

**MINUTES OF THE MEETING OF THE
ROWAN COUNTY BOARD OF COMMISSIONERS
APRIL 7, 2003 – 9:00 AM
J. NEWTON COHEN, SR. ROOM, ADMINISTRATION BUILDING**

Present: Steve Blount, Chairman
Gus Andrews, Vice-Chairman
Leda Belk, Member
Chad Mitchell, Member
Frank Tadlock, Member

The County Manager, the Clerk to the Board, Finance Director and County Attorney were also present.

A reception was held at 8:30 am, in Suite 210, to honor the West Rowan High School 2003 State Championship Basketball Team.

Chairman Blount convened the meeting at 9:00 am.

Commissioner Mitchell provided the Invocation and Commissioner Andrews led the Pledge of Allegiance.

ADDITIONS

Chairman Blount requested to add the following items to the agenda”

- Item # 13-a A resolution concerning the in opposition to Kannapolis forming an independent ABC Board.
- Item # 13-b A resolution in support of our Military and their families

LIAISON REPORTS

Commissioner Tadlock reminded the Board of the new South Rowan Library site Groundbreaking ceremony this afternoon at 1:00 pm following the Commission meeting.

CONSIDERATION OF CONSENT AGENDA

Commissioner Tadlock made a motion to approve the Consent Agenda with the exception of Item C/Proclamation for Public Safety Week. The item was added to the agenda for discussion as Item 2A. The motion was seconded by Commissioner Andrews and passed unanimously.

The Consent Agenda consisted of the following items:

- A. Approval of the 2/17/2003 minutes
- B. Approval of the 3/03/2003 minutes
- C. Proclamation for Public Safety Week
- D. Approval to set a public hearing for CUP-27-02, CUP-05-03 and CUP-06-03 a request from SBA Towers
- E. Approval to set a public hearing for CUP-09-03/Z-09-03, to establish a MHO in the RR District
- F. Approval to set a public hearing for Z-07-03, a rezoning from MHP to RA
- G. Formal withdrawal of request for CUP-07-03 (from the 3/17/2003 Commission meeting)
- H. Approval of State Aid to Airports Block Grant
- I. Approval of offer to purchase property
- J. Budget Amendments

PROCLAMATION HONORING THE WEST ROWAN HIGH SCHOOL STATE CHAMPIONSHIP BASKETBALL TEAM

Chairman Blount praised the accomplishments of the 2003 West Rowan High School State Championship Basketball Team; humorously stating “it is becoming a habit” and one that we are proud of. Chairman Blount congratulated the team for achieving its state title for the second consecutive year. Chairman Blount read the Proclamation honoring the team and presented each player, as well as Coach Gurley, a copy of the Proclamation.

A standing ovation and a round of applause followed the presentation and approval of the Proclamation.

2A. PROCLAMATION FOR PUBLIC SAFETY WEEK

Commissioner Tadlock read the Proclamation and made a motion to recognize April 13-19, 2003 as Public Safety Telecommunicator’s Week. The motion was seconded by Commissioner Belk and passed unanimously.

Frank Thomason, Director of Telecommunications, was presented with the Proclamation, which was followed by a round of applause.

PRESENTATION FOR THE SALISBURY-ROWAN HUMAN RELATIONS COUNCIL

Carl Repsher, Chairman of the Salisbury-Rowan Human Relations Council (HRC), highlighted the information in the packets, which included the goals and 2003-04 budget for the HRC. Mr. Repsher also distributed a handout that outlined the requests of the HRC.

Mr. Repsher said that the City of Salisbury has regularly provided the HRC with funding and requested that the County match the City's contribution of \$3500.

Mr. Repsher encouraged the Board to attend Multiculturalism Training and thanked the Board for allowing his presentation.

Commissioner Andrews requested a breakdown of the cost factors for the training and the number of individuals that would attend the training. Mr. Repsher responded that "hundreds of people" were anticipated and consultants would be brought in to provide the training.

In response to a query from Commissioner Belk, Mr. Repsher said the training normally requires two (2) full days, however, due to schedules, the training could be accomplished in one (1) day.

Chairman Blount thanked Mr. Repsher for the presentation.

PRESENTATION FROM THE EDC BOARD PROPOSAL OF USES IN SUMMIT CORPORATE CENTER

EDC Board members Steve Fisher, Bill Wagoner, Archie Jarrell and Kelly King were present to discuss the proposed uses for Summit Corporate Center.

Mr. Jarrell referred to a meeting on March 27th, 2003 in which three (3) presentations were provided to the Board of Commissioners concerning Summit Corporate Center. Mr. Jarrell described the presentations, which suggested the following uses for the center:

- Industry, Business and Retail
- Mixed use allowing only industrial and business
- Industrial use only

Mr. Jarrell stated that the EDC Board had met to review the suggested options. Mr. Jarrell turned the discussion over to Mr. Fisher and Mr. Wagoner to explain the decision of the EDC Board.

Using a power point presentation, Mr. Wagoner illustrated areas that should not be developed for retail business. Mr. Wagoner said the park consists of 150 acres and pointed out the prime areas within the park.

Mr. Fisher reviewed the existing tracts in the park as well as the surrounding areas. Mr. Fisher referred to the economy and said the EDC Board had reached the conclusion that “we need to move where the food is.” Mr. Fisher said there is very little activity regarding industry, however the retail industry continues to “move forward.” Mr. Fisher said the EDC Board had directed Randy Harrell, EDC Director, to learn the needs of the retail businesses in an effort to locate property and provide retail with the same services provided to “big box industry.”

Mr. Wagoner said the EDC Board proposed to do “something new with retail” and was actively seeking how to bring retail to the region south of town. Mr. Wagoner referred to the map and said the EDC would like to present the Board with a series of analysis of the three-interchange area. Mr. Wagoner continued by saying the EDC would like to bring the Board a master plan process for the economic development of the area that would review a mix of commercial and industrial uses.

Mr. Fisher said the EDC favored a mixed use on parcels at the entrance, which would set the tone for the park. Mr. Fisher referred to the various “stakeholders” in the area, the City of Salisbury, Rowan County, Granite Quarry and Rowan Cabarrus Community College (RCC), saying the EDC would like the stakeholders to meet and discuss the issue. Mr. Fisher said the EDC does not recommend retail use for the corner lots but does recommend a mixed use and the undertaking of a master plan process.

Mr. Jarrell said at this time, the master plan would be designed with planning staff from Salisbury, Rowan County and Granite Quarry.

Mr. Wagoner responded to Commissioner Belk that the timeline for the master plan should be ready by the “middle of the summer.”

Chairman Blount referred to an earlier catch phrase of 1000 acres/2 exits/Community College/Airport and suggested expanding out to the west.

Mr. Jarrell reported that the group hoped to quickly begin the process started for state certification.

Chairman Blount thanked the EDC Board for its presentation.

APPROVAL OF A PROCLAMATION FOR CHILD ABUSE PREVENTION AWARENESS MONTH

Commissioner Belk explained that the county had set aside the month of April as Child Abuse Prevention Awareness Month. Commissioner Belk referred to 1997 and the deaths of four (4) children, which had created awareness for child abuse. Commissioner Belk continued by saying that a Child Abuse Prevention Task Force had been formed to meet annually to strengthen child protection.

Commissioner Belk read the Proclamation for Child Abuse Prevention Awareness Month.

Commissioner Belk made a motion to approve the Proclamation as presented. Commissioner Tadlock seconded the motion and the motion was approved unanimously.

REPORT FROM THE CHILD ABUSE PREVENTION TASK FORCE AND THE ANNUAL REPORT ON THE STATE OF CHILD ABUSE AND NEGLECT

Sandra Wilkes, Director of the Department of Social Services (DSS), reported that greater emphasis had been placed on child sexual abuse and that DSS staff had received training in order to better identify and report sexual abuse.

Ms. Wilkes stated that DSS had hosted two (2) interagency roundtable discussion meetings to educate the community and discuss the needs regarding child sexual abuse. Ms. Wilkes said the needs that had been identified had been “taken up” by the Child Residential Facility Committee, a committee that was appointed by the DSS Board.

Ms. Wilkes informed the Board that stricter requirements had imposed on potential foster and/or adoptive parents and that the requirements had eliminated several applicants.

Ms. Wilkes discussed the emphasis that had also been placed on maintaining a good working relationship with law enforcement as well as with the school system.

Ms. Wilkes highlighted the tracking service, which DSS implemented April 1, 2003. The tracking is an effort to keep records of services provided to families when a child is not accepted for an investigation.

Barbara Sharpe, Child Protective Services (CPS) Supervisor, reviewed statistical reports concerning CPS investigations. Ms. Sharpe reported that in 2001-02, Rowan County was ranked 20th in the state pertaining to reported abuse.

Tom Brewer, of DSS, referred to a Resolution passed in 1997, which declared the first Monday in April as “Remember our Children Day.” Mr. Brewer praised the improvement of communication and collaboration between agencies. Mr. Brewer discussed the protocol meetings with law enforcement, schools, hospitals, daycare facilities, staff, Headstart and mental health staff. Mr. Brewer said that six (6) training sessions had been held with school staff due to the school system being the largest source of referrals.

Mr. Brewer discussed the Rowan County Community Child Protection Team and the Child Fatality Teams, which meet quarterly. Mr. Brewer said the primary responsibility of the Child Protection Team is to “review difficult to manage cases.” The primary task of the fatality team is to review deaths within the community that are not child-abuse related.

Mr. Brewer referred to the statistical breakdown on page 2 of the handout in the packets.

Mr. Brewer also referred to the priority needs within the community as follows:

- Expanded services for child abuse and neglect prevention
- Development of a child advocacy center
- A family friendly visitation facility for children in Foster Care

Commissioner Belk thanked the DSS for its presentation. Commissioner Belk said it is good that “reports are up” because it means “people are looking and people care.” Commissioner Belk said it upsets her to know that Rowan County is ranked in the top 15 for counties with abuse. Commissioner Belk said this is not acceptable and the community needs to be educated to address the issue.

In response to a query from Chairman Blount, Ms. Sharpe stated that the statistics are a “comparison of numbers,” and not “per capita.” Chairman Blount said it would be interesting to see a comparison to a surrounding county with a similar population density.

Commissioner Mitchell pointed out that a great deal of employees with the schools do not realize that their responsibility is not over when a report has been made to the administration.

Commissioner Andrews asked if DSS receives “repeated” reports for the same individual. Ms. Wilkes responded that a separate report is completed, even if the report is for the same person.

Commissioner Andrews commended the communication efforts between agencies. Commissioner Andrews asked if there are areas where the communication is “just not getting through,” and said the Board could possibly assist, if the Board were provided with that information. Mr. Brewer said DSS is trying to address the need for improving communication lines with surrounding counties.

Commissioner Belk stated that repeat offenders “shop hospitals or shop doctors,” and that DSS must become “regional” to know what is happening to the children.

Chairman Blount thanked DSS for presenting the report and for its hard work in protecting the children.

ANNUAL UPDATE ON THE YADKIN PEE DEE LAKES PROJECT

Ann Liebenstein Bass and Bill Medlin updated the Board on the Yadkin-Pee Dee Lakes Project. Ms. Bass reported that the Rowan economy has done well compared to the southern counties. Ms. Bass discussed the results of the study and the tourism challenge, which was to “double the number of people that stay overnight.” Ms. Bass stressed that she was discussing “sustainable tourism and recreation,” which is tourism that is based on history, culture and natural resources.

Ms. Bass stated that to date, the campaign has raised “a little over one million dollars.” Ms. Bass said that within five (5) years, the project hoped to have plans developed that would avoid the constant need for future fundraising.

Ms. Bass introduced Bill Medlin as the new director of World Development.

Mr. Medlin described his previous experience and said he hopes to increase income and job opportunities and that he looks forward to serving Rowan County.

Ms. Bass highlighted the information in the packets regarding the goals of:

1. Rural Development,
2. Conservation and Preservation
3. Tourism Development and Visitors Services
4. Organizational Development

Ms. Bass thanked the Board for its past support and expressed hope that the seven (7) counties would raise \$50,000 per year to pay for one (1) professional staff position. Ms. Bass said Rowan County’s portion would be \$10,000.

In response to a query from Commissioner Andrews, Ms. Bass confirmed that the financial investment by Montgomery County has improved the recreation in the area. Ms. Bass mentioned that overnight opportunities would really be a benefit.

Commissioner Andrews said it appears that Rowan County is not promoting “our side of the lake” by providing public access areas. Commissioner Andrews requested that this be added to the challenge package.

Ms. Bass said the concerns would be presented to ALCOA during the re-licensing process and that Yadkin-Pee Dee Lakes Project was also sitting in with the advisory groups. Ms. Bass emphasized that “more voices there are at the table,” the better it is.

Commissioner Belk said the county is working with COG and that she hopes the “voices can be brought together” to address the county’s issues.

Mr. Medlin stated that Catawba had been forced to deal with the “lower basin.” Mr. Medlin agreed that there is a critical need to develop a singular voice.

Chairman Blount thanked Ms. Bass and Mr. Medlin for their presentation and said the budget request would be given to the County Manager.

PUBLIC HEARING FOR THE ROAP APPLICATION

Renita Ritchie presented the report for the ROAP application, saying the application process requires that a public hearing must be held. Ms. Ritchie highlighted the application as follows:

- \$78,460 for Elderly and Disabled Transportation Program (no match required)
- \$95,006 for Rural General Public (requires a 10% match)
- \$14,493 for Work First Employment Program (no match required)

Chairman Blount opened the public hearing to entertain citizen comment concerning the ROAP application. With no citizens present to address the Board, Chairman Blount closed the public hearing.

Commissioner Belk made a motion to approve the ROAP application as presented. Commissioner Andrews seconded the motion and the motion carried unanimously.

PUBLIC HEARING FOR THE 2003 SOLID WASTE MANAGEMENT PLAN AND APPROVAL OF RESOLUTION

Lori Swaim of Environmental Services presented the 2003 Solid Waste Management Plan and highlighted portions of the information contained in the report.

Chairman Blount opened the public hearing at to citizen input regarding the plan and with no one in attendance to address the Board Chairman Blount closed the public hearing.

Chairman Blount complimented staff for its "hard work over the years" to make the center profitable for the county

Commissioner Andrews made a motion to approve the Resolution as presented followed by a second from Commissioner Tadlock. The motion was approved unanimously.

APPROVAL OF PE-01-03, A REQUEST FOR PERMIT TO EXCEED FROM RELAY FOR LIFE

Ed Muire, Assistant County Planner, presented the Staff Report concerning a request for a permit to exceed noise standards. The request was from Relay for Life for its annual fundraising event held at the Rowan County Fairgrounds for the American Cancer Society.

Mr. Muire stated that there are ten (10) criteria to be considered in the review of the application. Mr. Muire said staff recommends approval based on satisfactory compliance with the criteria.

Mr. Muire reported that the event is scheduled for May 2-3, 2003 and that notices were sent out and the site was posted.

Chairman Blount opened the public hearing to receive citizen comments and with no one in attendance to address the Board, Chairman Blount closed the public hearing at.

RECONSIDERATION OF ADDRESS REASSIGNMENT ISSUE ON DEER CREEK DRIVE AND BEAGLE CLUB DRIVE

Adrian Rollans, from the Planning Department, presented the Staff Report on consideration of the address reassignment for Thomas Jeter. The Board had requested staff to conduct further inquiry into readdressing Mr. Jeter's property.

Mr. Rollans reported that after further review, staff unanimously recommended to change the address for Mr. Jeter from Beagle Club Road to 1090 Deer Creek Drive.

Chairman Blount acknowledged that the Board does realize this inconvenience to Mr. Jeters, but this action is necessary for Mr. Jeter's protection for emergency response efforts.

Commissioner Andrews made a motion to approve the address reassignment. Commissioner Tadlock seconded the motion, which passed unanimously.

PROPOSED REVISIONS TO THE OPERATING LEASE WITH CAROLINA BASEBALL, INC.

County Manager Tim Russell reviewed the proposed revisions to the Operating Lease with Carolina Baseball, Inc. Mr. Russell said the term of the lease would be for three (3) years, effective March 1, 2003 through February 28, 2006. Mr. Russell discussed the proposed amendments to the lease and requested that the Board accept the revisions.

Chairman Blount pointed out that the proposed revisions were for a short-term period and that the reduction in the amount currently being paid would be funneled into marketing efforts. Chairman Blount said that at the end of the three-year period, the agreement would revert back to the original contract, or "if during the interim, if they fail to live up to the terms of this contract, then it would go back to the original contract."

In response to a query from Commissioner Mitchell, Mr. Russell said he felt the revisions were an effort to increase game attendance.

Commissioner Tadlock made a motion to approve the amendments to the contract as presented. Commissioner Belk seconded the motion and the motion passed unanimously.

ADDTITIONS

Resolution in Opposition to Kannapolis Forming an Independent ABC Board

Chairman Blount distributed a Resolution in Opposition to Kannapolis Forming An Independent ABC Board. Chairman Blount explained that an effort was being made by

Senator Fletcher Hartsell to assist the City of Kannapolis with the establishment of an independent ABC system.

Chairman Blount reported that a meeting had been held with the Rowan County ABC system representatives and that it was considered as a detriment to Rowan County to have a separate system in Kannapolis. Chairman Blount said the county was not trying to limit the ability of Kannapolis to generate revenue from the sale of alcoholic beverages.

Chairman Blount said the Resolution would allow Rowan County to go on record as being opposed to the creation of an independent ABC Board for the City of Kannapolis and direct the Resolution to be sent to the Rowan County Legislative Delegation for consideration.

Commissioner Andrews made a motion to approve the Resolution as presented, followed by a second from Commissioner Belk. The motion carried unanimously.

Resolution in Support of Our Military and Their Families

Chairman Blount requested that the Board officially go on record as supporting the Military and Their Families.

Commissioners Andrews, Mitchell, Belk and Tadlock moved to approve the Resolution as presented. Chairman Blount seconded the motion. The motion passed unanimously.

PRESENTATION ON TEXT AMENDMENTS FOR SCHOOLS AND ESTABLISHMENT OF AN INSTITUTIONAL ZONING DISTRICT AND EXTENSION OF MORATORIUM

Marion Lytle presented the background concerning the proposed text amendments. Mr. Lytle said the Planning Board Committee hoped to accomplish:

1. Creation an Institutional Zoning District
2. Creation of a separate category for those who provide overnight habitation

Mr. Lytle described the types of uses that would be governed by the Institutional Zoning District. Mr. Lytle also described the criteria that would apply to those providing overnight stay.

Chairman Blount said the Board was being asked to schedule a public hearing for April 21, 2003 and to extend the moratorium on schools that provide overnight habitation until April 21, 2003.

Commissioner Belk made a motion to schedule a public hearing for April 21, followed by a second from Commissioner Andrews. The motion passed unanimously.

Commissioner Belk moved to extend the moratorium to April 22, 2003. Commissioner Andrews seconded the motion and the motion carried unanimously.

Update from County Attorney Regarding the Quarter Midget Racetrack

Mr. Holshouser stated that he had checked with the Judge Taylor concerning the schedule for the hearing of the quarter midget racetrack. Mr. Holshouser said Judge Taylor was involved in a trial and had requested that he follow up the next week.

PUBLIC COMMENT

There were no citizens present who wished to address the Board.

ADJOURNMENT

With no further business, Chairman Blount adjourned the meeting at 11:15 am.

Respectfully Submitted,

Rita K. Foil, CMC
Clerk to the Board