

MINUTES OF THE MEETING OF THE BOARD OF
ROWAN COUNTY COMMISSIONERS
PUBLIC HEARING
FEBRUARY 24, 1988

The Board of Rowan County Commissioners met in a Public Hearing in the Community Building on February 24, 1988 at 7:00 P.M. The following members were present: Chairman Richard Messinger, Vice Chairman J. Newton Cohen, Sr., Commissioner DeMarcus, Commissioner George Knox and Commissioner Wilborn Swaim.

After Chairman Messinger called the meeting to order, Patricia Link, representing REAP addressed the airport issue with the following questions based on the \$3 Million available to Rowan County:

- 1) How long will this money be available?
- 2) How long will the funds be set aside for the airport?
- 3) How long does the County have to propose a plan?

Chairman Messinger stated that a letter was received from the FAA stating that the Master Plan developed with their consultants, Talbert Cox & Associates has been approved. Tim Russell, County Manager, stated that a Master Plan is a vision of what the airport should look like in the next fifteen (15) or twenty (20) years. The FAA participated in the funding at 95 percent of the cost to update the Master Plan. There is no specific time table as far as dollars and when the funds will be available.

The County Commissioners received a letter in August 1982 at the time the current landfill was being expanded. The Commissioners then had a choice of expanding the present landfill or updating the Master Plan and proceeding with the airport expansion. Based on the availability of land, the Commission chose to expand the landfill.

Commissioner DeMarcus stated that the County will not be able to spend any money provided for the airport if the landfill is not moved due to environmental reasons. She added that if the County is rejected for the funds at this point, then we may not be given another chance to receive funds for the expansion.

Commissioner Cohen strongly stated that if there was an accident at the airport contributed to the birds, then the County would face a tremendous liability. He stated that the County needs to close the landfill in order to improve the safety of the existing airport.

Commissioner DeMarcus stated that the farmers have benefited from the airport due to the airplanes being used for crop dusting. Tim Russell reported that not only does the FAA regulations prohibit a landfill being next to an airport, but Solid Waste regulations also prohibit a landfill being permitted within 5,000 feet of an

airport that houses propeller-driven planes (crop duster, twin engines, etc.) and 10,000 feet where there is a jet operated. He summarized that it is not only the large corporations that benefit from the airport, but the small companies as well.

Ed Haden proposed to install a complete computer system for the schools so students that go into Kindergarten can be added to the system and students who graduate from high school can be deleted from the system. This would result in a permanent set of figures being kept that will enable the County to make projections and assumptions when needed. Wade Mobley stated that there is a system in the process of being developed. Marcus Smith stated that the Student Information Management System will be connected to the large computer with the State Department of Education in Raleigh. Information can then be accessed both locally and statewide. He also stated that the County will be going on line with the State System that will provide daily information on the total enrollment of statewide and local educational agencies, branches, or school districts and will keep updated information regarding attendance, school dropouts, expenditures, and other information.

Addressing the issue of Economic Development, Alfred Wilson asked the Commission what has been done since the recruitment of the Hazardous Waste Incinerator and what has been done to screen industries that are planning to locate in Rowan County to see that they are the industry the County could benefit from. looking to locate in Rowan County to see that they are the industry the County could benefit from. Chairman Messinger replied that the County's Economic Development Commission did not recruit Hazardous Waste--they were tricked by the State by saying they had a chemical plant. Commissioner DeMarcus expressed her very strong opinion to the Economic Development Commission at that time stating that the County wants good, clean, and orderly growth that will not harm the environment of Rowan County. Alfred Wilson then asked if there were any specific guidelines to support her statement. Commissioner Cohen stated that there should be some guidelines and would like to see an ordinance passed to that effect.

Alfred Wilson then addressed the Water & Sewer issue to the Commission. He stated that anytime we have an industry, there are development costs associated with it. He asked the Commission if the County has looked into the opportunity of a development fee instead of the increased tax base. He explained that when the expenditures are over and above the cost of the citizens, the increased tax base may or may not pay for these expenditures. Tim Russell replied that the County's present Water & Sewer Extension Policy was created by the Board of Commissioners at the request of the Economic Development Commission almost three (3) years ago. This policy states that if an industry wants to locate in Rowan County, it is outside the municipalities' capability of providing water and sewer. The Rowan County Commission, upon the recommendation of the Economic Development Commission, would consider assisting in running the water and sewer lines to facilities if the economic payback as defined in terms of total investment would be sufficient by generating property tax. The property tax would then be sufficient in paying the cost of running the water and sewer line to the facility in a period of five (5) years or less. Some issues brought up by the Economic Development Commission were:

- 1) A formula should be created to consider jobs

- 2) The number of jobs the industry creates internally as far as county jobs.

The Commissioners have instructed the Economic Development Commission to look into these issues and bring back some recommendations.

Alfred Wilson asked what are some of the County's goals as far as Economic Development or additional industries. He then asked if the County knew how many square feet would be committed to industrial growth, and how much agriculture does the County want to retain. Commissioner DeMarcus replied that the County hopes to move into land use planning and zoning this year as well as designating land for industrial growth and other things that are needed in the county. Commissioner Cohen reported that our population is stable at the present time. The County has about a three (3) or four (4) percent unemployment rate. Anything that comes into Rowan County is hoped to be an improvement over something that is already here so a better quality of life through better jobs can be offered to citizens. Chairman Messinger defined the meaning of "better quality of life" as having a top-notch school system, a good cultural community with the arts represented, businesses that pay substantially above the minimum wage, and a good parks system and recreation.

Alfred Wilson went on to address the Landfill issue to the Commission. He asked if environmental monitoring is taking place at the landfill that is closed as well as the existing site. Commissioner Cohen replied that the landfill on Wilksboro Road was run by the City of Salisbury. It was a City operation and the County had no involvement. When the landfill at the airport is closed, monitoring wells will have to be installed and will have to be monitored every six months or every year on a regular basis. Chairman Messinger added that we presently have monitoring wells between the landfill and the creek. Tim Russell stated that a permit was submitted for a new landfill. After discussion with Tim Russell, Alfred Wilson stated that he found out later that the County had applied for a conventional landfill and according to a memo that came out in September from the Solid Waste Management Section, Memo #6 stated that "all landfills should be lined...". Tim Russell replied that Memo #6 is not a state regulations and does not apply to the Administrative Procedures Act. He added that Memo #7 came out encouraging the County to stay at their present landfill due to the Administration Procedures Act changing.

Chairman Messinger stated that not only does the County have to file a permit, which has been done, but the County also has to spend \$40,000 to \$50,000 on a detailed construction plan of how we are going to put the landfill into effect. The State tells the County what is going to be put in the landfill and the County has no say at all.

Patricia Link addressed the importance of having guidelines for industries in order to monitor what is being established in Rowan County. She also stated that it should not be completely up to the Economic Development Commission and the Commissioners to decide what industries come into Rowan County but it should also be up to the citizens as well.

Elizabeth Etheridge stated that the Commissioners have received a letter outlining her reasons as to why the landfill should not be on the Mingus Farm property. She emphasized that no matter how old the Mingus Farm House is, eventually the house will no longer be there but the farm land will always be there.

Alfred Wilson proposed that the County should call for an organization of a group of concerned citizens to study the issue of countywide planning to become more educated in unplanned growth. This issue could be studied with the guidance of someone with County staff such as Harry Whalen. This committee could come up with some proposals to the County Commission and come up with some recommendations that could be acted upon. Commissioner Swaim stated that after meeting with Harold Caudill, he will proceed with a suggested committee to the Board of Commissioners to have some kind of managed planning. Commissioner DeMarcus indicated that the County has a Planning Board which is a requirement in order to start planning land use and designing ordinances.

Dr. Branaski of Catawba College stated that he would like to see the County Commission take on projects that would improve the quality of life in Rowan County:

- 1) Would like to see an Environmental Affairs Board have some oversight and responsibility looking at all matters of direct consequences with respect to the environment and the quality of the environment and anything that has to do with the impact on the quality of life within the County. Any private or public effort that would have an impact on environmental consideration would have to come under the review of the Environmental Affairs Board.

- 2) Would like to see the County take on a Waste Stream Analysis. This would enable the County to find out:
 - a) Exactly what the County has
 - b) How much
 - c) What kinds of waste
 - d) Where it is coming from (Commercial or Residential)This would enable the County to look at market development as well as what is going into the landfill. It would also enable the County to find some alternatives for recycling resource recovery.
- 3) The County needs a Solid Waste Task Force. This Task Force, appointed by the Commissioners, could do the following:
 - a) Research
 - b) Collect Information
 - c) Develop public support
 - d) Find solutions that would be acceptable to all people in the County.
- 4) The County needs a Comprehensive Land Use Plan. This would help determine if:
 - a) If all the change occurring at the present time is good
 - b) If all the things being done are in the right place.
 - c) If there is such thing as "the best use of the land".
 - d) If the County needs to reserve the forest, fields, natural areas, residential areas, industrial areas, etc.

He stated that a lot is being said that supports the promotion of growth as if growth is better. He then asked the following to the Commission:

- a) What is the goal of growth
- b) What are the advantages of growth
- c) What benefits will it bring
- d) What will we lose to gain growth
- e) What about a no-growth policy
- f) What about a steady state policy
- g) What about stability
- h) What about seeking dynamic stability allowing replacement, recycling, overturn, and continuous recruitment in the main framework that remains in the steady state.

Dr. Branaski felt the quality of life in Salisbury and Rowan County is exceptional the way it is. He stated that the County does not need anymore roads, congestion, urban sprawl, psychological stress and more people demanding more services. Commissioner Cohen

replied that the County does not want growth at all cost. If growth is better than what the County already has, then it should be considered.

Chairman Messinger adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Wendy S. Powell
Clerk to the Board