

**IREDELL COUNTY BOARD OF COMMISSIONERS
REGULAR MINUTES
JUNE 4, 2002**

The Iredell County Board of Commissioners met in Regular Session on Tuesday, June 4, 2002, at 7:00 p.m., in the Iredell County Government Center, 200 South Center Street, Statesville, NC.

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

Staff Present: County Manager Joel Mashburn, County Attorney Bill Pope, Finance Director Susan Blumenstein, Planning Supervisor Ron Smith, and Clerk to the Board Jean Moore.

CALL TO ORDER by Chairman Tice.

INVOCATION by Commissioner Johnson.

PLEDGE OF ALEGIANCE

APPOINTMENT BEFORE THE BOARD

DAN MCCLURE SPEAKS IN REFERENCE TO CAROLINA LAND & LAKES, INC.: McClure said his organization was one of ten, nonprofit research, conservation, and development groups in the state. He said Carolina Land & Lakes was established in 2001, and it served the counties of Alexander, Burke, Caldwell, Catawba, and Iredell. Mr. McClure said each county had three representatives; however, Iredell County had not been requested to appoint anyone. He said the mission of the organization was to aid in “conservation, development, and utilization of natural resources, along with improving the general level of economic activity, and to enhance the environment and standard of living.”

(Note: McClure did not formally request any appointments at this time. He said William Jones, a resident of Iredell County, served in an at-large position.)

PUBLIC HEARINGS

Chairman Tice declared the meeting to be in a public hearing.

Public Comments in Reference to the Iredell County Budget for Fiscal Year 2002-2003: Citizens that spoke regarding the proposed budget were:

Gerald Clodfelter, representing the Troutman Rescue Squad, said his agency began service in 1956. He said Troutman had the first rescue squad in Iredell County and the first state certified EMTs. Clodfelter cited many other awards and accomplishments. Mr. Clodfelter said he understood that all of the agencies funded by the county (special appropriations) had received 4.5% funding cut, but he felt his organization should be given its entire request of \$60,000. He mentioned that last year the squad had experienced a financial cut from the United Way. Clodfelter said, “We are doing a lot, with very little.” He said it was expensive to maintain the level of expertise and training needed to operate. Mr. Clodfelter said that due to receiving state grants for equipment and signing mutual aid agreements, the squad had to be prepared to assist other counties in North Carolina.

Greg Watson, representing Stop Child Abuse Now (SCAN), said his agency began in 1987 with 789 reported child abuse cases in Iredell County compared to over 2,100 last year. Watson said that many services and enhancements had been added to SCAN in the past 15 years. Mr. Watson mentioned that recently private donations had

decreased, and the organization had suffered a cut from the United Way. Watson said SCAN had a success rate of 86%. He said the agency worked with about 60 families per year, and due to SCAN's success rate, this meant that about 50 of the families would not be using the court system. Mr. Watson said he understood the county might not be able to fund the full amount this year, but he requested for the commissioners to consider funding SCAN at the requested amount in subsequent years.

Carol Windsor, representing the **Iredell Arts Council**, said \$5,445 had been recommended for her organization during the upcoming year. She said \$5,700 had been requested and received for the last ten years. Mrs. Windsor said funds would be distributed to 15 groups through the Grassroots Arts Grant from the state, and the arts council had a total budget of \$10,000. Windsor said the loss of \$255 might not be considered a large amount of money, but it was to the council. She said the council was an important facet of the community, and it encouraged and supported the arts in all aspects -- music, photography, drama, visual arts, writing, etc.

No one else spoke. Chairman Tice thanked the speakers for their comments and adjourned the hearing.

DIRECTIVE TO THE COUNTY STAFF TO DRAFT THE FY 2002-2003 IREDELL COUNTY BUDGET ORDINANCE: **MOTION** by Commissioner Ray to direct the staff to draft the FY 2002-03 Iredell County Budget Ordinance and to present it for adoption at the June 18, 2002 meeting.

Commissioner Johnson thanked the county manager, finance director, department heads, and the school boards for their assistance and understanding regarding the budget. He said it wasn't the commissioners' idea to make the cuts to balance the budget. Johnson said the cuts were necessitated by the Governor and legislature.

VOTING: Ayes – 5; Nays – 0.

Chairman Tice declared the meeting to be in a public hearing and invited the individuals desiring to speak in reference to Case No. #0205-1 to come forward and be sworn in.

Case No. 0205-1: Request from Mary W. & C. Charles Dalton for an Amendment to the Iredell County Land Development Plan and to Rezone Property from Residential Agricultural & General Business Conditional Use District to General Business Conditional Use District (Location: 2110 Statesville Hwy., Mooresville, NC): Planning Supervisor Ron Smith announced that the applicants in Case No. 0205-1 had elected to withdraw their request prior to any action from the commissioners. Smith said the applicants might return at a later date.

Chairman Tice adjourned the public hearing.

Chairman Tice declared the meeting to be in a public hearing and invited the individuals desiring to speak in reference to Case No. 0205-2 to come forward and be sworn in.

Case No. 0205-2: Request from David G. & Rosetta J. Martin to Rezone property from Residential Agricultural (RA) to Highway Business Conditional Use District (HB-CUD) (Location: 1093 Charlotte Hwy., Mooresville, NC): Mr. Smith said the applicants desired to rezone their property from RA to HB(CUD). He said a representative of the applicants had worked with the planning staff to develop the following conditions.

- Underground utilities
- Roadway Protection Overlay (RPO) standards along US 21. The physical improvements of the RPO (right-of-way paving, landscaping, fencing, and commercial parking lot screening) shall apply when new construction or

major improvements such as parking lot paving occurs on the property and a site plan is submitted. In the interim, the remaining attributes of the RPO (limitations on sign size, outdoor storage of materials, lighting, etc.) shall apply.

- Site Development Plan to provide for future interconnectivity between adjacent properties.
- No billboards permitted on the property.

He said the size of the tract was approximately three acres, and it could be identified by PIN#4750-02-1948. Smith said the existing land use was residential rental property, and the surrounding land uses were residential. Mr. Smith said the request was in compliance with the Exit 42 study. He said the planning staff recommended approval, and that on May 1, 2002, the planning board unanimously approved the request.

Commissioner Johnson asked if the property owner would need water sewer services from the Town of Troutman.

Smith said the project was in a speculative stage at this time. He said there might be some extensions -- it depended on the development.

Johnson reiterated the commissioners' willingness to cooperate with Troutman in regards to the land use plan and the extension of water sewer services. He said this offer had been extended to the Troutman officials, but a reply had not been received.

No one else spoke, and Chairman Tice closed the hearing.

MOTION by Commissioner Johnson, after reviewing the findings of fact and determining them to be in order, to grant the request of Case No. 0205-2 (David & Rosetta Martin) and rezone the property to Highway Business Conditional Use District.

VOTING: Ayes – 5; Nays – 0.

-----CONSENT AGENDA-----

MOTION by Commissioner Williams to approve the following eight (8) consent agenda items.

VOTING: Ayes – 5; Nays – 0.

- 1. Request for Approval of Budget Amendment #48A for the EMS Department to Use Private Donations for the Purchase of Exercise Equipment (\$404.51):** ProMaxima Manufacturing (Houston, Texas) had the lowest price, including tax and freight, for an abdominal crunch bench, dumbbell stand, six sets of dumbbells, an Olympic Curl Bar, and two Olympic Clip Weight Collars for a total of \$404.51.
- 2. Request from the EMS Department for the Approval of a Davidson Community College (DCC) Educational Affiliation Agreement:** Two part-time employees are paramedic students at DCC and have requested to perform their clinical training with the Iredell County EMS. The agreement is similar to ones already being used by the EMS Department.
- 3. Request for Approval of Budget Amendment #49 for the Recognition of a State Library Grant Reduction & to Reduce the Expenditure Line Items as Needed:** During the briefing, Library Director Messick said the amendment was needed to make corrections due to state cuts. The amendment will reduce expenditure line items by \$10,477.

4. Request for Approval of Budget Amendment #50 from the Sheriff's Department for Approval to:

- (1) **Transfer Commissary Funds for the Purchase of a Filing System (\$8,000), Three Replacement Computers (\$2,800), Insurance on a Bus (\$825), and Painting/Maintenance on the Bus (\$2,000)**
- (2) **Transfer Seized Funds (Federal Equity Sharing) for the Purchase of Motorcycle Insurance (\$825) and Storage Boxes for the Motorcycles (\$1500)**

(Assistant Jail Administrator Terry Beck explained the need for the items during the briefing.)

5. Request for Approval of Budget Amendment #51 for an Agreement with Southern Energy Corporation for an Energy Cost Reduction Program: A total amount of \$13,000 will transferred from the contingency fund to the maintenance department to pay for this program.

6. Request for Approval of a Waiver Regarding First Refusal Rights on the Following Properties:

- (1) Lakeshore School Road Property (19.5 acres - PIN#4638-82-0584)
- (2) Salisbury Road/Wayside School Property (Approx. 9 acres - PIN#4763-04-7575)
- (3) Cochran Street Property (10 acres - PIN#4734-51-9285)

With the waiver, the Iredell-Statesville School System will be allowed to dispose of the three properties.

7. Request for Approval of Amendment #3 Regarding the Contribution Agreement Between the Natural Resources Conservation Service (NRCS) & the County for the Soil Survey: This amendment will alter an agreement dated March 10, 1999. The revision is as follows.

A. 4. To reimburse NRCS each year an amount not to exceed \$18,403.85 for the period July 1, 2001 through June 30, 2008. Included in this reimbursement is the equivalent of \$5,525 in the form of office space (including 650 square feet of office space, parking, utilities, and janitorial service).

8. Request for Approval of Budget Session Minutes Dated May 13, 2002 and May 14, 2002.

-----**END OF CONSENT AGENDA**-----

Request for a Decision Regarding the Location of the new Iredell County Library: County Manager Mashburn said there were two locations under consideration for the new library. He said there was a site on Tradd Street near the library that was inspected by the architect, and it was determined to be inadequate to provide a "footprint" for a 40,000 sq. foot building and the necessary parking. Mashburn said the site was "doable but not acceptable." He said that when the Eastside Drive property became available the architect made an inspection and found the site acceptable. Mr. Mashburn said this site (Eastside Dr.) could easily accommodate a 40,000 sq. ft. facility, provide suitable landscaping areas, the necessary parking, and space for future expansion.

Mayor John Marshall, of the City of Statesville, said his council had been approached by county officials in the past about financially contributing to the costs of the new library. Marshall said that at one meeting, the council had declined to assist, but later there was interest in waiting to find out the library needs. Marshall said he felt the library should remain downtown. He said that on June 3, 2002, he proposed two options to the city council to aid in the library's construction. Marshall said one option was to provide a downtown site and the other was to contribute \$500,000. He said the council voted to assist in the amount of \$500,000 with stipulations being (1) the city would have input in the design and (2) the library would remain in the central business district.

Commissioner Bowles asked about the proposed site.

Mayor Marshall said the council had voted to contribute \$500,000 with the two stipulations. He said the council had not actually approved the concept of providing a site.

Commissioner Williams asked if the \$500,000 would be enough to prepare the Tradd Street site.

Mashburn said parking would be inadequate even after a multi-storied building was constructed. He said there also wouldn't be space for landscaping and future expansion. Mr. Mashburn said his estimates indicated it would cost at least \$775,000 more to use the Tradd Street site compared to the Eastside Drive property. He said the \$775,000 was to buy adjoining property, cover the costs of demolition of the buildings on the property, and replace one of the buildings. Mashburn said purchasing a half acre with the money would only provide 50 more parking spaces. He said the county had previously purchased 1.76 acres and if another half acre were purchased, there would be about 2.25 acres. Mashburn said that if the existing library property were added to the 2.25, the entire tract would be about 3.35 acres.

Commissioner Williams asked if the \$775,000 included environmental costs.

Mashburn said it did not. He said there was a dry cleaning business at the site, and it could be anticipated there might be clean-up costs.

Commissioner Bowles said the architect had said a minimum of four acres was needed. He said this was why the Eastside Drive property became the site preference.

Chairman Tice asked Mayor Marshall if the city had any property that would work for the site.

Mayor Marshall discussed a site on Meeting, Walnut and West Front Streets estimated to cost \$536,000. He said the city would be willing to close off a portion of Meeting Street. Marshall said he had already talked to representatives of the EMS and fire department, both located on Meeting Street, and he was told the street closing would not cause problems. Mayor Marshall conceded that part of the site was owned by the county and used for employee parking and the county's recreation building. He said one part of the site was being donated to the city (Raymer Building), and the city could acquire other properties that were valued at \$450,000. Marshall said demolition and environmental costs would be \$86,300. He said the total package would be \$536,300 with no costs to Iredell County. Marshall said the owner of the Vance Hotel had requested some input, especially in regards to the parking situation. He said the hotel owner would also like permission to use the parking area when needed. Mr. Marshall said he knew parking was a key factor. Marshall said that when the buildings were demolished, the site would be 2.099880 acres of land. He said there were two municipal all-day free parking lots nearby that could be used. Marshall said the architect would have the city's permission to place or situate the building on the site. He said the site had good ingress and egress, and it was "flat." Mr. Marshall stressed that the city council had not voted to obtain the properties for the county, but the members had listened to the proposal. He said the only cost to the county would be the already approved \$5.6 million. Marshall said the Eastside Drive property could be saved for another county project.

Commissioner Ray asked what area would be designated for library parking and public parking.

Marshall showed the area on a map, and he said that in addition, the municipal lots and the Vance Hotel lot could be used when necessary.

Commissioner Johnson said he felt the board members would prefer for the library to remain downtown, but there were concerns. He reminded the mayor that the county would have to replace the county employee parking lot used in the proposal, and a replacement building would have to be found for the Recreation Department.

Marshall said he understood it would be more difficult for the county employees to park and walk from the municipal lots.

Johnson reminded everyone that a determination had been made indicating that two plus acres on Tradd Street were inadequate. He questioned how two acres on Meeting Street, as proposed by the mayor, could be adequate.

Marshall said the municipal lots would help for overflow parking. He said that when research was done about the new civic center, it was learned there were 1,500 parking spaces in downtown Statesville within a four to five minute walk of the area.

Commissioner Bowles asked about expansion.

Marshall said expansion at the Meeting Street site could go vertical or higher.

Commissioner Williams said that when Mitchell Community College's building in Mooresville was started four years ago, it was planned for future expansion to go up or higher. He said the state codes changed, and the expansion had to go horizontal or out.

Mashburn said environmental factors were some of the first issues to be considered with any site. He said there was an underground spring under the Plaza Apartments and this was evident by water seeping into the county's Walnut Street parking lot. Mr. Mashburn said he was hearing the mayor say, assuming the city council agreed, the site would be delivered to the county in a "buildable condition." Mashburn said that if the existing library were vacated, some county employees or departments would be moved there, but this had not been fully evaluated. He said that normally two acres of land would not be suitable. Mashburn said the architect would need to evaluate the Meeting Street site. He said the site had some positives and some negatives. He said more time was needed to fully inspect the site.

Ray asked if two weeks would be adequate for the architectural review.

County Manager Mashburn said the new site had been mentioned to the architect. Mashburn said some preliminary evaluations (testings) could be done to determine suitability. Mr. Mashburn said he assumed the city would pay these costs.

Mayor Marshall said the city would pay, assuming the council agreed.

Commissioner Johnson said it would be doing a disservice to the people of Iredell County to locate the library on a site that did not have adequate parking, room for expansion, or if the space was so small the costs for future expansion would be exorbitantly high. He said that if this occurred, he was simply shifting an inflated cost to expand to some future board of commissioners. Johnson said the current board members already knew the proposed 40,000 sq. ft. building was only 80% of what was actually needed.

MOTION by Commissioner Bowles to delay the decision for two weeks to allow the architect to evaluate the site proposed by Mayor Marshall.

VOTING: Ayes – 5; Nays – 0.

ANNOUNCEMENT OF VACANCIES OCCURRING ON BOARDS & COMMISSIONS

- Adult Care Home Community Advisory Committee (1 announcement)
- Carolinas Partnership (1 announcement)
- Fire Tax District Board (3 announcements)
- Juvenile Crime Prevention Council (4 announcements)
- Mitchell Community College Board of Trustees (1 announcement)
- Mooresville Planning Board/ETJ (1 announcement)
- Nursing Home Advisory Committee (1 announcement)
- Planning Board (4 announcements)
- Region F Aging Advisory Committee (2 announcements)
- Region F EMS Advisory Committee (3 announcements)
- Social Services Board (1 announcement)

ADJOURNMENT: **MOTION** by Chairman Tice at 9:15 p.m. to adjourn the meeting. **NEXT MEETING:** Tuesday, June 18, 2002, 5:00 p.m. and 7:00 p.m., Iredell County Government Center, 200 South Center Street, Statesville, NC.

VOTING: Ayes – 5; Nays – 0.

Approved: _____

Clerk to the Board