

**IREDELL COUNTY BOARD OF COMMISSIONERS
BRIEFING MINUTES
JULY 17, 2001**

The Iredell County Board of Commissioners met in Briefing Session on Tuesday, July 17, 2001, at 5:00 p.m., in the Iredell County Government Center, 200 South Center Street, Statesville, NC.

Present: Chairman Sara Haire Tice
Vice Chairman Steve D. Johnson
Tommy E. Bowles
Karen B. Ray
R. Godfrey Williams

Staff Present: County Manager Joel Mashburn, Finance Director Susan Blumenstein, Planning Supervisor Ron Smith, Solid Waste Director Ron Weatherman, Purchasing Agent Evie Caldwell, Assistant Tax Collector Linda Morrow, and Clerk to the Board Jean Moore.

CALL TO ORDER by Chairman Tice.

Request from Charles and Helen Freeze for Approval of a Zoning and Subdivision Jurisdiction Release (Extraterritorial) to the Town of Mooresville for Property Located Between Bluefield & Big Indian Loop Roads: Joining the Planning Supervisor in the discussion of this matter were: Economic Developer Melanie O'Connell Underwood and Real Estate Broker Mike Baynes (Baynes Realty). Planning Supervisor Ron Smith said a request had been submitted for the release of zoning and subdivision jurisdiction to the Town of Mooresville. He said the property could be identified by PIN #4648-54-8306.

Underwood said a continual care retirement community had been planned for the 126-acre site. She said the retirement development would bring a considerable tax investment without adding children to the school system. Mrs. Underwood said the development would be upscale -- something similar to The Pines in Davidson, NC. (A letter from the realty company indicated the development would have 350 independent living units, 50 assisted living suites, and 90 skilled nursing beds.)

Smith said the development complied with the county's land development plan and the plan for Mooresville. He said that if the county retained the zoning jurisdiction, a special use permit would have to be obtained for the proposed use. In addition, he said the developers would have to abide by the Watershed Protection Ordinance. Smith said the watershed regulations would have to be complied with even if the release were approved.

Presentation of the Planning Department's Work Plan for FY 2001-2002: Smith briefly explained the following work plan for FY 01-02.

1. Brawley School Peninsula Small Area Plan (July 2001 – January 2002)
2. Statesville, Mooresville and Troutman Land Use Plans (All FY)
3. Amendments associated with the 1997 Land Use Plan (including Hwy. 150, Exit 42, and Exit 33 Plans).
4. US 70 Small Area Plan (January 2002-June 2002)
5. Establishment of the Farmland Preservation Program (July 2001 - October 2001)
6. Establishment of Rural Planning Organization (RPO) or Metropolitan Planning Organization (MPO).
7. Thoroughfare Plan Update (2001-2002)
8. Demographic/Statistical Report (December 2001 - March 2002)
9. Addressing Ordinance Update (July 2001 - September 2001)

Commissioner Williams asked if zoning requests would be heard at the same time the relevant areas were being studied and new regulations were being written.

Smith said that if an area was being studied, and a petitioner submitted a request within the same site (area), the planning staff would try to persuade the individual(s) to delay.

Request for Approval of a General Contractor's Bid in Reference to the Construction of Cell III at the Solid Waste Facility: Wayne Sullivan, with Municipal Engineering, described the bids for the construction of Cell III at the Solid Waste Facility. He said the low bidder was Mustard Seed Construction, from Mt. Airy, NC.

County Manager Mashburn said another bidder had questioned the credentials of Mustard Seed.

Sullivan said the Mustard Seed Company was the lowest bidder due to its estimated cost for dirt moving. He said the company had been questioned about its bid amount to ensure there was not a mistake. Sullivan said a pre-bid conference was held prior to the bid opening, and 23 company representatives attended. He said, however, only nine bids were received. Mr. Sullivan said the length of the construction contract was 180 days.

(Additional information about this item may be found in the regular minutes.)

Request for Approval of a 36-Month Computer Lease with First Citizens Bank: Purchasing Agent Caldwell said this computer lease was for equipment approved in the FY 01-02 budget. She said First Citizens Bank would hold title to the equipment. Mrs. Caldwell noted that one (1) Power Point Projector (\$5,000) had erroneously been placed in the frozen capital project's listing that was approved on June 19, 2001. She said the projector was in the lease with First Citizens Bank. (The original amount in the frozen capital items listing was \$2,781,800. With the deletion of the projector, the amount will now be \$2,776,800.)

Request for Acceptance of the Annual Tax Settlement (2000-2001) & Approval of the 2001-2002 Collection Orders for the Tax Collector and Sheriff: Assistant Tax Collector Linda Morrow described the tax settlement and collection orders. She explained that everything was in order for approval.

Request for Approval of a Lease Agreement with Coastal Hotel Holding Corporation (Vance Hotel) Involving an Easement in Exchange for Five Parking Spaces: The county manager said the Vance Hotel management officials planned to renovate and monitor their parking areas. He said the county owned space for three vehicles near one side of the hotel; however, two of the vehicles had to remain landlocked during the day. Mr. Mashburn said the hotel was proposing to offer five parking spaces, during daytime hours to the county, in exchange for allowing the hotel to incorporate all of the property into its parking lot.

Mr. Mashburn said there were not enough parking spaces around the government center for the county employees. He said ten county vehicles would be assigned to park at the 400 Meeting Street facility (EMS/Garage/Maintenance). Mashburn said the county still needed seven spaces, but with employee vacations and illnesses, the parking situation should be adequate.

ADJOURNMENT: The briefing session adjourned at 6:30 p.m.

Approved: _____

Clerk to the Board