of Refunds totaling \$1,765.89
- (C) Approval of Resolution for Centralina Council of Governments to Receive State Funds for Rowan County's Share
- (D) Approval of RTS Substance Abuse Policy
- (E) Approval of Unanimous Road Name Changes for *Blackwell Woods Drive* and *Vera Drive*
- (F) Approval of Proposed Sheriff's Proposed Reorganization

REQUEST FOR TAX RELIEF:

Ms. Mary Keck appealed to the Board for relief from the indebtedness of taxes totaling \$5,409.69.

Tax Assessor Jerry Rowland and Personal Property Auditor Alan Whitley reviewed the case with the Board.

Mr. Whitley stated that Ms. Keck purchased property which had previously been a church and intended to continue to use the property for a church, however, she put the property in her name rather than the congregation and law does not allow exemptions for religious property in an individual's name. He reviewed the exemption standards and the years leading to the current amount due.

Ms. Keck stated that she had moved from out of state and did not realize the law was different in North Carolina about listing the church property. She stated that her only intention for use of the property was as a church.

Commissioner Chamberlain stated he was aware of the work Ms. Keck was doing and that the property had always been intended for church use.

There was discussion among the Board about the legality of abating past taxes and what options the Board had. Mr. Rowland stated he felt the Board could not abate the taxes but could allow an extension for filing as a religious property.

Commissioner Blount moved to allow Ms. Keck to file a late exemption for church status if allowable by law. Commissioner Rowland seconded the motion and it passed by unanimous vote.

PUBLIC HEARING: PINNACLE CORRUGATED, LLC:

Chairman Cohen opened the public hearing for an application for revenue bonds through the Industrial Facilities Pollution Control Authority for Pinnacle Corrugated, LLC.

Mr. Jim Williamson, Company representative, described the facility operations stating they were building in the Landis Business Park and would start up hiring an estimated 40 employees.

There being no further comments, Chairman Cohen closed the public hearing.

John Holshouser then read the resolution authorizing the application for revenue bonds. Commissioner Blount moved to approve the resolution. Commissioner Tadlock seconded the motion and it passed upon unanimous vote.

SUBDIVISION IMPROVEMENTS GUARANTEE

Ed Muire, Assistant Planner, presented the Board with a request from Brian Johnson requesting his posting of a letter of credit guarantee for completion of improvements at Lauren Chase Subdivision.

The letter of credit was in the amount of \$54,100 which represented 125% of the engineer's estimate for completion of the project.

Commissioner Rowland moved to accept the letter of credit. Commissioner Blount seconded and the motion carried.

PUBLIC HEARING: CONDITIONAL USE PERMIT:

Mr. Muire presented the Board with the staff report on the proposed expansion of New London Brickworks. Staff stated that the expansion was of a current business and would have no impact on adjacent properties.

Mr. Dave Frame, Company Owner, also addressed the issues as outlined in the application. (Attached)

Chairman Cohen then opened the public hearing for comments on the proposed conditional use permit. There being no comments offered, Chairman Cohen closed the public hearing.

Commissioner Rowland moved to approve the conditional use permit. Commissioner Tadlock seconded and the motion carried.

DISCUSSION OF COMMISSIONER'S GOAL SETTING RETREAT:

The Board discussed possible dates for their goal setting retreat.

Commissioner Blount moved to set the dates for January 28-30. Commissioner Tadlock seconded and the motion carried.

SELECTION OF NCACC VOTING DELEGATE:

Commissioner Rowland moved to appoint Chairman Cohen as the Board's voting delegate for the NCACC Legislative Conference. Commissioner Blount seconded and the motion carried.

DECEMBER MEETING SCHEDULE

Commissioner Tadlock moved to cancel the second meeting for December to accommodate the Christmas Holidays. Commissioner Blount seconded and the motion carried.

BOARD APPOINTMENTS:

Parks & Recreation – Commissioner Blount moved to reappoint Pat Benfield to the Board. Commissioner Tadlock seconded and the vote was unanimous.

Planning Board – These appointments were delayed and the Board asked the Clerk to advertise for applications.

Convention & Visitors Bureau – Commissioner Rowland moved to appoint Commissioner Blount as the Board's appointment. There being no further nominations the vote was unanimous.

Public Health – The Board delayed appointments for this Board and asked the Clerk to also advertise for applications.

Nursing Home Advisory Committee – Commissioner Blount moved to reappoint D.J. Whitfield to the Board. Commissioner Tadlock seconded and the motion carried.

ADDITIONS TO THE AGENDA:

- Mr. Russell asked the Board to approve a budget amendment to recognize the receipt of \$50,000 from the Department of Commerce to be paid to Dillards as part of the State’s economic incentive program.

Commissioner Blount moved to approve the budget amendment. Commissioner Rowland seconded and the motion carried.

- Mr. Russell discussed a resolution for the County to receive state funds for transitional employment transportation assistance.

Commissioner Blount moved to approve the resolution. Commissioner Chamberlain seconded and the motion carried.

There being no further business, Chairman Cohen moved to enter Closed Session for the discussion of the purchase of property. Commissioner Blount seconded and the motion carried.

Upon conclusion of closed session, Commissioner Rowland moved to return to open session. Commissioner Blount seconded and the motion passed on unanimous vote. No action was taken during closed session.

There being no further business, Chairman Cohen adjourned the meeting.

Respectfully Submitted,

Kelly Dickinson, CMC
Clerk to the Board