

**IREDELL COUNTY BOARD OF COMMISSIONERS  
REGULAR MINUTES  
NOVEMBER 4, 2003**

The Iredell County Board of Commissioners met in Regular Session on Tuesday, November 4, 2003, at 7:00 p.m., in the Iredell County Government Center (Commissioners' Meeting Room), 200 South Center Street, Statesville, NC.

Present were:

Chairman Steve D. Johnson  
Vice Chairman Godfrey Williams  
Doug Madison  
Marvin Norman  
Sara Haire Tice

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

**CALL TO ORDER** by Chairman Johnson.

**INVOCATION** by Commissioner Williams.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**AGENDA APPROVAL:** MOTION by Chairman Johnson to approve the agenda as presented.

VOTING: Ayes – 5; Nays – 0.

**APPOINTMENTS BEFORE THE BOARD**

**Debbie Brown, the District Manager for LifeSpan, Inc., Speaks in Reference to the Special Appropriation Funding of \$25,310 Previously Awarded to the Iredell Vocational Workshop:** Mrs. Brown requested that the funds formerly appropriated to the vocational workshop be redirected to LifeSpan, Inc., a non-profit agency. Brown said LifeSpan assumed the assets and control of the workshop operations in July of this year. She said LifeSpan provided educational, employment, and enrichment opportunities for 270 developmentally disabled individuals. Brown said out of the 270 clients, that 106 of them were enrolled for employment services at the vocational workshop site.

County Manager Mashburn said the \$25,310 was included in the FY 03-04 budget, but a directive from the board was needed for the release of funds.

MOTION by Commissioner Norman to award the special appropriation funding of \$25,310.00, that was previously appropriated to the Iredell Vocational Workshop, to LifeSpan, Inc.

VOTING: Ayes – 5; Nays – 0.

**PUBLIC HEARINGS**

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

**Consideration of a Proposed Economic Development Incentive for ASMO, Inc., in an Amount up to \$696,000 (over a five-year period) based on an Investment in Iredell County of up to \$40 Million:** Jeff McKay, with the Greater Statesville Development Corporation, said the ASMO Corporation desired to participate in the county's industrial incentive program due to a proposed \$20 to \$40 million investment in new equipment. McKay said the company did not plan to hire any new employees immediately, but the equipment would enhance and stabilize existing jobs. He said the

City of Statesville had agreed to allow the company to participate in its incentive program.

Three company representatives (Mr. Clifton, Mr. Williams, and Mr. Stutts) attended the meeting; however, they did not speak.

No one else spoke, and Chairman Johnson adjourned the hearing.

**MOTION** by Commissioner Tice to approve the economic development incentive for ASMO, Inc., in an amount up to \$696,000 (over a five-year period), based on an investment in Iredell County of up to \$40 million.

VOTING: Ayes – 5; Nays – 0.

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

**Consideration of a Proposed Economic Development Incentive for FlexSol Packaging in the Amount of \$82,650 (over a five-year period) based on a \$4,750,000 Investment in Iredell County:** Jeff McKay, representing the Greater Statesville Development Corporation, said FlexSol Packaging Corporation, formerly Eclipse Packaging, planned to expand its operations and add 24 employees. He said the company proposed a \$4,750,000 expansion project, and according to the county's industrial incentive policy, this would make FlexSol eligible for an \$82,650 grant (over a five-year period of time). Mr. McKay said the proposed Highway 90 infrastructure improvements, near FlexSol's site, were instrumental in the company's decision to expand.

No one else chose to speak, and Chairman Johnson adjourned the public hearing.

**MOTION** by Commissioner Williams to grant the economic incentive for FlexSol Packaging in the amount of \$82,650 (over a five-year period) based on a \$4,750,000 investment in Iredell County.

VOTING: Ayes – 5; Nays – 0.

Commissioner Williams mentioned that ASMO and FlexSol had been active in Statesville for several years, and he was pleased the county was assisting companies that already had a corporate presence in the community.

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

**Consideration of a Community Transportation Application to be Submitted to the North Carolina Dept. of Transportation (Total Amount Requested for FY 2004-2005 = \$431,169):** Transportation Director Garrison asked for approval of a resolution that would allow the submission of a year 2004-2005 grant application to the North Carolina Department of Transportation. He said the application would include \$249,970 in capital requests (vehicles/equipment/baseline technology) and \$181,199 in administrative requests (employee development, etc.). Garrison said two light transit replacement vehicles would be included in the capital request. He said the grant's local match would be derived from mileage surcharges.

No one else desired to speak, and Chairman Johnson adjourned the hearing.

**MOTION** by Chairman Johnson to approve the following resolution to allow the Transportation Director to submit the FY 04-05 application.

VOTING: Ayes – 5; Nays – 0.

**Community Transportation Program  
Resolution**

*WHEREAS, Article 2B of Chapter 136 of the North Carolina General Statutes and the Governor of North Carolina have designated the North Carolina Department of Transportation (NCDOT) as the agency responsible for administering federal and state public transportation funds; and*

*WHEREAS, the North Carolina Department of Transportation will apply for a grant from the U.S. Department of Transportation, Federal Transit Administration, and receive funds from the North Carolina General Assembly to provide assistance for rural public transportation projects; and*

*WHEREAS, the purpose of these transportation funds is to provide grant monies to local agencies for the provision of rural public transportation services consistent with the policy requirements for planning, community and agency involvement, service design, service alternatives, training and conference participation, reporting and other requirements (drug and alcohol testing policy and program, disadvantaged business enterprise programs, and fully allocated costs analysis); and*

*WHEREAS, Iredell County hereby assures and certifies that it will comply with the federal and state statutes, regulations, executive orders, Section 5333 (b) Warranty, and all administrative requirements which relate to the applications made to and grants received from the Federal Transit Administration, as well as the provisions of Section 1001 of Title 18, U.S.C.*

*NOW, THEREFORE, be it resolved that the Transportation Director of Iredell County is hereby authorized to submit a grant application for federal and state funding, make the necessary assurances and certification, and be empowered to enter into an agreement with the North Carolina Department of Transportation to provide rural public transportation services.*

*This the 4<sup>th</sup> day of November 2003.*

\* \* \* \* \*

**PUBLIC HEARING FOR REZONING CASE NO. 0310-1**

Chairman Johnson declared the meeting to be in a public hearing and invited all members of the audience desiring to speak regarding the conditional use rezoning case of Ted Ritchie to come forward and be sworn in.

**Rezoning Case No. 0310-1: Ted W. Richie Requests to Rezone a Portion of Property from Residential Agricultural to Residential Office Conditional Use District (Property location is 447 Williamson Road, Mooresville, NC):** Planning Supervisor Smith said the owner/applicant was requesting a residential office zoning for the purpose of establishing a dance studio on 1.069 acres of residential agricultural zoned land. He said that in 1999, Mr. Richie obtained a residential office zoning on 1.10 acres of adjacent property for the dance studio; however, the tract was too small for the building and appurtenances. He said the planning board on October 1, 2003 unanimously approved the request regarding the 1.069 acres with the following conditions:

- *Landscaping shall be provided on the length of the first 22.5' of the front yard as measured from the edge of the 100' road right-of-way. Such landscaping area shall consist of any combination of trees, shrubs, grass or other decorative or vegetative ground cover. No portion of this landscaped area shall contain bare soil. No impervious surface shall be allowed in this area except for driveways connecting the lot to the point of ingress and egress, sidewalks, boundary fences or walls.*

- *One monument type sign*

No one else desired to speak, and Chairman Johnson adjourned the hearing.

**MOTION** by Commissioner Tice, after reviewing the findings of fact and determining them to be in order, to approve the rezoning request of Case No. 0310-1 (Ted W. Richie) from Residential Agricultural to Residential Office Conditional Use District.

VOTING: Ayes – 5; Nays – 0.

-----**CONSENT AGENDA**-----

**MOTION** by Chairman Johnson to approve the following six (6) consent agenda items.

VOTING: Ayes – 5; Nays – 0.

**1. Request from the Iredell-Statesville School System for Approval of a Capital Outlay Budget Amendment for the Purpose of Purchasing Equipment & Furniture:**

The Superintendent for the Iredell-Statesville Schools explained during the briefing that monetary savings (\$60,000) had been achieved from wastewater and annual renovation projects and the school system desired to purchase classroom furniture and a grass cutter.

**2. Request for Approval of the Iredell County Area Transportation System Advisory Board (ICATS) By-Laws:**

During the briefing, Transportation Director Garrison said the human service agencies using the ICATS service approved a set of by-laws on July 28, 2003, and a request was now being made for board approval. He said the commissioners would have the opportunity to appoint three at-large members to the advisory board. Garrison said the purpose of the advisory board would be to serve as a liaison between the citizens of the county and the governing officials. Along with the three at-large members, Garrison said a representative from the following user agencies would serve in an advisory capacity: Social Services, Kidney Dialysis, ElderCenter, Crossroads Behavioral Healthcare, N.C. Services for the Blind, Veterans Services, I-CARE, LifeSpan Enrichment Services, and LifeSpan Vocational Services.

**3. Request for the Awarding of the Iredell County Government Center–South Facility Tenant Upfit Single-Prime Bid to Eaglewood, Inc., in the Amount of \$1,265,300 which includes Alternate 1 (aluminum windows/4<sup>th</sup> floor) and Alternate 5 (curb/gutter & storm drain inlet boxes):**

Support Services Director Vernon said during the briefing that Eaglewood, Inc., had submitted the lowest bid (base amount of \$1,216,000) for the renovations on the space to be leased to the North Carolina Department of Environment and Natural Resources (DENR). Vernon said the project’s architect could find no exceptions to the awarding of the contract to the low bidder. He said Alternate 1 for \$27,000 was consistent with industry pricing, and the aluminum windows were required in the DENR lease. In reference to Alternate 5 (\$22,300), he said the Town of Mooresville had requested new curb/guttering and storm drain inlet boxes for the Evergreen Street closing. Vernon said, however, Mooresville would reimburse the county for part of the costs for Alternate 5.

Vernon said the ICGC-S project was \$180,000 under budget, and it would be even more under budget when Mooresville paid its share of the cost for Alternate 5. He mentioned that DENR needed to occupy the building by November of 2004.

A complete bid listing for this project is as follows:

| <b>SINGLE-PRIME BIDS – ICGC-SOUTH TENANT UPFITTING</b> |                  |               |               |               |               |               |
|--|------------------|---------------|---------------|---------------|---------------|---------------|
| <b>Contractor</b>                                      | <b>Base Bid</b>  | <b>Alt. 1</b> | <b>Alt. 2</b> | <b>Alt. 3</b> | <b>Alt. 4</b> | <b>Alt. 5</b> |
| Monteith Construction                                  | \$1,508,000      | \$30,000      | \$12,000      | \$ 7,000      | \$15,000      | \$50,000      |
| Farley Associates                                      |                  |               |               |               |               |               |
| R.J. Fisher  | 1,369,000        | 12,890        | 7,800         | 6,580         | 2,960         | 19,600        |
| Edison Foard, Inc.                                     |                  |               |               |               |               |               |
| Streamline LLC   | 1,392,000        | 15,000        | 12,000        | 6,200         | (1,000)       | 30,000        |
| Crescent Construction                                  |                  |               |               |               |               |               |
| <b>Eaglewood</b>                                       | <b>1,216,000</b> | <b>27,000</b> | <b>8,700</b>  | <b>10,000</b> | <b>0</b>      | <b>22,300</b> |
| Southern Constructors                                  |                  |               |               |               |               |               |
| Deonti Odden & Griffith                                |                  |               |               |               |               |               |
| Eastern Summit   | 1,345,000        | 15,000        | 13,000        | 6,500         | 8,000         | 20,000        |
| Lomax  | 1,319,900        | 10,700        | 9,400         | 6,900         | 2,100         | 17,200        |
| John M. Campbell                                       | 1,369,000        | 16,800        | 8,000         | 6,600         | 6,800         | 20,500        |
| Miles Builders   |                  |               |               |               |               |               |

**Alternate 1:** Provide and install aluminum windows on the 4<sup>th</sup> floor.

Alternate 2: Provide and install wall tile.

Alternate 3: Provide and install carpet.

Alternate 4: Provide and install all new painted wood doors.

**Alternate 5:** Provide and install curb/gutter and storm drain inlet boxes.

**4. Request from the Library for Approval to Apply for a Mini-Grant from the North Carolina Martin Luther King, Jr. Commission:** Library Director Steve Messick and Youth Services Librarian Reitha Morrison, at the briefing, requested permission to apply for a \$2,500 grant from the Martin Luther King, Jr. Commission. Morrison said a program entitled, “Legends and Legacies: A Year Long Celebration of Multicultural Unity” had been created to “foster and promote the legacy and philosophy of Dr. King.” Mrs. Morrison said events would be held throughout the year at the library, area schools, and day care centers. She presented the following budget for the usage of the grant funds.

|            |  |
|------------|--|
| \$ 500     | Special guest expenses (out-of-county guest) |
| 700        | Books  |
| 800        | Audiovisuals                                 |
| 300        | Activity booklets, activities, bookmarks     |
| <u>200</u> | Miscellaneous                                |
| \$2,500    | Total mini-grant (No local match required.)  |

**5. Request for Approval of Leases with the Iredell-Statesville Board of Education & the Mooresville Graded School District Board of Education Relating to the 2003 Certificates of Participation (COPS):** Finance Director Blumenstein stated at the briefing that these two agreements were similar to ones executed in the past. She said the county would be taking the title to the school properties involved in the 2003 COPS issuance. Blumenstein said the county would then lease the sites to the school systems.

**6. Request for Approval of the October 21, 2003 Minutes**

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

**ANNOUNCEMENT OF VACANCIES OCCURRING ON BOARDS & COMMISSIONS**

**Animal Grievance Committee (1 announcement)**

**Community Advisory Committee for Disabled Adults (CAP-DA) (6 announcements)**

**Criminal Justice Partnership Program (5 announcements)**

**Board of Health (2 announcements)**

**Home & Community Care Block Grant Committee (3 announcements)**

**Information & Referral Service (1 announcement)**

**Recreation Advisory Committee (2 announcements)**

**Crossroads Behavioral Healthcare Board of Directors (1 announcement)**

**Crossroads Behavioral Healthcare’s Consumer & Family Advisory Committee (3 announcements)**

**Board of Adjustment (2 announcements)**

**Iredell County Transportation Advisory Board (3 announcements)**

**APPOINTMENTS TO BOARDS & COMMISSIONS**

**Personnel Advisory Board (1 appointment):** No nominations were submitted, and Commissioner Madison made a motion to postpone this appointment until the November 18 meeting.

VOTING: Ayes – 5; Nays – 0.

**Adult Care Home Community Advisory Committee (4 appointments):** No nominations were submitted, and Chairman Johnson made a motion to postpone these four appointments until the November 18 meeting.

VOTING: Ayes – 5; Nays – 0.

**Animal Grievance Committee (1 appointment):** Commissioner Tice nominated Dr. Brad Rutledge.

MOTION by Commissioner Madison to close the nominations and appoint Rutledge by acclamation.

VOTING: Ayes – 5; Nays – 0.

**ADJOURNMENT:** MOTION by Chairman Johnson to adjourn the meeting at 7:30 p.m. (NEXT MEETING: Tuesday, November 18, 2003, 5:00 p.m. and 7:00 p.m., in the Iredell County Government Center, 200 South Center Street, Statesville, NC.)

VOTING: Ayes – 5; Nays – 0.

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
Clerk to the Board