

MINUTES OF THE MEETING OF THE  
ROWAN COUNTY BOARD OF COMMISSIONERS  
FEBRUARY 1, 1999 – 9:00 A.M.  
COMMISSIONER'S MEETING ROOM, ADMINISTRATION BUILDING

PRESENT: J. Newton Cohen, Chairman  
Frank Tadlock, Vice-Chairman  
Steve Blount, Member  
Arnold S. Chamberlain, Member  
Dave Rowland, Member

Chairman Cohen called the meeting to order. Commissioner Blount provided the invocation and Commissioner Chamberlain led the Board in the Pledge of Allegiance.

ADDITIONS TO THE AGENDA:

Mr. Russell asked the Board to add several items to the Agenda. Those items included: The ETJ plan as developed on the Board's retreat; Text Amendments for the Subdivision and Zoning Ordinances; Approval of a salary for the newly appointed Board of Health Director; Discussion on a letter from the City of Salisbury on fees associated with sludge permitting and a closed session on potential litigation and acquisition of property.

Mr. Blount noted he had received two petitions from citizens for responsible growth and submitted them to the Board.

CONSIDERATION OF CONSENT AGENDA:

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

- (A) Approval of Minutes from 1/4, 1/18, and 1/22 Meetings
- (B) Approval of Refunds totaling \$ 401.05
- (C) Approval of Request to Add *Midfield Street* to the NCDOT Secondary Road Program for Maintenance
- (D) Approval of Unanimous Road Petition for *Triple D Drive*

APPROVAL OF BID FOR HEALTH/MENTAL HEALTH WIRING MATERIALS:

The Board received the results of bids received for wiring the Health/Mental Health building for telephone and data service.

Bids were received from Anicom, Inc. for \$53,115.84 and Mastec Network Services for \$66,177.80. Anicom, Inc. was recommended for the bid.

Commissioner Chamberlain asked about staff's policy to try to secure three bids. He stated that in the future he would like staff to exhaust every effort to try to ensure three bids are received.

The deferred this item so that staff could come to the meeting to answer questions.

TOWN OF LANDIS:

Mr. Bob Wood, Landis Town Clerk talked to the Board about Rowan County participating in an effort to tie water lines together that service the Landis Industrial Park.

The total project was divided into three phases with the total cost being estimated at \$140,000.

Commissioner Rowland stated he felt it would be easier for the County to justify appropriating money to the project if they participated in phase three which would tie Landis into the Kannapolis system.

Commissioner Rowland moved to approve funding phase III as presented for a cost not to exceed \$67,600 to be budgeted in next year's budget. Commissioner Blount seconded the motion.

Commissioner Blount asked Mr. Wood if the industrial park depended on Phase III in order to be operational. He answered that it did not because all of the lines were in place to service the park. He noted that this phase of the project would provide additional pressure for fire protection purposes only.

## APPROVAL OF BID FOR HEALTH/MENTAL HEALTH PROJECT:

Vicki McCombs, Sandy Behm and David Boling talked with the Board to answer questions concerning the wiring bid for the new health/mental health building.

Mrs. McCombs described the normal process and the short time frame this project had been prepared under.

The Board discussed using the same company for the phone system as well as the wiring. Mrs. McCombs assured the Board that the project would come in under budget.

Commissioner Blount moved to approved the bid award to Anicom, Inc. Commissioner Tadlock seconded and the motion carried.

## DISCUSSION ON ETJ BOUNDARIES:

Commissioner Blount stated that the Board had discussed the extraterritorial boundary issue on its retreat and moved to ask staff to create a map showing the boundary the Board had agreed upon.

Commissioner Rowland stated he would have trouble supporting any motion without seeing the map first. Commissioner Blount stated he felt that the County needed to notify the City of Salisbury of its intent to rollback their current ETJ in order to begin the two year notification period. He asked about the time frame beginning when the map was officially adopted. He then moved to advise Salisbury on the Board's intentions to adopt a policy subject to creation of a map, that will grant a one mile extraterritorial jurisdiction from the city boundaries as they currently exist (excluding the two proposed annexed areas), and that all other municipalities would remain the same with extension request being considered on a case by case basis. Chairman Cohen seconded the motion and it passed by a vote of 4/1 with Commissioner Rowland voting no.

Commissioner Rowland stated he agreed with the idea in concept but could not approve it without the map.

## TEXT AMENDMENTS TO THE SUBDIVISION & ZONING ORDINANCES:

Commissioner Blount moved to adopt the amendments to the Zoning Ordinance as presented. Chairman Cohen seconded the motion. Commissioner Rowland asked to clarify that these changes would take loopholes out of the ordinance and correct administration of the ordinance. Mr. Lytle, County Planner,

agreed with Commissioner Rowland's statement. The motion passed by a unanimous vote.

Commissioner Blount then moved to approve the proposed text amendments to the Subdivision Ordinance. Chairman Cohen seconded the motion.

Commissioner Rowland stated he agreed with the concept of the changes but could not support the motion because he felt there were still too many unanswered questions in the ordinance. Commissioner Chamberlain stated that he too could not support the changes at the present time.

Commissioner Tadlock asked Mr. Lytle about the advantages of the proposed changes. Mr. Lytle stated that it would greatly cut down on the number of substandard roads.

Chairman Cohen called for the vote and the motion passed by a vote of 3/2 with Commissioners Rowland and Chamberlain voting against.

#### NEW PUBLIC HEALTH DIRECTOR SALARY:

Chairman Cohen stated he had some personnel questions that should be addressed in closed session and asked to defer any action until after that time. The Board agreed.

#### CITY OF SALISBURY SLUDGE PERMIT FEES:

Mr. Russell read a letter from the City of Salisbury stating they were remitting fees required in the Biosolids Ordinance but were doing so under protest.

Commissioner Blount asked if the Board could legally exempt the City. Mr. Holshouser stated he would research that question as well as the other legal issues raised by the City of Salisbury.

Commissioner Chamberlain stated he hoped the Board would work with all municipalities on a basis of what's fair and maintain good working relationships.

- Leslie Earnhardt, Finance Director, distributed an analysis of the principal and interest payments for Fieldcrest Cannon Stadium. The Board discussed the possibility of putting the stadium on the market for sale and asked Mr. Russell and Ms. Earnhardt to provide data that would give the Board an idea of the stadium's true worth and what the County had invested.

There being no further business, Chairman Cohen declared the Board in closed session to discuss property acquisition, possible litigation and personnel.

Upon conclusion of Closed Session, Chairman Cohen declared the Board in Open Session again. No action was taken during closed session.

Commissioner Chamberlain moved to set a salary of \$68,886 for Leonard L. Wood as the new Rowan Health Director and to pay moving expenses not to exceed \$4,000. Chairman Cohen seconded the motion and it passed by a unanimous vote.

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

Respectfully Submitted,

Kelly Dickinson, CMC  
Clerk to the Board